

PLANNING COMMITTEE

**9TH DECEMBER 2009
AT
10:00 HOURS**

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Sherwood Lodge
Bolsover
Derbyshire
S44 6NF

Date: 1st December 2009

Dear Sir or Madam,

You are hereby summoned to attend a meeting of the Planning Committee of Bolsover District Council to be held in the Council Chamber, Sherwood Lodge, Bolsover, on Wednesday 9th December 2009 at 10:00 hours.

Members are reminded that under Section 51 of the Local Government Act 2000 the Bolsover Code of Conduct was adopted by the Council on 16th May 2007. It is a Councillor's duty to familiarise him or herself with the rules of personal conduct by which Councillors must conduct themselves in public life. In addition, Members should review their personal circumstances on a regular basis with these rules in mind and bearing in mind the matters listed on the Agenda for discussion at this meeting.

Copies of the Bolsover Code of Conduct for Members will be available for inspection by any Member at the meeting.

Register of Members' Interest - Members are reminded that a Member must within 28 days of becoming aware of any changes to their interests under paragraph 14 or 15 of the Code of Conduct provide written notification to the Authority's Monitoring Officer.

Members are reminded of the provisions of Section 106 of the Local Government Finance Act 1992 and the responsibility of Members to make a declaration at this meeting if affected by the Section and not to vote on any matter before this meeting which would have an affect on the Council's budget.

You will find the contents of the agenda itemised on pages 167 & 168.

Yours faithfully,



Chief Executive Officer

To: Chairman & Members of the Planning Committee

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber, Sherwood Lodge, Bolsover, on Wednesday 11th November at 1000 hours.

PRESENT:-

Members:-

Councillors P. Bowmer, R. Brooks, J.A. Clifton, T. Connerton, T. Cook, M. G. Crane, R. Holmes, D. Kelly, D. McGregor, J. Morley, B.R. Murray-Carr, T. Rodda, A. M. Syrett, R. Turner, S. Wallis, and A. Waring.

Officers:-

C. Doy (Development Control Manager), S. Kimberley (Assistant Planner), J. Fieldsend (Senior Principal Solicitor) and K. Rodda (Democratic Services Officer).

Also present in the public gallery was Councillor G. Webster.

Councillor D. Kelly – Chair

479. APOLOGY

An apology was submitted from Councillor J. E. Smith.

480. URGENT ITEMS OF BUSINESS

There were no urgent items of business but the Chair informed the meeting that photographs from the applicant in support of agenda item No. 6(i) had been circulated.

481. DECLARATIONS OF INTEREST

There were no declarations of interest submitted.

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482. MINUTES – 14TH NOVEMBER 2009

Moved by Councillor B. Murray-Carr, seconded by Councillor J. Morley
RESOLVED that the minutes of a meeting held on 14th November 2009 be approved as a correct record.

483. SITE VISIT MINUTES – 12TH NOVEMBER 2009

Moved by Councillor D. Kelly, seconded by Councillor J. A. Clifton
RESOLVED that the minutes of a site visit held on 12th November 2009 be approved as a correct record.

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

- (i) 09/00438/FUL – Erection of a single story business/light industrial unit (Class B1 Use). Land adjacent Petrol Station, Forecourts Wards garage, 151 Carter Lane East, South Normanton.

The Development Control Manager presented the report. There was no further information on the supplementary report.

Mr J. Pearce spoke against the application.

Mr P Ward spoke on behalf of the application.

Members asked questions and discussions took place.

Councillor Cook raised his concerns about highway issues; the amount of traffic in the area and the visual impact of the development.

The Development Control Manager confirmed to Councillor Murray-Carr that the requirements of condition No. 13 would be carried out before the building was occupied.

Moved by Councillor A. M. Syrett, seconded by Councillor J. A. Clifton
RESOLVED that the application be approved, subject to the conditions given in précis form to be formulated in full by the Head of Planning and Environmental Health

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- 1) Start within 3 years.
- 2) The permission hereby granted shall be limited to the use of the building for the purposes of Class B1 Business only as defined in part B of the schedule to the Town and Country Planning (Use Classes) order 1987 as amended or any Order revoking and re-enacting that order.
- 3) Notwithstanding the submitted details the building shall be constructed of brick and before construction commences above foundation level on the building details of the brick and roofing material shall be submitted to and approved in writing by the Local Planning Authority and implemented as approved.
- 4) Unless otherwise approved in writing by the Local Planning Authority, no development approved by this planning permission shall be commenced until full details of both hard and soft landscape works on the whole site including the retained grassed area to the side and including a programme for implementation have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved implementation programme.
- 5) If within a period of five years from the date of the planting of any tree or shrub that tree or shrub may die, be removed, uprooted or become seriously damaged it shall be replaced by another of the same species during the first available planting season, unless a variation of the landscaping scheme is approved in writing with the Local Planning Authority.
- 6) No machinery shall be operated, no process shall be carried out including loading and unloading and no deliveries taken at or dispatched from the site outside of the following times 9am to 5pm Monday to Friday and 9am to 1pm Saturday nor at any time on Sundays, Bank and Public Holidays.
- 7) 2.4m x 90m visibility sightlines shall be provided in each direction from the access with there being no obstruction to visibility exceeding 1m in height between the existing carriageway edge and the sightlines.
- 8) Before any related premises are occupied the whole of the vehicle parking and manoeuvring area and all service areas shall be formed, laid out, constructed and surfaced in concrete, tarmacadam or block pavers and be available for use. All parking spaces shall be clearly and permanently delineated and shall be retained for their intended use at all times.
- 9) Unless otherwise approved in writing by the Local Planning Authority, no development approved by this planning permission shall be commenced until a desk top study to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters relevant to the site, has been submitted to and approved in writing by the Local Planning Authority. This shall include details of history, development of a site conceptual model and a preliminary qualitative risk assessment including a landfill gas assessment, if applicable, and proposals for further intrusive investigations where these are identified as necessary. Where further investigations are identified as necessary by the desk top study,

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- unless otherwise approved in writing by the Local Planning Authority, no development approved by this planning permission shall be commenced until those site investigations have been undertaken and details of the investigations have been submitted to and approved in writing by the Local Planning Authority, which shall include a remediation method statement where this is identified as necessary. Any remediation works identified as necessary in those approved reports shall be implemented in full as part of the development, unless otherwise approved in writing by the Local Planning Authority.
- 10) Unless otherwise approved in writing by the Local Planning Authority, if during the development, any contamination is identified that has not been considered in the Remediation Method Statement, then additional remediation proposals for this material shall be submitted to the Local Planning Authority for written approval. Unless otherwise approved in writing by the Local Planning Authority, any approved proposals shall thereafter form part of the Remediation Method Statement.
 - 11) Unless otherwise approved in writing by the Local Planning Authority, prior to occupation of the development (or parts thereof) an independent validation report must be submitted demonstrating that any remediation works carried out under conditions 9 and 10 have been carried out satisfactorily and remediation targets have been achieved and this report shall have been produced by a suitably qualified independent body. Unless otherwise approved in writing by the Local Planning Authority, the report shall provide verification that the remediation works have been carried out in accordance with the approved Remediation Method Statement(s) and post remediation and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met.
 - 12) The new parking and turning areas hereby approved shall be made of porous materials or provision shall be made to direct surface water run-off from the hard surface to be directed to a permeable or porous area or surface within the site area unless otherwise approved in writing by the Local Planning Authority.
 - 13) Details of measures to be implemented to reduce crime to be submitted and approved and implemented as so approved before the development is brought into use.

Notes.

- 1) The applicant should be aware that the site is affected by a prescribed building line under the Road Improvement Act 1925. Whilst it is an offence to undertake building works in advance of this line, it may be possible to apply to rescind the line. The applicant is advised to write to the Strategic Director, Environmental Services, County Hall, Matlock requesting that the line be removed and confirming that the applicant will meet the Authority's administrative/legal costs if the removal is approved. The proposed

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parking and turning areas are affected by this building line. Failure to rescind this building line is likely to result in a breach of condition 8 and any use of the building would have to cease until the situation was rectified.

- 2) The applicant should be aware that the creation of the access is likely to require the repositioning of a street lamp column and statutory undertakers equipment and necessary relocations will need to be carried out with the appropriate approvals at the applicant's expense.

(Head of Planning and Environmental Health)

485. APPEAL DECISION AT 9 TRANSVAAL TERRACE, PALTERTON.

The Development Control Manager presented the report which informed Members of an appeal decision of the Planning Inspectorate.

A certificate of lawful existing use for the building had been refused and an enforcement notice had been served against the erection of the building for use as a dwelling, full details of which were in the report.

Councillor Crane raised his concerns about what would be done with the building and the Development Control Manager assured him that the Enforcement Team would monitor the situation and seek compliance with the Enforcement Notice at the end of the compliance period.

Moved by Councillor D. McGregor, seconded by Councillor J. Clifton.
RESOLVED that the report be noted.

The meeting closed at 1057 hours.

Planning Site Visits held on 9th November 2009 commencing at 1000 hours.

PRESENT:-

Members:

Councillors P.M. Bowmer, R. Brooks, J.A. Clifton, R. Holmes, D. Kelly (Chair), J. Morley, T. Rodda, R. Turner, S. Wallis, A. Waring

Officers: P. Sawdon (PPO)

APOLOGIES

Apologies were received from Councillors T. Connerton, D. McGregor, B.R. Murray-Carr, J.E. Smith, A.M. Syrett.

SITES VISITED

Applications

09/00438/FUL Erection of a business/light industrial unit Former Wards
Garage, Carter Lane East, South Normanton

The meeting concluded at 1100 hours.

| | | | |
|--------------------------|--|------------------|------|
| Committee: | Planning | Agenda Item No.: | 6 |
| Date: | 9 th December 2009 | Category | Open |
| Subject: | Applications to be determined under the Town and Country Planning Acts | Status | |
| Report by: | Head of Planning The Case Officer as identified in the report for each individual case. | | |
| Other Officers involved: | Development Control Manager Planning Policy Manager And, as appropriate:- The Conservation Manager Head of Environmental Health and Street Services Head of Leisure Head of Regeneration The Solicitor to the Council | | |
| Nominated Member(s) | Environment Portfolio Holder | | |

CORPORATE AIMS

The main themes of the Bolsover District Local Plan, which are *sustainability, regeneration, making the district a better place to live, work and visit and looking after our heritage* closely follow the Council's Corporate aims of:-

Environment – promoting and enhancing a clean and sustainable environment;

Regeneration – developing healthy, prosperous and sustainable communities;

Social Inclusion – promoting fairness, equality and lifelong learning;

Community Safety – ensuring that communities are safe and secure.

Many policies of the Bolsover District Local Plan directly relate to the above aims.

The procedures of the department and committee are aimed at providing excellent customer focused services, and in accordance with strategic organisational development all suggested improvements to the service or procedures are seriously considered.

PURPOSE OF THE REPORT

The report makes recommendations for the determination of individual applications made under the Town and Country Planning Act 1990, (as amended by subsequent Acts) or the Planning (Listed Buildings and Conservation Areas) Act 1990, or the Planning (Hazardous Substances) Act 1990, or the Environment Act 1995, and also recommends responses on such applications referred to the Council for comments by other Local Planning Authorities, where appropriate. Where retrospective applications are under consideration the report also considers, where appropriate, enforcement or other regulatory action.

Exceptionally, where the issues in respect of the application are finely balanced, the assessment may make reference to an alternative recommendation, which may be considered if different weight is given to material considerations. In such exceptional cases the assessment section of the report will commence with the words "Not straightforward", in accordance with Policy 2.1.3 of the Council's Supplementary Planning Policies.

SUPPLEMENTARY REPORT

Representations received after the committee agenda has been prepared will be presented to the committee in two supplementary written reports by the Head of Planning in accordance with Policy 2.3.2 of the Council's Supplementary Planning Policies. The first report, if necessary, will be issued 5 days before the meeting, and will also include any consultation replies or any information supplied by the applicant after the committee agenda was prepared. The second report, if necessary, will be issued on the morning of the meeting and will include any further correspondence received up to 4.00pm the previous day. These supplementary reports may include an altered or amended recommendation by the Head of Planning, in respect of the determination of the application, taking into account the additional information received.

Where the information tabled in the supplementary report raises wholly new or complex issues not covered in the agenda report, or amends the planning application in a significant way, the committee should defer consideration of the application to enable consultation to take place.

Oral reports will be given to the committee in respect of very late representations, where appropriate to explain the written information, and in response to questions.

IMPLICATIONS

Legal - Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. For applications to be determined by this authority the development plan consists of the East Midlands Regional Plan (The Regional Spatial Strategy) March 2009, and Bolsover District Local Plan, February 2000 (saved policies only). The Derby and Derbyshire Minerals Local Plan 2000 and First Alteration 2002, and the Derby and Derbyshire Waste Local Plan 2005.

All refusals and conditional approvals may be subject to appeal to the Secretary of State by the applicant. Appeal may be by written representations, informal hearing or public inquiry.

All decisions may be subject to legal challenge through the courts by way of Judicial Review.

Where the Council does not comply with its own procedures, or recognised good practice or if there has been maladministration in any way, it may also be challenged through the Local Government Ombudsman, although the Ombudsman cannot alter a planning decision.

Most applications should be determined within 8 weeks unless a written agreement to extend the period has been reached with the applicant. After the 8 week period, the applicant may appeal to the Secretary of State because of the non-determination of the application. For major applications the period for determination is 13 weeks.

To limit the possibilities for legal challenge and appeal, where complex or obscure legal issues are raised, it is the Council's practice to seek legal advice, which may extend to advice from Counsel. When legal advice is presented to the Committee, the Committee may resolve to exclude the public from the meeting under Paragraph 5 of Schedule 12A of the Local Government Act 1972 which provides that "Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings" is exempt.

The reports have regard to the statutory duty to consider crime and disorder reduction imposed by the Crime and Disorder Act 1998 and to the statutory duty to promote the economic, social and environmental well being of its area under the Local Government Act 2000.

Financial - Where a planning decision is challenged at appeal, and that challenge is successful, the District Council may be required to pay the costs the applicant has incurred in making the appeal, if it is not able to adequately justify its original decision in planning terms.

Where a planning decision is challenged in law by Judicial Review, if the Council loses, the decision may be quashed, and the Council will probably be required to pay the costs incurred by the appellant.

If the Council is found to have not administered the determination process properly, maladministration may be found and, if injustice has occurred, the Ombudsman may request the Council to compensate the complainant.

The Council does not specifically budget for payments of costs or compensation. Costs awarded at appeal and Judicial Review can be substantial.

Where the Council is involved in public inquiries or legal actions, legal representation may be sought from counsel and legal costs can be considerable and unpredictable dependent upon the length and complexity of the case.

Decisions on some applications may result in the opportunity for a claim for compensation to be made against the Council. However this prospect is not material to the planning decision and should not be taken into account in the decision making process.

Environmental - Environmental issues involved with each application are dealt with in the individual report.

Human Resources - The Council budgets to provide adequate personnel for the processing of an average number of planning applications annually. The Council budgets for a personnel provision for an average number of appeals annually. Appeals, particularly by public inquiry, require a significant personnel input, which can easily exceed one man week. Judicial Review cases can involve a high personnel input from Planning and Legal Services.

RECOMMENDATIONS

The recommendation is given separately for each application. The recommendation may be varied by the written Supplementary Reports, or verbally following late submissions/representations/ consultations received after the supplementary report has been written and before the committee has commenced.

The decision options available to the Committee are:-

Accept the recommendation of the Head of Planning

Vary the recommendation of the Head of Planning

* The Planning Officer will advise whether such variations are:-

- (i) lawful
- (ii) likely to be defensible at appeal
- (iii) whether varied or added conditions meet the requirements of Circular 11/95, that is:-
 - a) necessary
 - b) relevant to planning
 - c) relevant to the development being permitted
 - d) enforceable
 - e) precise
 - f) reasonable in all respects
- (iv) whether a varied summary of reasons for approval, or summary of development plan documents, is adequate.

Reject the recommendation of the Planning Officer and formulate a different decision.

* **Except:-**

- (i) Where the Planning Officer advises that the application may not be approved without first referring the application to the Secretary of State, the Committee may not lawfully approve and must refer the application as indicated.

(ii) The Committee is not delegated by the Council to determine applications contrary to the Policy of the Council. Any application which has been advertised as a departure to the development plan may not be approved by the Committee, but must be referred for determination by the full Council.

* The Head of Planning will advise whether the proposed decision is:-

(i) lawful
(ii) likely to be defensible at appeal
(iii) whether conditions meet the requirements of Circular 11/95, that is:-

- a) necessary
- b) relevant to planning
- c) relevant to the development being permitted
- d) enforceable
- e) precise
- f) reasonable in all respects

(iv) whether the summary of reasons for approval, and the summary of development plan policies, is adequate.

* Where a decision is taken contrary to the recommendation of the Head of Planning the committee must record the material consideration which has led to this decision.

Defer the determination of the application for:-

(i) A site visit

* The Committee must record the reason why a site visit is necessary.

(ii) More information

* The Committee should specify what is required.

(iii) Further negotiation (including the negotiation of a Section 106 Planning Obligation).

* The Committee should specify the purpose of the negotiation.

(iv) Re-consultation or consultation.

* The Committee should record the reason for re-consultation/consultation.

(v) Any other justified and recorded reason.

Defer and Delegate the determination of the application to the Head of Planning following a specified event, for example the signing of a Section 106 Planning Obligation in the terms specified by the Committee.

SOURCE DOCUMENTS: (Local Government Act 1972, Section 100D)

The list of background papers, considered in respect of each application report is:-

1. The application and submitted supporting documents received on the date indicated in the report.
2. Any amendments to the application described in the "amendments" section of the report, or in the supplementary report, with the date of receipt.
3. Replies from consultees as described in the "consultations" section of the report, or in the supplementary report, with the date received. The abbreviations used for consultees are given below.
4. Representations received from the public, as described in the "publicity" section of the report, and listed on a list retained on the case file.
5. Landslide Hazard Survey, Eastwood and Partners 1998.

In addition, the background papers include published documents, including Bolsover District Local Plan, and documents listed in Policy 2.6 of the Council's Supplementary Planning Policies are also potential material considerations.

Copies of background papers are available for inspection at the meeting and at Sherwood Lodge, and may be purchased subject to payment of the Council's standard purchase price where applicable.

FILE REFERENCES: As indicated on each application report.

PARISH Pinxton

APPLICATION Residential gypsy caravan site
LOCATION Land to the Rear of 2-12 Alfreton Road and 1-3 Brookhill Lane Pinxton
APPLICANT Mr H Francis 3A Brookhill Lane Pinxton DerbyshireNG16 6JX
APPLICATION NO. 09/00080/RETRO **FILE NO.** H5076
CASE OFFICER Mr T Ball
DATE RECEIVED 25th February 2009

SITE

Existing caravan site in predominantly residential area. Main access between 3 and 5 Brookhill Lane, adjacent to vehicular access to No. 5 which is also a definitive right of way (footpath). To the highway frontage is an area of unused land containing a skip (at the time of the site visit), with semi-detached houses adjacent. Beyond a gateway and fence is a mobile home with 3 touring caravans (one of which at the time of the site visit was a motor-home). Also within the application site are wooden stables, a lorry body which has been converted to stables and 4 other van/lorry bodies used for fodder storage and tools. Some of the land is surfaced with hardcore, other areas are overgrown.

Adjoining the application site are fields owned by the applicant which are currently used for horse grazing. To the south west residential properties (fronting Alfreton Road), to the south the Greyhound public house and to the north-east residential properties (fronting Brookhill Lane).

PROPOSAL

Retrospective planning application for a residential gypsy caravan site, a use which commenced in January 2002. The following information is taken from the application form:

- 4 car parking spaces and 4 light goods vehicle /public carrier vehicles spaces;
- foul sewage to mains sewer; surface water to soakaway;
- the current use of the site is the "use of land for stationing of caravans for residential purposes, and storage of vehicles and equipment";
- One 1 bed residential unit of unknown type is proposed;
- site area is given as 0.06ha.

Supporting statement:

Application only seeks permission for the use of the land, none of the structures are permanent buildings and do not (the applicant states) constitute operational development. Block plan shows existing layout, can be varied to suit any requirements of the Council.

There is no business use operation from the site. Applicant owns some commercial vehicles which are parked on the land, not in use for business purposes, can be removed if required. Permission not sought for any business activity.

No knowledge of any permission for housing on part of the application site.

Planning policies and decisions relating to gypsy and traveller sites, which pre-date the publication of ODPM Circular 01/06 and regional guidance, cannot now be relied on.

Submitted block plan shows one living caravan, four touring caravans, a stable, a store, a parking area and a paddock. Two access points off Brookhill Lane each side of 1 and 3 Brookhill Lane.

AMENDMENTS

Additional information submitted 28.08.09: Western access not owned by applicant, although has a right of way over this access, excluded from application site. Confirmation that the only persons to reside at the site are the applicant, his wife, and his 5 sons one of whom is married. Site contains one mobile home and at the most 4 touring caravans which are not always present. Adjoining site on the road frontage is owned by the applicant which received planning permission for a dwelling in 1999; mains sewer was brought onto the site to facilitate construction of the house in 2000, applicant has subsequently connected his mobile home to this sewer. Applicant has taken no further steps to implement the permission as being a member of the gypsy community he has a cultural aversion to living in a house. Skip lorry parked on site is not used for commercial purposes, sometimes uses it to transport straw and hay. Considers that the enforcement notice served in 2003 pre-dates advice in Circular 01/2006, planning regime in relation to gypsy site provision has changed significantly. Notice relates to use of land for stationing of caravans breaking and storage of scrap and vehicle repairs; current situation is very different, residential gypsy site where all commercial activity has ceased. Use of the land as a residential gypsy site accords with the Circular and good practice guide issued by the Department for Communities and Local Government. Revised location plan also submitted clearly showing application site, adjoining land in the applicants control and drainage connection.

Further clarification received 02.10.09 over conflict between site of mobile home and site with planning permission for house. It would be relatively straightforward to move the mobile home 10m to the north west to be clear of the dwelling following its construction. Access is not precluded to the gypsy caravan site as the plans accompanying the application for the house show access retained along the north east side of the application site to serve the gypsy caravan site to the rear; i.e. access to the gypsy caravan site can be maintained. Revised block plan and application site also received.

HISTORY

06/00509/FUL: Erection of 1 detached two storey dwelling and detached garage.

Refused – November 2006; outside the settlement framework and in the countryside; within important open area defined in Local Plan; greenfield land at low density. Dismissed on appeal, June 2007.

06/00357/OUTMAJ: Erection of 1 detached dwelling and garage. Withdrawn July 2006.

05/00756/OUTMAJ: Residential development for 14 dwellings. Refused - Jan 2006: outside the settlement framework; greenfield site, no need for its release; detract from important open area; prejudice outcome of Local Development Framework.

03/00074/OUTMAJ: Residential development. Refused – 2003: outside the settlement framework; greenfield site, no need for its release; detract from important open area; no S106 commitments; inadequate visibility, potential noise from M1.

98/00502/REM: Erection of a 2 storey detached dwelling with double garage on frontage between 3 and 5 Brookhill Lane. Approved 1999.

98/00282/OUT: Residential development on frontage between 3 and 5 Brookhill Lane. Approved 1998.

Recent Enforcement Cases:

E09/031: Occupation of caravans for residential purposes and the breaking and storage of scrap vehicles without planning permission. Pending.

E08/102: Change of use of land for residential. Pending.

E07/180: Construction of Concrete Base. Pending.

E03/00020: Occupation of caravans for residential purposes and the breaking and storage of scrap vehicles without planning permission. Enforcement notice served 21st July 2003 to: cease the use of the land for the stationing of caravans for residential purposes; permanently remove the caravans from the site; cease the use of the land for the breaking and storage of scrap vehicles and vehicle repairs; and remove all scrap vehicles and vehicle parts from the site.

CONSULTATIONS

DCC (Travellers Liaison): No previous dealings with this site but I can inform your department that an Accommodations Needs Assessment Survey was carried out within Derbyshire in 2008. This survey found that there was a need for approx. 58 additional pitches for the traveling community within the county within the next 5 years. 12.05.09

PC: Objection – this is green belt land. 18.05.09

Environmental Health (Residential): Should planning permission be granted will need a licence under the Caravan Sites and Control of Development Act 1960. Conditions on such a licence would relate to fire safety, separation distances, water supply and drainage, etc. 28.05.09

Crime Prevention and Design Officer: No comments required with regard to design and nothing of relevance from the local Safer Neighbourhood Team. 26.05.09

DCC(HWY): Unclear what the previous use of the site was and any other authorised uses served off either access. Seeks clarification of the number of family units on the site in view of quantity of caravans, vehicles and other buildings shown in the plans. Has planning permission 98/00502/REM commenced, if so northern access is unavailable. Visibility requirements are 2.4m x 43m due to footway width and width of accesses do not consider these sightlines are achievable. No speed readings in support of a reduction of these requirements submitted. Access widths should be 3.2m minimum, but aware that larger vehicles use the site, a wider access may be required. As Brookhill Lane is classified turning facility to accommodate largest vehicle using the site required. Track shown on plans to the north-east needs explanation, where does it go and for what purpose? Paddock shown is too small to support one horse, this may result in additional traffic to the site carrying foodstuffs etc. Public right of way adjoining the site, currently investigating complaints of obstruction. On the basis of the application as submitted refusal is recommended on the basis of intensification in use of substandard accesses. 11.06.09 Further comments, still unclear about the number of family units, please advise of number of family units and number of associated vehicles. Visibility from each access has been re-assessed, considered to be in line with guidance of Manual for Streets and is now deemed acceptable. Complaints regarding the definitive public footpath have been investigated, no obstruction to lawful alignment. Suggests conditions: one family unit only with associated number of static and touring caravans; parking and turning facilities; no commercial/business activity from the site; no commercial/business vehicles kept on site unless specified number agreed with local planning authority; 2.4m visibility splay across whole frontage; No gates within 15m of highway. 21.07.09. Notes amendments. Suggests conditions as previously stated plus additional condition that stable/paddock to be private and ancillary to the gypsy family unit occupying the site. 08.10.09

Pollution Control Officer (Contamination): Do not object in principle but concerns over ground cover. Unclear whether ground levels have been raised; in the past have had complaints regarding unauthorised burning of waste materials on the site and the breaking of scrap vehicles. This could result in the site being affected by contamination. Due to proposed sensitive land use require either a sealed hardstanding surface to be installed at the site or a risk assessment to determine the potential risk from ground contamination. Suggests condition requiring hard surface within 3 months of permission unless a comprehensive phased contaminated land investigation has been carried out and appropriate action taken. 22.09.09

Derbyshire Gypsy Liaison Group: No response.

PUBLICITY

Site notice posted. 17 neighbours notified.

4 letters raising the following issues:

Depreciating property values.

Increased noise.

Drainage and sanitation issues.

Large increase in vehicle movements on and off the site.

Visual effect.

Too many vehicles and machinery.

Increased noise from HGV using the site.

Room for over 400 vans on applicant's land; each family will have a white van or a lorry or both plus cars – traffic chaos to Brookhill Lane.

Past crime and disorder issues centred on the site.

Everybody has a right to some quality of life, should not allow ours to be destroyed.

Understood Council trying to close this site.

4 anonymous letters raising the following issues:

Hedges removed, footpath closed.

Business run from premises involving skip lorries and flat bed lorries, now looks like a scrap yard.

Understood Council trying to close this site.

Site should be closed and put back to original state (green belt land).

Affects all residents of surrounding area not just Alfreton Road and Brookhill Lane.

Problem of fires (fumes and black smoke).

Dogs barking 24 hours a day.

Green belt land.

Conflicting issues of ownership: public right of way closed.

Loss of views.

Increase in noise pollution from vehicles.

Increase in fear and worry of home and business security.

2 caravan sites in Pinxton already, a third is not necessary, if accepted would be against villagers human rights.

Policing of these sites is unsuccessful.

Eye-sore.

Village people will become victims of nuisance and chaos.

Letter signed by 5 residents of Brookhill Lane raising issues of effluent disposal; poor sightlines along Brookhill Lane; lane itself is narrow, larger vehicles sometimes on wrong side of lane as a result; traffic lights close to site entrance, problems with traffic tail backs; character of Brookhill Lane being changed from agricultural to commercial with adverse effects on residents; problem from dogs roaming the streets.

POLICY

East Midlands Regional Plan (EMRP), published March 2009, which replaces the Regional Spatial Strategy (RSS8, March 2005) and the Derby and Derbyshire Joint Structure Plan. The East Midlands Regional Plan provides a broad sustainable development strategy for the East Midlands up to 2026. Of particular relevance is Policy 16 (Regional Priorities for Provision for Gypsies, Travellers and travelling Showpeople). The policy refers to Appendix 2 of the EMRP which sets out the minimum additional pitch requirements for gypsies and travellers by District for the period 2007 – 2012. For Bolsover there is a minimum requirement for 1 pitch during this period.

Bolsover District Local Plan (BDLP)

HOU15 (Sites for Gypsies and Travellers), GEN1 (Minimum Requirements for Development), GEN2 (Impact of Development on the Environment), GEN10 (Important Open Areas), and ENV3 (Development in the Countryside).

ASSESSMENT

This application is for a residential Gypsy caravan site. Accordingly policy HOU15 of the Bolsover District Local Plan (BDLP) applies. This allows such sites if there is an identified need for such provision in relation to the average level of gypsy and traveller occupation within the District over the last two years, having regard to the number of pitches in and near the District. Such sites will have to (1) result in an acceptable living environment for its residents; (2) be sufficiently close to existing schools, shops and other facilities; (3) be located, designed and landscaped so that it does not detract from the amenity of adjoining or nearby land and enclosed to prevent encroachment onto adjoining land; (4) shall not be within the green belt an important open break or within a conservation area; and (5) the site should not be within or adjoining a residential area.

Information relating to the average level of gypsy and traveller occupation within the District over the last two years, having regard to the number of pitches in and near the District is not available. Existing provision in the District comprises a site at Blackwell for 5 residential caravans, and the Blackbridge site at Pleasley where planning permission was recently granted for 25 permanent residential pitches, 11 transit pitches and a wardens bungalow. However the Derbyshire Gypsy and Traveller Accommodation Assessment completed in 2008 provides an up to date assessment of current accommodation needs for gypsies and travellers in the District. This assessment was used to inform the EMRP policy 16 which recommends a minimum additional pitch requirement for Gypsies and Travellers within Bolsover District of one pitch for the period to 2012. This shows that there is an identified need for 1 pitch within the District. A pitch for a Romany Gypsy family was recently approved at Shuttlewood Road Bolsover (08/00724/RETRO approved 2nd June 2009) which meets this identified need. However as this is a minimum requirement and the EMRP policy 16 refers the need to take account of future growth beyond 2012 (at 3% pa compound household growth) in the Local Development Framework, it would be reasonable to assess the proposal against the local plan policy criteria. Policy HOU15 of the BDLP lists 5 criteria (summarised

in the preceding paragraph above) with which there should be compliance:

1. Generally the site will be able to provide an acceptable living environment for its residents as there is adequate land to ensure suitable siting and space about the number of mobile homes (1) and touring caravans (4) shown on the block plan provided appropriate drainage arrangements are in place. As currently sited the mobile home is very close to the boundary of an adjoining house, it would be preferable if it were relocated further away to avoid any potential conflict between the garden use of this adjoining property and the occupants of the mobile home. Suitable drainage arrangements exist for the mobile home which is connected to mains drainage. The arrangements for the touring caravans are not known but could be conditioned to be approved and installed if they are not already available. The siting and number of touring caravans and mobile homes can be conditioned and restricted to the applicant and his family.
2. It is sufficiently close to schools, shops and other facilities for ease of access. It would allow the family to retain any connections with local medical services.
3. The site is prominently located being visible from Brookhill Lane and the definitive footpath which passes alongside the application site. The site is not landscaped, and none is proposed. It has a general untidy appearance with a mix of surfacing materials, overgrown areas, various van bodies across the site in various conditions of repair and areas of missing fencing. Taking account of comments made by objectors regarding appearance and disturbance from use of the site (being beyond that expected of residential development in view of alleged past commercial or quasi commercial use of the site and related vehicles) and past and pending enforcement action at the site, it can be concluded that the site is detrimental to the amenities of adjoining land and the area more generally by reason of appearance, noise and disturbance. The proposal does not therefore comply with this criterion.
4. The site is located partially within the settlement framework of Pinxton as defined in the BDLP but is predominantly within the countryside. The current siting of the mobile home crosses the defined settlement edge. The majority of the site is outside the settlement framework and within an important open area defined by the BDLP. The proposal does not therefore comply with this criterion.
5. The site is partially within and adjoins a residential area. The proposal does not therefore comply with this criterion.

The proposal is not therefore in accordance with all the criteria of the Local Plan policy HOU15. Planning applications have to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. Since submission of the application the East Midlands Regional Plan has been published and now forms part of the development plan for the area. Policy 16 recommends a minimum additional pitch requirement for Gypsies and Travellers within Bolsover District of one pitch. Since publication of the EMRP planning permission has been given for an additional gypsy site (Shuttlewood Road, Bolsover, see above). In addition the Council is currently considering a further site for travellers at Carr Vale. This is a material consideration when interpreting policy HOU15 of the BDLP.

The minimum provision required by the EMRP has been met in the District, and whilst it is accepted that this is not a maximum target the need for additional pitches is not a material factor that would necessarily outweigh other impacts of the proposal. As the site does not satisfy 3 of the 5 criteria in policy HOU15 on balance its use for such purposes is unacceptable and contrary to policy HOU15 of the BDLP.

The applicant has confirmed that there will be no business activity from the site. As such, no commercial use, (which could have, particularly in this setting, the potential to cause visual and nuisance problems to neighbours, and to the character of the countryside and the important open area), could help to mitigate the adverse impact the proposal has on local amenity in view of the sites past (commercial use) history. This could be controlled by condition. A landscaping condition to include appropriate screen fencing to the site boundaries could also be required.

Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites (at paragraph 54), indicates that sites on the outskirts of built-up areas may be appropriate, that rural settings not subject to special planning constraints are acceptable in principle, and that sites may be found in rural or semi-rural settings. Such sites should respect the scale of and not dominate the nearest settled community and should avoid placing undue pressure on the local infrastructure. In view of the local plan designation of the majority of the site as a protected area within the countryside, where the policy is to retain its open character, and the impact the use currently has upon the area, this would not be an appropriate site in the terms of the circular.

Issues raised by objectors are dealt with generally in the consideration of the basic policy issues above and responses from consultees. Highway and contamination issues can be dealt with by condition.

However there is still a conflict between the proposal and the approved house on the site frontage which is within the applicants ownership. As drainage for the proposed house has been installed into the site this constitutes a material operation which means development has begun and the planning permission (98/00502/REM) for this house remains valid. The application site for the house overlaps that of the current planning application for the residential gypsy site. The mobile home would be partially within the garden area to the new dwelling. Access to the residential gypsy site would effectively be precluded by the house development. The applicant has indicated that it would be relatively simple to move the mobile home 10m to the northwest to be clear of the site of the dwelling. In view of a concern expressed above about the proximity of the mobile home to the garden of the adjacent occupied dwelling it would seem reasonable to require the mobile home to be repositioned elsewhere on the site to remove the potential for overlooking, loss of privacy and potential disturbance (e.g. from noise as mobile homes generally do not have the same levels of insulation as a permanent dwelling) to adjoining occupiers. Such a repositioning could be required by condition, however it would place the mobile home further into the countryside and protected open break.

A further problem with the valid planning permission for a house on the frontage is that this precludes access to the land at the back for the proposed gypsy caravan use. Whilst the approved plans for the dwelling show a 3m wide access to the side of the dwelling this is to give access to a double garage in the rear garden which if constructed would prevent direct

connection into the gypsy site. In addition the width of the access would not be adequate, the highway authority suggest the access should be at least 3.2m but may require a wider access to accommodate larger vehicles accessing the site (the mobile home is shown as over 4m wide although the larger touring vans, which require towing by an HGV, should not exceed 2.55m wide).

There is also an inconsistency between the application location plan and the block plan in that the block plan shows a wider site than the location plan. It appears that the block plan includes into the site the adjacent track which gives access to 5 Brookhill Lane which is also a public right of way and thus shows an adequate access into the proposed gypsy caravan site. The location plan does not show this nor is it included as land within the control of the applicant and there is therefore no adequate access into the site. If this land is to form part of the application site for the gypsy residential caravan site the positioning of the touring caravan spaces is over the public right of way and therefore not acceptable. The accesses to the adjoining dwelling are also obstructed.

Other Matters

PPS3, Greenfield/Brownfield, Density: n/a

Listed Building: n/a

Conservation Area: n/a

Crime and Disorder: Crime and disorder issues raised by objectors but these do not relate to planning and design issues of the proposed development.

Equalities: Gypsies are a minority ethnic group with a need for permanent residential caravan sites.

Access for Disabled: No known issues

Trees (Preservation and Planting): Site is devoid of trees.

SSSI Impacts: n/a

Biodiversity: Returning the land to countryside uses may benefit biodiversity

Human Rights: No identified issues

Conclusions

The majority of the site is outside the settlement framework and within an important open area as defined on the Proposals Map of the Bolsover District Local Plan. Because of the intrusion into a protected open area, the countryside and its detrimental impact on the amenity of the locality the proposal is contrary to policies GEN1 (Minimum Requirements for Development), GEN2 (Impact of Development on the Environment), GEN10 (Important Open Areas), and ENV3 (Development in the Countryside) of the Bolsover District Local Plan.

The minimum additional provision for Gypsies and Travellers within Bolsover District required by Policy 16 of the East Midlands Regional Plan has been met in the District and there is therefore no overriding need to release additional sites. The site does not satisfy all of the criteria in policy HOU15 (Sites for Gypsies and Travellers) of the Bolsover District Local Plan. Use of the site for a residential gypsy caravan site is therefore unacceptable.

The proposal represents a significant change to the character and appearance of the area particularly in view of its status as a protected open area and it is not therefore an appropriate site for a residential gypsy caravan site in the terms of Circular 01/2006 from the Office of the Deputy Prime Minister.

It has not been demonstrated that there is an adequate access to the site.

Enforcement Issues

An enforcement notice was served on 21st July 2003. The breach of planning control alleged in the Notice is the use of land for the stationing of caravans for residential purposes, the breaking and storage of scrap vehicles and vehicle repairs in the last ten years. It required: (i) the cessation of use of the land for the stationing of caravans for residential purposes; and (ii) to permanently remove the caravans from the site; and (iii) cease the use of the land for the breaking and storage of scrap vehicles and vehicle repairs; and (iv) remove all the scrap vehicles and vehicle parts from the site. The scrap use and vehicle repairs do not appear to be taking place at the present time. The Principal Enforcement Officer considers that the Enforcement Notice is still valid, and could be used to enforce against the current use of the site, which is as applied for in the planning application, and consists of the use of the land for the stationing of caravans for residential purposes. The Notice does not refer to use by gypsies or travellers but nevertheless the use is the stationing of caravans on land for residential purposes whoever may be in occupation. If the application is refused the Enforcement Notice will need to be enforced which will result in the gypsy family needing to find some where else to live. (Subject to confirmation from the Council's Solicitor)

RECOMMENDATION

REFUSE

1. The majority of the site is outside the settlement framework and within an important open area as defined on the Proposals Map of the Bolsover District Local Plan. Such areas are protected from development which would reduce their effectiveness as open breaks between settlements. The current and proposed siting of the mobile home crosses the defined settlement edge and intrudes in to the important open area and the countryside; the additional touring caravans further intrude into this open area and the countryside. In addition the site is prominently located being visible from Brookhill Lane where it adjoins a residential area, and from the definitive footpath which passes alongside the application site. The site is not landscaped, as currently used it has a general untidy appearance with a mix of surfacing materials, overgrown areas, various van bodies across the site in various conditions of repair and areas of missing fencing. The mobile home is situated immediately adjacent to a neighbouring garden. The current and proposed use of the site is detrimental to the amenities of adjoining land and the area more generally by reason of its appearance, noise and disturbance. Because of the intrusion into a protected open area, the countryside and its detrimental impact on the amenity of the locality the proposal is contrary to policies GEN1 (Minimum Requirements for Development), GEN2 (Impact of Development on the Environment), GEN10 (Important Open Areas), and ENV3 (Development in the Countryside) of the Bolsover District Local Plan.
2. The minimum additional provision for Gypsies and Travellers within Bolsover District required by Policy 16 of the East Midlands Regional Plan has been met in the District. The site does not satisfy all of the criteria in policy HOU15 (Sites for Gypsies and Travellers) of the Bolsover District Local Plan for the same reasons given in reason for refusal 1 above. Use of the site for a residential gypsy caravan site is therefore unacceptable and contrary to policy HOU15 (Sites for Gypsies and Travellers) of the

Bolsover District Local Plan and there is no overriding need to provide additional sites that would indicate that this policy should not prevail.

3. ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites, indicates that sites on the outskirts of built-up areas may be appropriate, and that sites may be found in rural or semi-rural settings. Such sites should respect the scale of and not dominate the nearest settled community. Sites in rural settings are acceptable unless subject to special planning constraints. The majority of the site is subject to special planning constraints being within a protected open area and within the countryside. It is considered that the use of the site does not respect the scale and character of the local community, and the use creates a detrimental impact on the amenities of the occupants of adjacent properties. This represents a significant change to the character and appearance of the area and the proposal is not therefore an appropriate site for a residential gypsy caravan site in the terms of the ODPM Circular 01/2006.
 4. It has not been demonstrated that there is an adequate access to the site, given the partially implemented planning permission for a house on the area of land on the Brookhill Lane frontage (planning permission application nos. 98/00282/OUT and 98/00502/REM) in the applicants control, the nearby public right of way (footpath No 2 Pinxton Parish on the Derbyshire Definitive Map) to the eastern side, and other access points nearby. To approve the proposal would therefore be prejudicial to highway safety contrary to policy GEN1 of the Bolsover District Local Plan.
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|------------------------------|---|---------------------|------|
| Council/ Committee: | Planning | Agenda Item No.: | 7 |
| Date: | 9 December 2009 | Category | * |
| Subject: | Bolsover Green Space Strategy | Status | Open |
| Report by: | Planning Policy Manager | | |
| Other Officers involved: | Head of Leisure Grounds Maintenance and Cleansing Manager Special Projects Officer (Leisure) | | |
| Director | Development | | |
| Relevant Portfolio Holder | Environment | | |

RELEVANT CORPORATE AIMS

COMMUNITY SAFETY – Ensuring that communities are safe and secure
ENVIRONMENT – Promoting and enhancing a clear and sustainable environment
REGENERATION – Developing healthy, prosperous and sustainable communities
SOCIAL INCLUSION – Promoting fairness, equality and lifelong learning.
STRATEGIC ORGANISATIONAL DEVELOPMENT – Continually improving our organisation.

The Strategy will provide a vision and a detailed framework for the future provision of green space within the District. The multi functional benefits of quality green space are widely recognised, helping to promote healthier lifestyles, foster social inclusion, and decrease levels of anti-social behaviour through increased recreational and leisure activity. Good quality green space helps to support regeneration through the creation of more interesting and liveable environments. In addition, green space can play a major part in reducing and mitigating climate change and in promoting biodiversity.

The Strategy will consider not only what green space should be provided, and where, but it will also consider appropriate forms of management, which could well have implications for organisational development.

TARGETS

Strategy outcomes should contribute to the successful achievement of both national and local performance indicators, such as achieving and sustaining Green Flag status and achieving National Indicator 195 with regard to litter, detritus, graffiti and fly posting, which contributes to the Comprehensive Area Assessments of local authority performance. The Strategy would also be relevant to national biodiversity indicators and several targets in Bolsover Greenprint.

VALUE FOR MONEY

The Strategy will serve a number of important functions from informing policies in the Local Development Framework, to making recommendations on the management of green spaces. PPG 17 and associated documents strongly advise local planning authorities to prepare Green Space Audits and Strategies. Policies derived from a Strategy which has been subject to extensive public consultation will be far less susceptible to challenge. The Strategy therefore will help to support Section 106 agreements based on policies derived from it, and strengthen the basis on which contributions are sought from new developments towards green space provision and maintenance. As such it is considered to be value for money.

THE REPORT

1. Background
 - 1.1 Parks and green open spaces originated as places for quiet and healthy recreation in an age when many towns were becoming

increasingly industrialised and the majority of people were unable to enjoy the benefits of open countryside. Whilst circumstances have changed over the years, the philosophy of parks and open spaces as areas to which people can 'escape' the rigours of everyday life has remained much the same.

- 1.2 Whilst parks and open spaces have suffered nationally from years of poor investment, there is an increasing awareness now at government level that green open spaces play an essential part in creating a balanced and agreeable quality of life. Parks and open spaces can be wildlife havens, places for quiet relaxation or for healthy exercise, and focal points for community interaction. National planning guidance and CABI Space, the Government agency advising on green spaces, give strong encouragement to local authorities to develop Green Space Strategies in order to address issues of how such space is provided, managed and developed for the future. Consequently, it is proposed that the Council commission preparation of a Green Space Strategy to ensure that green space can be properly planned and to enable well informed policies for green space to be included in the Local Development Framework.

2. Issues for Consideration

- 2.1 Each local authority area is different, with different characteristics and pressures. Therefore, the scope of green space strategies may vary from one area to another. The proposed focus of the Bolsover Green Space Strategy is on green space within the District that is freely available to the public for informal recreation activities such as walking, playing and relaxing, and also on outdoor provision for formal sports, whether publicly or privately owned or operated. Accordingly it is proposed that the Strategy will cover:

Parks and gardens – including town parks, country parks and formal gardens;

Natural and semi- natural green spaces - including woodlands, scrub, grasslands, wetlands, open and running water, wastelands and derelict open land and rock areas (for example, cliffs, quarries and pits)

Green corridors - including river and canal banks, cycleways and rights of way

Outdoor sports facilities – (with natural or artificial surfaces and either publicly or privately owned) – including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas

Amenity greenspace – most commonly but not exclusively in housing areas.

Provision for children and teenagers - including play areas, skateboard parks, and other more informal areas, for example, teenage shelters.

Allotments,

Cemeteries and churchyards

- 2.2 Studies for the Regional Plan have shown that Bolsover District is almost unique in the East Midlands as having the greatest potential for multiple public benefits from investment in green infrastructure. The district is seen as an area where social, environmental, economic needs and opportunities are greatest, individually and in combination. It is where investment should be focused.
- 2.3 A Strategy will inform policies in the Core Strategy development plan document and provide evidence of the need for additional green space provision. In particular, the Strategy will set out a vision for the future provision of green space, for the future distribution and role of open spaces in towns and villages, and it will identify suitable standards for the quantity, quality and accessibility of green space. This will enable the Council to see where deficiencies currently exist and where they may occur in the future, given the likely pattern of development. These issues will then need to be resolved through appropriate policies and proposals in the Local Development Framework, and/or through changes in the approach to green space management.
- 2.4 In view of the urgent need for this Strategy and the lack of in house resources to undertake the necessary work, it is proposed that suitably qualified and experienced external consultants be engaged to prepare a draft Green Space Strategy. Considerable guidance on the appropriate content of, and suitable methodologies for, Green Space Strategies has been published at the national level, including:

The companion guide to PPG17;
CABE Space (2004) Green Space Strategies : A Good Practice Guide ;
Mayor of London/CABE Space (2008) Open Space Strategies : Best Practice Guidance Consultation Draft

It is not intended to repeat this guidance here, but consultants would be expected to be fully aware of this advice and to take it into account where it is relevant to the scope of this commission.

- 2.5 Considerable work has already been undertaken by the Council's Leisure Services on an audit of existing greenspace within the District. The information from this audit will be made fully available to the consultant. In addition, consultants commissioned by the Council produced a Green Infrastructure Study in 2008. The study provided a strategic overview of green infrastructure across the District, and provides a starting point for a wider vision of green space in Bolsover
- 2.6 In general terms the Strategy must:

bring together existing studies and audits of green space provision across the District to provide a clear and comprehensive picture of the existing green space resource;

set out a long term vision for green space including the establishment of a number of strategic objectives, policy recommendations and local standards to protect and enhance green space;

integrate its vision with the emerging spatial strategy for the District and provide a basis for green / open space planning policy within the District .

2.7 More specifically the Strategy must produce:

An analysis of existing and anticipated demand up to 2026 for green spaces;

Appropriate standards for the quantitative provision of green space – how much green space should be available to meet the population’s needs. This work will involve analysis of existing information and facilitation of workshops with stakeholders and user groups;

Appropriate standards for the distribution of, or accessibility of, different types of green space;

A general assessment of the current quality of the District’s green space when measured against green flag criteria and if necessary mechanisms for improving this quality ;

Recommendations for appropriate policies for incorporation within different development plan documents;

A plan or plans of the District showing proposed strategic provision of green space to meet projected needs up to 2026.

2.8 The proposed structure of the Strategy is:

Introduction and Context – including how the strategy links in with green space provision in adjoining districts, and how green space is important to a wide variety of aims e.g. reducing/mitigating climate change, creating healthy environments, encouraging social inclusion, supporting biodiversity, etc.

Analysis of issues and opportunities – a general summary of the main issues arising from the Strategy, and the opportunities for change over the next 15 to 20 years. This should include an analysis of existing and future demand

Vision, aims and priorities – what green space provision in Bolsover District should look like by 2026 and how will it be achieved.

Standards of provision - the standards that will be applied for each type of green space in terms of quantity and accessibility and how will they be applied.

Improving Quality – design, management and maintenance of open spaces

Consultation / stakeholder involvement – a summary of community involvement in the preparation of the strategy and recommendations for continued participation of local people

Implementation, Monitoring and Review – programmed actions and identification of existing/potential resources. Recommendations for performance indicators which can be included in performance monitoring processes.

- 2.9 There will be considerable involvement of stakeholders and user groups in development of the Strategy. This will ensure that the vision, and proposed standards are thoroughly discussed. Consultants will be required to run four area based workshops, at which initial findings can be highlighted, gaps in provision discussed, and possible opportunities identified. Invitations to attend these meetings would be sent to local members, Parish Councils, green space user groups, local environmental and community groups. Consultation will also be required on a draft Strategy and this will include local, regional and national organisations.
- 2.10 In making its recommendations, the Strategy will be required to take into account of the high probability of severe constraints on future Council expenditure – both revenue and capital. The standards of quantitative provision proposed must be realistic with regard to the resources likely to be available, and in this context consider the appropriate balance between quantity and quality of provision
- 2.11 It is proposed that suitably qualified and experienced external consultants be engaged to prepare a draft Green Space Strategy

IMPLICATIONS

Financial: The anticipated costs of Strategy preparation can be met from within existing budgets. The Strategy will form an important part of the evidence base for the LDF; without such a Strategy, LDF documents might be found unsound at an independent examination, resulting in additional costs from re-consultation and re-examination. Strategy proposals will need to take account of the probability of long-term restraints on capital and

revenue funding, and address resource issues in an Implementation section within the Strategy.

Legal: Once approved and adopted, a Green Space Strategy would play an important part in developing policies to be incorporated in the Local Development Framework. It would help to make policies in the LDF relating to green space less liable to challenge. The development of policies relating to the provision of green spaces/play areas and the ways in which such facilities will be paid for and managed could also play a significant role in the determination of planning applications and associated agreements in future years.

Human Resources: No capacity exists within current staff work programmes to undertake this study. Therefore, a consultant will be employed to do the work. Nevertheless, Council staff will need to instruct and liaise with the consultants, attend and organise workshops, and ensure that consultants are supplied with relevant information about green spaces in the District. These work demands can be met by existing staff within the Planning and Leisure departments.

RECOMMENDATION

That the Planning Policy Manager, in consultation with the Head of Leisure, be authorised to invite external consultants to quote to prepare a Green Space Strategy for Bolsover District and to commission such work, provided the costs are contained within existing budgets.

ATTACHMENT: No

FILE REFERENCE: 630

SOURCE DOCUMENT:

| | | | |
|---|---|------------------|------|
| Committee: | Planning Committee | Agenda Item No.: | 8. |
| Date: | 9 December 2009 | Status | Open |
| Category | | | |
| Subject: | South Normanton & Pinxton Masterplans – Final Draft Report | | |
| Report by: | Planning Policy Manager | | |
| Other Officers Involved | Economic Development & Projects Manager Projects Officer Business Growth | | |
| Director | Director of Neighbourhoods | | |
| Relevant Portfolio Holder | Regeneration | | |
| RELEVANT CORPORATE AIMS | | | |
| COMMUNITY SAFETY – Ensuring that communities are safe and secure | | | |
| CUSTOMER FOCUSED SERVICES – Providing excellent customer focused services | | | |
| ENVIRONMENT – Promoting and enhancing a clean and sustainable environment | | | |
| REGENERATION – Developing healthy, prosperous and sustainable communities | | | |
| - Develop vibrant town centres. | | | |
| - Encourage inward investment and a local entrepreneurial culture to maximize sustainable employment opportunities. | | | |
| TARGETS | | | |
| To develop vibrant town centres. | | | |
| VALUE FOR MONEY | | | |
| The Masterplan has been jointly funded by the Local Enterprise Growth Initiative (LEGI) and Derby and Derbyshire Economic Partnership (DDEP). | | | |

1. BACKGROUND

- 1.1 In January 2009 the Council commissioned Broadway Malyan consultants, supported by Fisher Hargreaves Proctor and URS to undertake a masterplanning exercise for South Normanton and Pinxton, focussing attention on the service centres of each settlement. The aim of the masterplans was to build upon the anticipated economic benefits resulting from development of the Joint Service Centre (JSC) in South Normanton, promoted by Derbyshire County Council.
- 1.2 The Masterplans were guided by a Steering Group which met regularly during the life of the project. The Steering Group was made up of officers and members from the District Council, South Normanton

Parish Council, Pinxton Parish Council, Derbyshire County Council, the Local Enterprise Organisation Business Coach and representatives of South Normanton and Pinxton Development Project, a local community group . The Steering Group discussed progress, future direction of the project and the format of consultation events.

2. ISSUES FOR CONSIDERATION

- 2.1 The Masterplans and proposed development options form part of the District Council's Regeneration Strategy which has been adopted by the Council. They will be used as a working document by the regeneration team to develop the proposed options outlined in the Masterplan, and as a basis to support external funding bids. The findings contained in the Masterplan may also form part of the evidence base for the Council's Local Development Framework, and where relevant the recommendations will be considered in future work on the policies and proposals of the LDF.
- 2.2 The masterplans will make an important contribution towards delivering the following Regeneration Priorities in the Corporate Plan (2007 – 2011):
- Develop vibrant town centres.
 - Encourage inward investment and a local entrepreneurial culture to maximize sustainable employment opportunities.

Accordingly, one of the purposes of this report is to provide members with information on the future development activity the Regeneration department will pursue in the town centres of South Normanton and Pinxton.

- 2.3 In addition, members are asked to endorse the Plan as a material consideration in the determination of planning applications. However, as planning policy documents, their status is informal, and they do not form part of the development plan. Accordingly, if there is any conflict between the recommendations of the Masterplans, and the provisions of the statutory development plan, then the latter will take precedence.
- 2.4 The consultants will present the final draft of the Masterplans to the Planning Committee and provide information on:
- Commission objectives;
 - Baseline conditions and key findings;
 - Consultation;
 - Key projects and developments;
 - Delivery recommendations

IMPLICATIONS

Financial : The funding for the projects will comprise private and public funding. The level of public funding is dependent

on the availability of funding streams (core and discretionary), the strategic fit of the projects to the objectives of those funding streams/agencies and their public sector value for money. The public sector funding climate is naturally tight with a number of competing projects/schemes seeking public sector support at local, regional and national levels.

Legal : Some options on sites outlined in the document include the Council as a landowner. Development of these options may involve the sale or lease of the land to a developer. A separate decision would have to be taken on these individual sites.

Human Resources : External funding has been successfully secured to provide a additional resource to the Economic Development team with relevant experience to develop the options outline in the Masterplan. The team will support where appropriate the development of sites identified within the Masterplan.

RECOMMENDATION(S)

- 1. That, the Masterplans be approved as a basis to inform future bids for funding.**
- 2. That, on the basis described in paragraph 2.3 above, the Committee endorse the Masterplans as informal policy documents constituting a material consideration in the determination of decisions on applications for planning permission.**

ATTACHMENTS: **Yes - South Normanton & Pinxton Masterplan**
FILE REFERENCE: **211**
SOURCE DOCUMENT: **South Normanton & Pinxton Masterplan**

South Normanton Town Centre Masterplan



Final Report
November 2009

URS



BroadwayMalyan^{BM}
Architecture Urbanism Design



Contents

1. Introduction
2. Issues and Opportunities
3. Vision and Principles
4. South Normanton Masterplan
5. South Normanton Town Centre Development Framework
6. South Normanton Town Centre Public Realm Strategy
7. Delivery
8. Conclusion

Appendices

1. Project Action Plan
2. Public Realm Strategy
3. Town Centre Development Options
4. Consultation

1. Introduction

1.1. Introduction to the commission

Broadway Malyan, working with partners Fisher Hargreaves Proctor and URS, was appointed in December 2008 by Bolsover District Council to undertake a masterplanning exercise for the settlements of South Normanton and Pinxton.

The key tasks for the Masterplanning exercise as defined by Bolsover District Council are:

- To improve the main service centres of South Normanton and Pinxton and to secure the present and future roles of these settlements within the District;
- To provide broad guidelines and identify potential projects which will help to inform and encourage future investment into South Normanton town centre and Pinxton's commercial centre; and
- To help to inform future policies and proposals.

1.2. Approach and process

The commission has undertaken the following approach:

- A **baseline report** was produced in March 2009 that reviewed South Normanton and Pinxton in terms of design, socioeconomics, transport and property market opportunity. This created an initial platform to develop more detailed interventions.
- Following the baseline report a stakeholder **visioning workshop** was undertaken to understand the key strengths, weaknesses and opportunities of the settlements.
- An initial set of **options** for projects, strategies and opportunities were **publicly consulted** upon in April 2009. Feedback from the consultation went on to assist in the generation of a vision and key principles for the settlements. A day workshop was also undertaken with Glebe Junior School to draw young people into the Masterplanning process.
- Drawing on consultation and further work, **preferred options** detailing the proposed final masterplan and key interventions were consulted on in September 2009 which informed **the final masterplan**.

1.3. Structure of the report

The report takes the following structure:

- Key **baseline findings** are presented
- **Vision and Principles** are set out as established through consultation
- The **development framework for South Normanton Town** is set out with associated intervention strategies
- The **development framework for South Normanton Town Centre** is presented including key development sites and the public realm strategy
- The final section of the report concludes and recommends on the key **delivery** actions.

1.4. Acknowledgements

Broadway Malyan is grateful for the support, guidance and advice that has been provided by Bolsover District Council, Derbyshire County Council the local Community and other key stakeholders in preparing the report.

2. South Normanton: Issues and Opportunities

2.1. Introduction

A wide ranging baseline report was undertaken in stage 1 of the masterplanning process. This covered key policies, reviewed the socio-economic context of the settlement, considered a variety of spatial characteristics and included market and transport assessments. Key findings are set out below.

2.2. Context

The settlements of South Normanton and Pinxton are located in Bolsover District, east Derbyshire and are situated on Junction 28 of the M1 and to the north and south of the A38 respectively. Pinxton has a reported population of 4,100 people whereas South Normanton is reported of having a population of around 10,000. The settlements are former coal mining villages and now benefit from a large number of local industrial estates building on the access benefits to the M1.

2.3. South Normanton Spatial Appraisal

South Normanton and Pinxton contrast with many other former mining settlements as they have amassed a large employment area and opportunities around their communities. This is primarily due to the high accessibility of the locations, triggered by the M1 and A38 interchange. As well as encouraging business to locate nearby, this has also made the area more attractive to live in, both in terms of local jobs and the opportunity to commute to other urban areas.

There are drawbacks associated with the M1 and A38, as they create barriers in terms of access and also encourage people to travel to nearby centres rather than access the local centres. Furthermore, the M1 appears to attract distribution based industries which are relatively low value and less secure in their employment characteristics.

A further issue for South Normanton in particular is the existence of the explosives and chemical company site to the north west of the town. Due to the hazardous nature of substances stored, it has been necessary to avoid residential development in this direction. This has been a main contributor to the way in which growth has occurred, and has skewed growth away from the centre itself.



The town has grown out from its historic core and incorporates a range of housing types. There is a strong presence of social housing of various types in the geographic centre of the town. Towards the south, across Alfreton Road, is a large 1980s housing development (Broadmeadows) creating a positive housing offer but lacking integration with the rest of South Normanton.

South Normanton town centre largely reflects its historic layout, with small market place and a majority of original buildings. However, it consequently suffers from narrow roads and pavements and a key development, the Co-op foodstore, is behind the main high street. The high street, whilst having low vacancies, suffers from a tired appearance in places.



2.4. Joint Service Centre

In November 2006 a planning application was received by Bolsover District Council from a private developer for a multi functional Joint Service Centre to be sited in South Normanton town centre. Full planning permission was granted in May 2008. The magnitude and location of the centre will have a significant impact both on the future of South Normanton. Development of the Joint Services Centre commenced as this masterplan was being prepared. The Centre is to include:

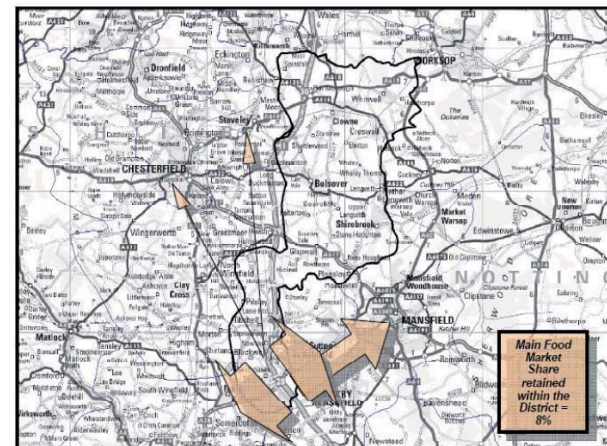
- Children's centre for 30 places
- GP centre for 5 GPs
- A police station
- District Council office
- Parish Council office
- Library
- Day centre
- Adult education facilities
- Gym
- PCT office
- Meeting rooms
- Specialist care services
- Approximately 20 top floor residential apartments
- Cafe and catering offer
- The total service centre space is to be circa 3500 sqm.



2.5. Policy

- The Bolsover District Local Plan (adopted 2000) sets out local planning policies for the District. Under the provisions of the Planning and Compulsory Purchase act 2004 most of these policies have been saved until a new Local Development Framework has been adopted. The Plan refers to the challenges associated with the contraction of traditional industries including the coal and textile industries and incorporates policies aimed at continuing the conversion of the district's economic base. In addition to providing land for industrial and commercial development throughout the district the plan recognises the need for a boost to the local economy by proposing business and industrial development at key sites linked to the M1 and the A38. The plan also encourages former mining communities to develop a new role. It seeks to ensure that there are the necessary job opportunities and homes to maintain vital and sustainable communities.
- The Regional Plan (East Midlands RSS adopted March 2009) has set a target of 400 dwellings per year for Bolsover District for the period 2006 - 2026. The District's LDF Core Strategy Preferred Options indicates growth of around 600 units for South Normanton over the 2006-26 period, although the Preferred Options are currently being redrafted.
- The Retail Capacity Study reports that the District, and in particular the south of the district, leaks considerable retail spend and there is capacity for further food retail in South Normanton.

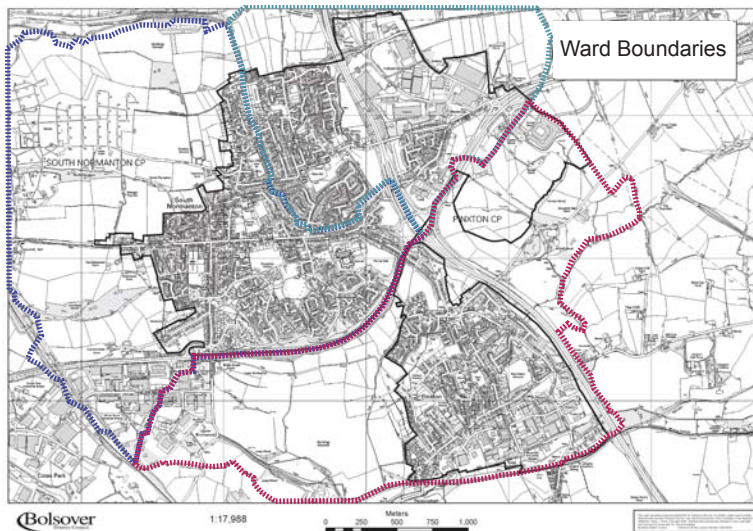
District Food Market Share



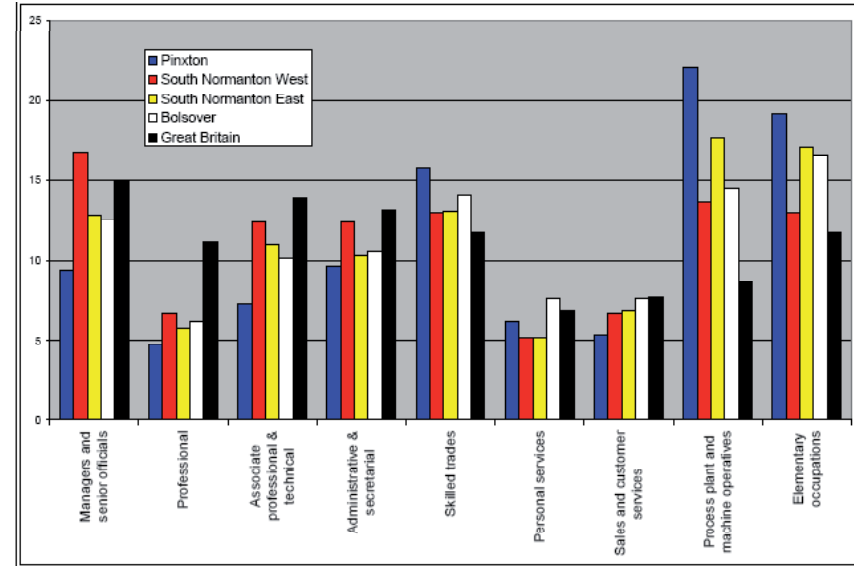
Bolsover District Retail, Leisure and Employment Needs Assessment 2006 - White Young Green Planning

2.6. Socio-economic review

- Of the total ward population for South Normanton West, in 2001 78.8% were economically active, above the local and national average. Employment within the 'Manager and Senior Officials' category is highest at 16.8%, higher than the British average of 14.9%, and the lowest at 5.2% are employed within the 'Personal Services' category, lower than the British average of 6.9%
- Of the total ward population for South Normanton East, in 2001 77.3% were economically active, above the local and national average. Employment within the Process Plant and Machine Operatives category is highest at 17.7%, higher than the British average of 8.7% and the lowest at 5.2% are employed within the Personal Services category, lower than the British average of 6.9%.
- The baseline statistics illustrate the different ward populations. South Normanton West residents, including Broadmeadows, typically commute further to work and represent a group with a higher disposal income that need to be encouraged to visit South Normanton Town Centre.



Employment by occupation 2001



Source: Censuses of Population (Table CAS033) - Sex and Occupation by Age) Note: Figures are for working age by Soc 2000 major groups. Percentages are based on all persons in employment

2.7. Summary of Opportunities

The following opportunities were highlighted at the baseline stage:

- Appropriate locations and design principles for new housing.
- To diversify the housing offer and fill the gaps in need/demand and/or create a new offer to diversify the population base: To take full advantage of infill opportunities within the existing urban fabric, including brownfield and greenfield sites, before considering urban expansion.
- Potential for bringing businesses together in through a business forum.
- Land-use – mixed use development in town centres to strengthen retail offer of the centres.
- Enhance green space and improved access to countryside.
- Improve permeability and pedestrian safety in South Normanton centre to encourage footfall.
- Define key gateways to the town and town centre to improve appearance and calm traffic.
- Create a sense of identity and pride.
- Long term regeneration of the town centre through the delivery of the Joint Service Centre, generating a new critical mass, alongside other works.
- Re-define Market Place. Use environmental improvements to create a new heart for the town.
- Identify ways to improve the integration of the JSC into the existing town centre.

3. South Normanton: Vision and Principles

3.1. Introduction

The project steering group and residents, through consultation, played a central role in developing the plans. This helped to create a vision and principles.

3.2. Vision

Based on the stakeholder workshop and public consultation, the vision for South Normanton was developed as:

A Town with a Heart: “A town with great community facilities, a good range of shops and a safe, welcoming town centre”

3.3. Principles

The key principles for the masterplan stemming from the vision are:

- Accessibility and connectivity – new links throughout the town centre
- Identity – enhancing the town centre, integrating local designs and defining gateways
- Community – local events to create civic pride and bring the community together
- Retail experience – improved shopping environment and retail offer
- Leisure – enhanced use of recreational spaces
- Environment – improved streetscape and green links to countryside

These principles are intended to guide the projects and proposals for the masterplan to help achieve the vision.

3.4. Public Consultation

Public and consultation was a key principle for the masterplans and was undertaken during at the options development and preferred options stages. Consultation involved week long displays of exhibition boards in the settlement village halls, supplemented by an exhibition day when the displays were manned and the public invited to engage and ask questions. The

events were advertised through adverts in local press and through posters in shop windows and flyers in local centres. In addition, a business workshop was undertaken with businesses in South Normanton. Full consultation results are set out in the appendix.

In addition to public consultation, one of Broadway Malyan’s urban designers spent a day at Glebe Junior school where pupils were encouraged to think about the types of houses and shops they would like to see in the town and how the centre could be improved. These were developed into a range of artwork, including logos and signs that can be integrated into new public realm designs in the town centre.



Award poster for pupils taking part in the consultation at Glebe Junior School
Face painting at public consultation to allow parents to take part in discussions

Key issues raised in consultation included:

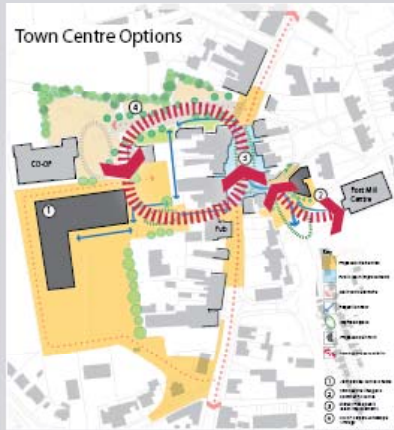
- Improving the town centre through environmental work, traffic calming and diversifying the retail offer.
- Introducing landscaping, street appearance enhancements and teenage facilities throughout the town.

A full report on consultation can be found in the appendices.

**SOUTH AND PINXTON
NORMANTON
MASTERPLANS
CONSULTATION**

02

south normanton town centre



What do you think about South Normanton Town Centre?

How would you like South Normanton Town Centre to look in 10 years time?

How could South Normanton Town Centre be improved?

Would you like to see:

- more or different shops?
- slower traffic?
- improved public realm?
- a bigger market?
- anything else?

**SOUTH AND PINXTON
NORMANTON
MASTERPLANS
CONSULTATION**

03

south normanton town centre



What is proposed for South Normanton town centre?

- Expanding Market Place as a new pedestrian space at the heart of the town for markets, stalls, events and art.
- Replacing the lock-up garages on Market Close with a pedestrian link to the Community Centre.

Do you agree with the proposals?

How could they be improved?



4. South Normanton Masterplan

4.1. Introduction

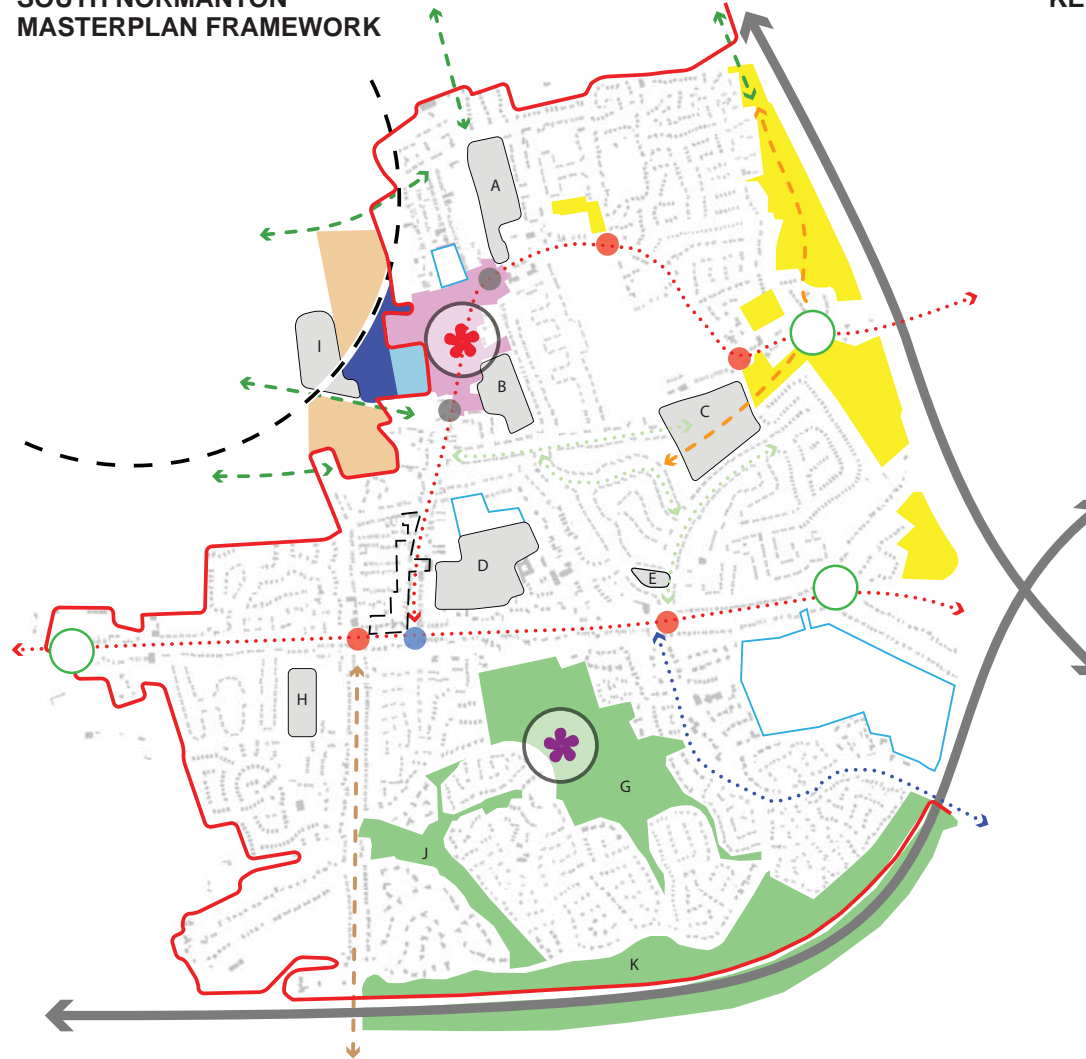
Building on the baseline and consultation with stakeholders and members of the public a development framework and regeneration strategy have been produced for the town. The framework highlights key features and opportunities. The regeneration strategy provides a more detailed set of strategies for intervention.

4.2. Framework

The framework includes the following features of note:

- Enhancing the town centre.
- Housing infill opportunities that reinforce town gateways and enhance street frontage.
- A revised town centre boundary that concentrates development in the centre.
- Town centre expansion: the Rough Close Works Inner Zone relates to Policy EMP13 of the Local Plan, prohibiting development other than 'minor buildings' due to health and safety constraints. Development outside of this boundary, but on the edge of the town centre would contribute to a more rounded town centre, strengthening its heart.

SOUTH NORMANTON MASTERPLAN FRAMEWORK



KEY

- Main Routes into Town Centre - improvement to frontages and streetscape
- Main Routes to School - improve routes, safety and crossing points
- Promote and Enhance Links to Countryside
- Potential Streetscape and Environmental Improvements
- New / strengthened linkages to improve connectivity and accessibility
- Gateways into South Normanton - improved signage and public realm
- Primary Town Centre Gateway - to be enhanced, waymarking route to town centre
- Primary Node - new demarcation of Town Centre, transition point to be emphasised with a town centre Public Realm strategy
- Secondary Nodes - consider punctuation / demarcation of space and environmental enhancement
- Site of Joint Services Centre Scheme
- South Normanton Town Centre Boundary - consolidation of town centre activity and focus of growth
- Consider Removal of Town Centre Designation (local plan)
- Rough Close Works Inner Zone
- Potential sites of new housing
- Create new / improved linkages between areas as part of a wider green infrastructure strategy
- Broadmeadows Local Centre - consider strengthening local offer, potential for extended leisure offer
- Focus of South Normanton Town Centre Strategy
- Consider enhancing quality of Open Spaces, useability and accessibility
- Major transport corridors
- Settlement Boundary
- School
- Short Term Town Centre Expansion Area
- Long Term Town Centre Expansion Area

South Normanton Regeneration Strategy



4.3. Regeneration Strategy

The regeneration strategy promotes a range of interventions that can be delivered to enhance the town. These are set out below.

1) **South Normanton Town Centre:** Interventions in the town centre are set out in later sections of this report. The regeneration of the town centre lies at the heart of the Masterplanning brief and has received the emphasis of proposals and interventions.

2) Streetscape and Frontages Strategies

- a. **Ball Hill:** Use of infill sites to create a strong frontage to the road as a gateway to the town.
- b. **Church Street:** Infill opportunities can enhance frontage here. The church itself is an important feature to be defined as a gateway as part of town centre proposals.
- c. **Market Street:** At the southern end of Market Street there are housing infill opportunities. Formalisation of parking spaces will aid traffic flow. Removal of town centre designation from this area will aid consolidation of the centre around market place.
- d. **The Common:** Emphasis on environmental improvements and parking space. Formalise parking spaces through planting, paving and environmental treatments. Improved town centre signage outside the petrol station would promote the town centre.



Opportunities to improve frontages and streetscape

3) Environmental Strategies

- a. **St Michael's Church:** Enhanced gateway public realm, detailed in the town centre proposals section of the report.
- b. **South Street Rec:** Proposals are being taken forward by local stakeholders to enhance this space through the provision of a youth centre and multi user games area. Provision for teenagers, including lighting, is an important part of the overall strategy for the town. New housing developments in the locality should also seek to contribute to the space through inclusive design.
- c. **Broadmeadows:** The area is a recent residential development but will need environmental enhancements to ensure its long term sustainability. In particular, public realm and public art space. The current Broadmeadows centre could be enhanced through leisure facility. Signage promoting South Normanton town centre would support integration.
- d. **Parish Park:** The parish council has recently created an attractive town park. There is further opportunity to enhance the area by introducing playing pitches to the south of the Town Park. These should be well lit and managed to provide evening games for young people.

Environmental improvements and access to the countryside play an important role in enhancing South Normanton. Ensuring access to existing footpaths and where possible upgrading these, aligned with promoting activity in the town through led walks and routefinder leaflets, can encourage greater fitness, health and well being of residents. In particular a new Greenway route running along the south of Broadmeadows facilitating cycling and walking would connect the two settlements, and Alrefton, for recreational and utility purposes. This also highlights the importance of creating a safe link under the A38 at Storth Lane.



Enhancing public space



4) **Safe routes to school:** Storth Lane has been identified as a concern on school routes. Derbyshire County Council has recently worked with local schools to develop a travel plan and stakeholders should continue to work to implement travel plan proposals. Considerations for a cycle lane along Mansfield Road would accord well with other recent on site cycle improvements the school has made and encourage cycle usage.

5) **Housing Growth Strategy:**

- a. Housing infill sites to the north and south of Ball Hill will help to consolidate and define the town gateway and integrate into the town. These locations are sustainable relative to urban extensions. There is a need to ensure new development is integrated into existing in terms of style, reflecting the historic character, and layout, through integrated paths and cycleways. There are a number of smaller infill sites around the area which can be linked up to improve coherence.
- b. The town centre provides some housing infill opportunities (see town centre masterplan) that will contribute to town centre living.

6) **Gateways:** Enhancements have been made to gateways in recent times which should be maintained. Ball Hill / Water lane remains an opportunity which could be developed through public art alongside the housing proposals.



Town gateways and residential development

5. South Normanton Town Centre Development Framework

5.1. Introduction

Enhancing South Normanton town centre is a key focus of the masterplan and has the potential to act as a catalyst for regenerating the town as a whole by attracting additional spend, encouraging investment and developing its reputation

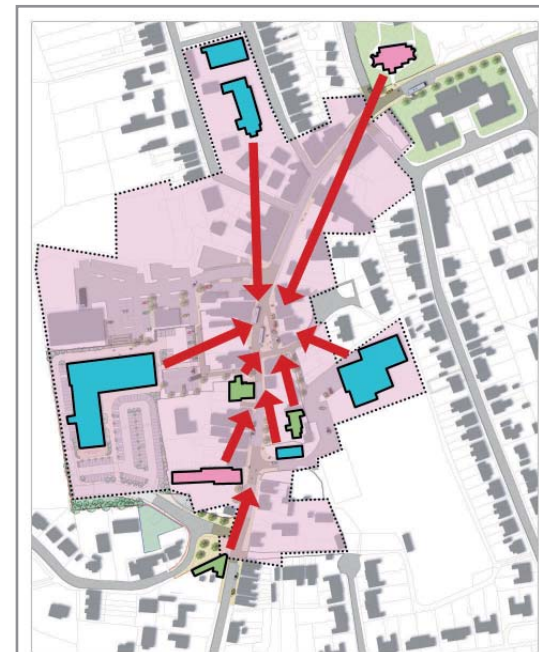
The framework for the town centre seeks to deliver the vision and principles for South Normanton. The masterplan is based upon a staged approach to delivering the vision and draws in a number of development opportunities as well as a wider range of place making approaches. The strategy focuses on 5 key sites. These are considered in this section of the report. The sites are supported by landscape proposals considered later in the report.

5.2. Masterplan steps

The Framework is based upon a number of themes as follows:

Theme 1 - Supporting Existing and Planned Investment.

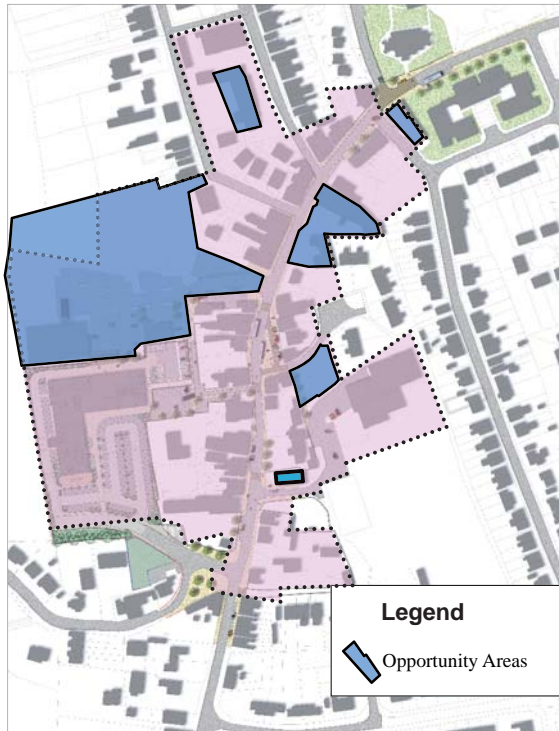
The delivery of the Joint Services Centre provides a catalyst for regenerating South Normanton town centre by significantly increasing footfall. This adds to other key draws to the centre including the South Normanton Community Centre (the Post Mill Centre), the main shopping facility of the Co-op and the wider retail offer of the high street. Our interventions seek to build upon this investment.



- Provision of Joint Services facilities to attract private developers
- Community assets
- Capitalise on increased footfall in town centre and bring greater clarity to the offer.

Theme 2 - Reinforcing the Town Centre

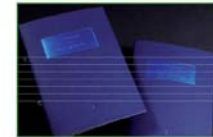
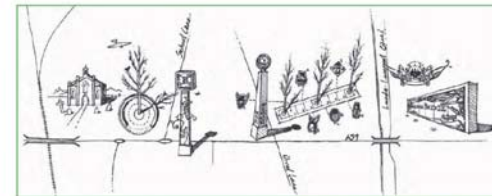
A number of development sites have been identified in the masterplan that will enhance the centre. These seek to encourage increased living space bringing life and footfall to South Normanton. There are also opportunities to enhance the retail offer. Select developments will also introduce improved linkages. These are noted in the following section.



- Encourage live/work in the town centre
- Identify potential development sites for mixed use that will create more activity and footfall in the town centre
- Developments should support and enhance the town centre

Theme 3 - Identity Strategy

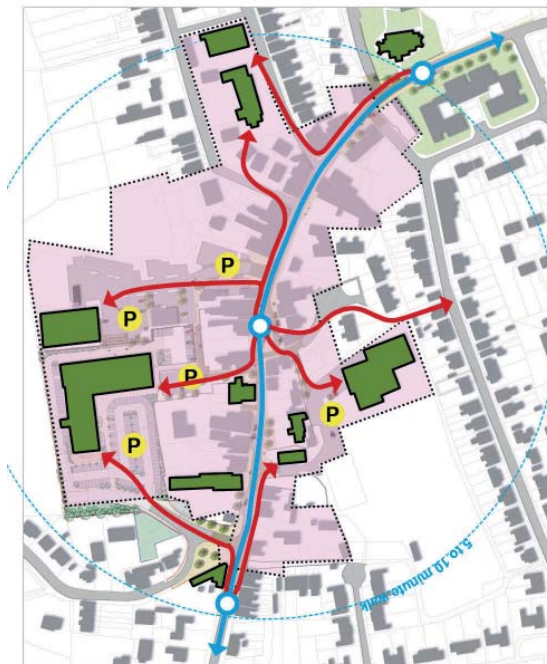
Ensuring the town has a sense of identity is an important part of place making. This will partly be achieved through an enhanced public realm and public space, particularly in Market Place which seeks to recreate the original market town space. Bringing the community into the place is important and opportunities particularly relate to community arts programmes. Integrating designs by local schools into the public space can help achieve this. There are also opportunities in the town to provide murals or projected images onto large wall spaces.



- Build in vision to develop the identity and character of the Town Centre
- Communicate the assets of South Normanton through a brand strategy and community engagement
- Integrating community art projects
- Make the ideas physical, allow the community to experience them through events and within the public realm design
- Market the overall ideas to attract development

Theme 4 - Connectivity

Market Street is the 'spine' of South Normanton centre with public transport access and walkable distances. The masterplan seeks to promote access in the town by delivering new linkages and enhancing existing ones. Current parking provision can also be enhanced by improved links around the centre rather than additional spaces.



- Use Market Street as a connector spine
- Connecting and improving linkages between the key activities
- Focus on walkable distances for all people
- Easy access by public transport
- Incorporate parking provisions

Theme 5 - Define the high street

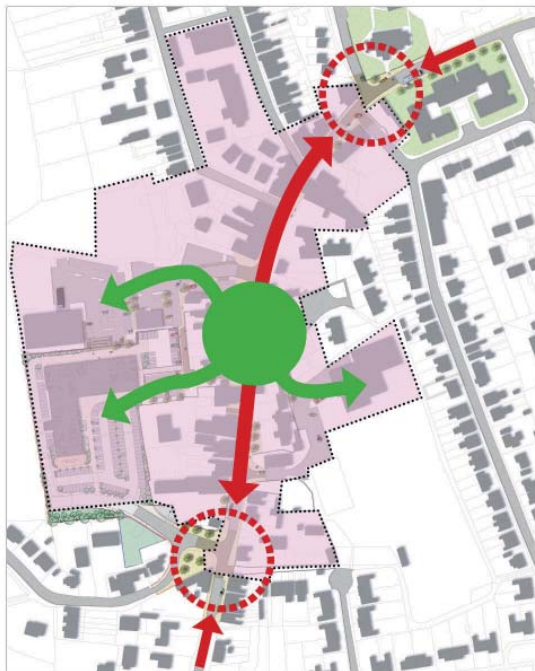
Enhanced gateways through improved public realm at the church (north) and Methodist Church (south) will create a strong sense of place to the town and encourage driver awareness and appropriate behaviour. Enhanced frontages, lighting and pavements will help to catalyse increased pedestrian footfall and high street regeneration.



- Create "gateways" for the town centre
- Improve legibility by highlighting landmarks and spaces
- Improve and activate street frontages
- Street lighting on high street and all public areas
- Paving improvements for safe and easy pedestrian movement

Theme 6 - Rediscover the market place

Improved space in Market Place is intended to rediscover this traditional focal point for the town and create a space for events such as a market or community activities. Improved links across the town will increase the accessibility and usability of this space.



- Create a new Market Square along the main street as a central gathering space
- Make the market place into a pivotal space for the town centre
- Attract activity by including Market Place into daily routes and linkages between spaces

Theme 7 - Community and economic development

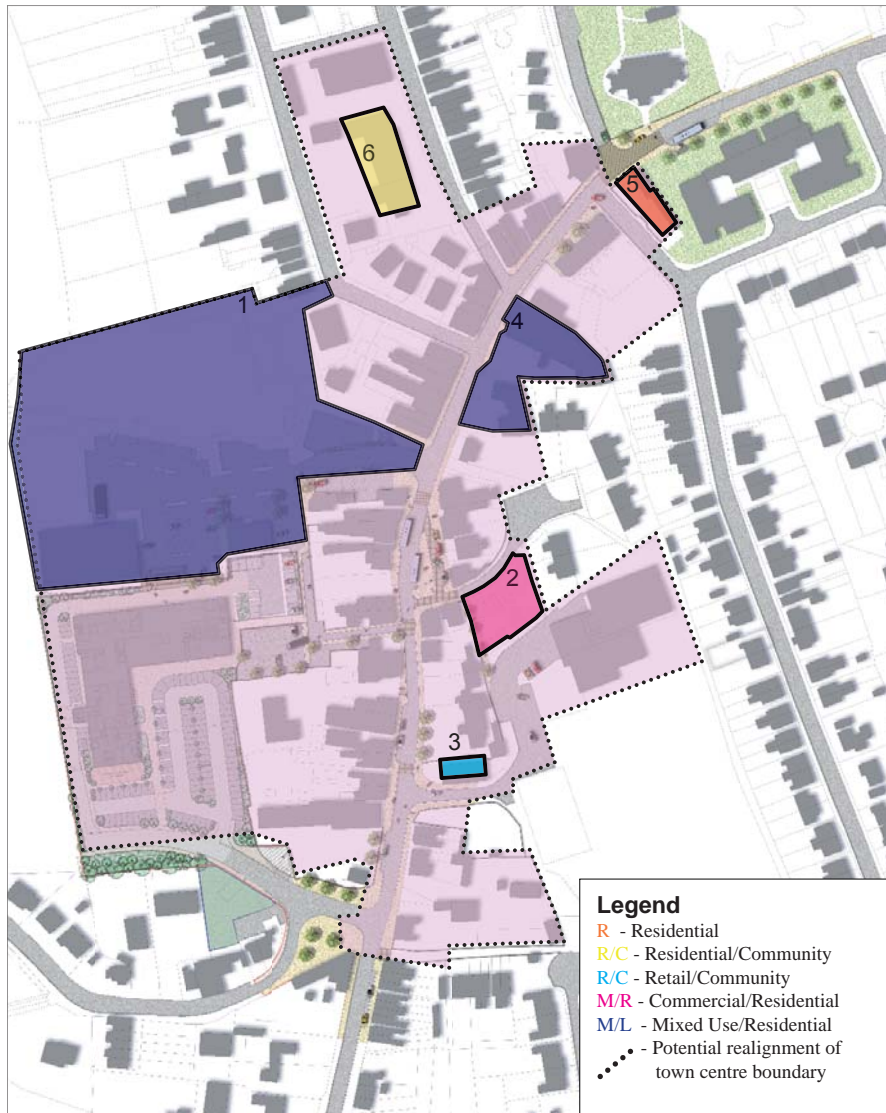
Community events in public spaces or community events that bring different peoples together will help to create a sense of belonging in the town and increase trust and safety. Bringing the market to market place and expanding its offer will attract increased footfall and redefine the 'market' town.

The new JSC presents an opportunity to increase the economic well being of the town through the provision of a jobs notice board, appropriate training or sign posts to training routes for adults and by creating links with nearby companies based on the industrial estates. Developing the traditional 'food' economy in South Normanton can also play a role in regenerating the town, building on links to local farms and existing restaurants, potentially offering training in catering and hospitality.



- Bring the centre to life with a year round calendar of events
- Celebrate market days and regain a position as a "market town"
- Organise community activities like a local food day or a "big lunch"
- Encourage evening and night time activity with pubs/restaurants
- Way finding to help guide visitors and to communicate the identity of the town centre

Development Sites



5.3. Masterplan development sites

The masterplan for South Normanton town centre contains a number of opportunity sites that can assist in bringing forward an enhanced offer. Development options are outlined below with more detailed briefs provided on the following pages for key sites.

| Site | Current Use | Proposal |
|------|-----------------------------|--|
| 1 | Co-op and surrounds | Opportunity for mixed use development including an expanded foodstore and further town centre living, reinforcing, with reasonable limits, a key anchor in the town centre. |
| 2 | Market Close garages | Potential for a new pedestrian link to the community centre to enhance connectivity, supported by a infill development. |
| 3 | Bolsover Contact Centre | To be vacated upon JSC completion. Potential for additional community space associated with the Community Centre, such as a youth club that utilises the town park and adjacent green space. Alternative the building may lend itself to a retail operator given its high street frontage. |
| 4 | Central Garages and Nisa | Long term opportunity to redevelop the sites in line with traditional town centre uses, primarily retail with residential above. Development here should respect the traditional form of the high street in palette and design. |
| 5 | Vacant Land | Available for residential infill that reflects its gateway location. |
| 6 | Library and adult education | To be vacated upon JSC completion. Potential to be incorporated into the expansion or renewal of the Green Infant school or alternatively disposed of for residential infill. |

Site 1 - Co-op site, surrounds and land to north of Co-op car park:

Site details

Current use: This site takes in the Co-op foodstore, car park, Doctor's Surgery, Bolsover District Council car park and the privately owned car park to the north of the existing doctor's surgery.

Ownership: The ownership is divided across a number of private landowners, including the Co-op, and the car park is part owned by the District Council

Planning policy: The above proposals require an expansion of the existing Local Plan town centre boundary to include the open land to the north and west of the current Co-op car park. This currently is only partially designated as town centre. It is also recommended that the town centre designation be removed from the area to the west of the Joint Services Centre to encourage focus within the existing high street. As a part of the wider approach it is recommended that the town centre designation also be removed from the southern end of Market Street to further define the Market Place centre.

Proposal

Proposals: This collection of sites has been brought together to formulate a coherent set of proposals that would facilitate the expansion of food retail offer in line with the Council's Retail and Leisure study requirements which report an expansion of some 800sqm of additional convenience retail by 2026. A number of options are presented to be refined as appropriate through the sites promotion.

Design principles:

The final form of the development should:

- Provide a foodstore of between 1600 and 2400sqm
- Provide an appropriate level of car parking 100 - 130 spaces
- Retain parking for the town centre as well as the foodstore
- Provide town centre living
- Accommodate additional mixed use space of up to 400sqm
- Provide public realm that can accommodate market stalls in conjunction with Market Place
- Provide strong pedestrian connection with the JSC and existing high street.

Delivery

Delivery: Key to developing this project to the benefit of the town centre will be on the one hand promoting its commercial viability with the support of landowners (including the Co-op) and also controlling the outcome. The commercial impetus to this site can be delivered through a planning policy reallocation of the open land to the north. This area should be brought into the town centre boundary and allocated as an opportunity site.

Phasing: Site assembly will be key to the delivery of this project, however it is not considered that CPO will have any role. The Council should pro-actively encourage a dialogue between land owners (including Co-op and themselves) to move toward a joint venture position where landowners are able to jointly 'market' or dispose of the site (to Co-op for expansion or a third part retailer/developer).

Priority: The establishment of a development brief for this site, to be agreed with landowners, is a high priority.



Site 2 - Market Close Garages

Site details

Current Use: A number of small lock up garages, two larger garage sheds and a small area of scrap land currently separate Market Close from the Post Mill centre.

Ownership: The land is divided in two private ownerships.

Planning policy: The area has town centre designation which would facilitate commercial / office / residential development.

Proposal

Proposal: It is proposed that this area be redeveloped to provide a link between the Post Mill centre and Market Place. A public realm link will be created that facilitates pedestrian movement between the Post Mill centre, its car parking and the expanded offer in Market Place. This will provide a key accessibility linkage in the town and support greater footfall to Market Place and throughout the centre as a whole. It is considered that a building of approximately 350 sq m on two storeys could also be accommodated on the site. This would be suitable for residential, or office /commercial use with two residential units on the first floor.

Design Principles: The development should seek to reflect the existing traditional built form of the town centre in style and palette. The development should front onto the new linking route. Public realm development should ensure positive lighting and features to ensure a degree of passive surveillance.

Public Realm: The link should be well lit and visible from the north and south to increase overlooking and safety. Materials should reflect the existing town centre palette.

Delivery

Delivery: Development values on the site are likely to be marginal and so there is little prospect of private sector acquisition of such a small (but important) site. It is recommended that the public sector utilise its resources to de-risk the process. Key to this will be facilitating site assembly. The Council and other partners could obtain the sites and gain outline approval for a scheme prior to marketing the site. This will limit financial risk as the option would only be exercised once an onward disposal had been agreed. An outline approval will provide clarity for potential (likely to be very local) developers. The acquisition and public realm link portion of the scheme is likely to require public funding (figures provided separately).

Phasing: The local authority should progress this project as a key priority.

Priority: This development is a high priority for the town centre in terms of the benefits that could be realised by creating a link.



6. South Normanton Public Realm Strategy

6.1. Introduction

In order to realise the vision for South Normanton and the associated principles, a public realm strategy has been developed for the town centre which focuses on key project areas. The strategy specifically seeks to enhance the accessibility of the town centre, give it a stronger identity and create a sense of place. Key interventions include:

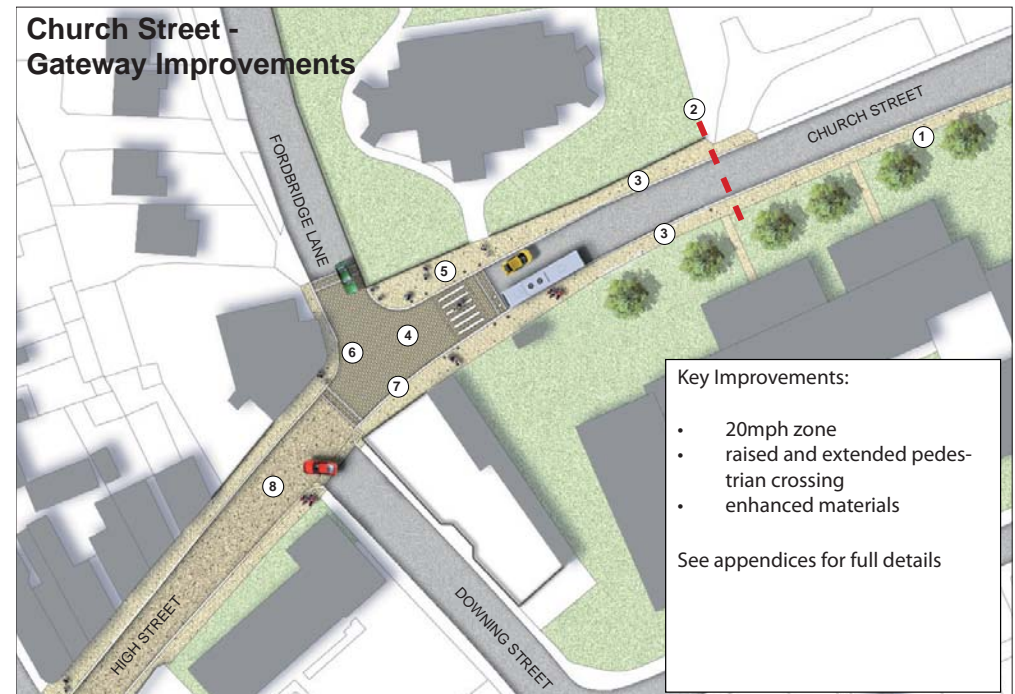
1. the introduction of a 20mph speed limit between the Clock Inn and the church,
2. enhanced gateways,
3. a change of materials throughout,
4. expanding Market Place pedestrian area and
5. enhancing links to the Joint Services Centre.

6.2. The Strategy

The public realm strategy focuses on five key areas. These are described below and set out diagrammatically on the following pages.

1. Church Gateway:

- a. Principles** in its own right the church provides a visual strong gateway to the town centre and has a pedestrian crossing. A more defined entrance will reinforce pedestrian priority and safety and encourage lower vehicle speeds, in turn allowing drivers to have a greater visual experience of the town centre.
- b. Proposals** The introduction of a 20mph zone, enhanced materials both on the paving and road surface and an extended pedestrian crossing platform are key proposals that act to define the gateway entrance.
- c. Delivery:** Works would have to be undertaken following detailed designs being developed and subject to Highways Authority agreement.



2. Market Place:

- a. **Principles** Changes to Market Place are a key feature in the proposals. The long term vision for the space is re-invigour the heart of the town and provide a space for a market, community events and a commercial offer that maximises the space.
- b. **Proposals** The centrepiece is a change of materials in the road that runs to the east of Market Place in front of the retail/residential mix. The road is proposed to remain as a thoroughfare for traffic and to continue to provide parking to ensure the vitality of the existing shops. On activity days such as a market or community even the road can be closed. Parking bays may feature suitably as market stall bays. The introduction of public art, potentially a mosaic underfoot, would contribute to the identity and community feel of the space. Street furniture has recently been introduced into the area and it is proposed that any new furniture conforms with the existing
- c. **Delivery:** Works would have to be undertaken following detailed designs being developed and subject to Highways Authority agreement.



Markets operating in roads, closed on dedicated days





Possible designs for Market Place on a market day (above) and normal working day (below)





Market place today (below picture) compared with possible designs for Market Place on market day (top diagram) and normal working day (center diagram). The key to achieving this flexible space is through the use of appropriate materials and by establishing a working business partnership in the town centre that involves businesses and market traders.

Possible materials: Stone sets of various colours (below)



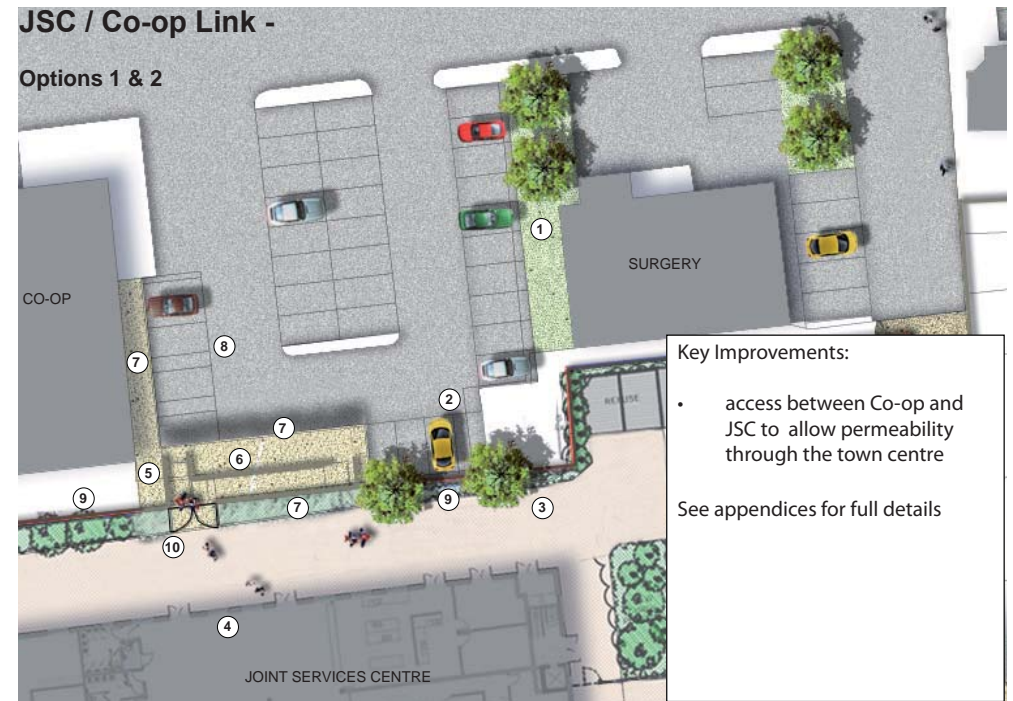
3. JSC link from the High St:

- Principles** on completion of the JSC the access route to the current Devonshire Arms car park will become a key pedestrian access route to the JSC, as will the route to the rear of Market Street properties. A safe and inviting route will enhance pedestrian activity and accessibility across the town centre.
- Proposals:** provide new surfacing of the route which includes the rear of the Market Street properties. Pedestrian routes are introduced with surfacing to these routes and the central road. The JSC boundary should be permeable (railings not brick) to increase visibility and safety.
- Delivery:** Land ownership is divided between four private landowners. Formal agreement would have to be made before any surfacing improvements were introduced.



4. JSC / Co-op link:

- Principles** The current JSC planning application does not provide a direct link to the Co-op car park area. These are two key buildings in the town and an access point will increase the overall permeability of the town centre.
- Proposals** It is proposed that steps and a ramp be provided opposite the JSC café down to the Co-op with a suitable break in the fence which can be closed at night to ensure safety.
- Delivery:** Consent will be required by both landowners to deliver the proposals and a planning application and works be undertaken primarily on the Co-op site.



5. Southern Town Centre Gateway (Methodist Church) Improvements:

- a. **Principles** similarly to the northern gateway (church) a defined entrance to the town centre will 'announce' Market Place and the high street. This will help to reinforce pedestrian priority and safety and encourage lower vehicle speeds. By slowing down, drivers will have an extended visual experience of the town centre.
- b. **Proposals** the introduction of a 20mph zone, enhanced materials both on the paving and road surface and a pedestrian crossing platform are key proposals that act to define the gateway entrance. The crossing can be located immediately to the south of the White Horse pub, reinforcing pedestrian links around the main shopping area of the town.
- c. **Delivery:** Works would have to be undertaken following detailed designs being developed and subject to Highways Authority agreement.

6. Retail Frontage Strategy:

A retail frontage strategy is proposed to enhance the external appearance of retail premises. based on the following principles:

- Introduction of perforated or lattice type shutters that are colour coated to match the shop front. Lighting behind these would improve appearance.
- Removal of protruding signs.
- De-cluttering of external wires.
- Fill length flat fascias that have conform in heights with other shops.
- Introduction of canopies at least 2m above pavement height.
- Building repairs.
- Alleygating as appropriate.





Above left to right: innovative decoration of shutters; current high street view with potential to declutter; example of full length fascia.



7. Delivery

7.1. Introduction

The range of projects and development proposals identified in this report will each require a coherent delivery strategy. Guidance on each project is referred to in this report whilst the broader outline is set out below.

7.2. Role of the Council

Bolsover District Council is the key actor in many of the projects in terms of planning, land ownership and officer time. Given the range of projects in the centre it is suggested an officer be dedicated at least part time to the area over a period of two or more years to assist in regenerating the town who could also be shared with Pinxton.

7.3. Planning policy

All of the development sites are contained within the existing town centre boundary as identified in the adopted Local Plan, with the exception of the Co-op site and surrounds. It is recommended that the town centre boundary be expanded to include the site area as defined in this masterplan. It is also recommended that the boundary be deleted from the southern portion of the town as well as the area to the west of the JSC site in order to strengthen the existing town centre.

7.4. South Normanton High Street

Market Street has the potential to benefit from the proposals in the masterplan, particularly public realm and shop front improvements. Bringing together high street traders in a business forum including Bolsover District Council and Leo Business (formerly Bizzfizz) will be an important part in the delivery of proposals. This will allow them to agree preferred works, a palette and appropriate cost arrangements. The creation of a mixed space at Market Place through new landscaping, that continues to provide parking but also a market space on appropriate days will be a strong catalyst for developing the centre if taken forward with the development of the link to the Community Centre. Continuing to the work with the local community and in particular businesses fronting the Market Place will be essential in implementing a successful scheme.

Other landscaping works including the gateways to the town centre and a traffic light controlled crossing by Market Place (to replace the existing zebra crossing) can come forward subject to

detailed design and funding availability. Much of this can be carried out as amendments to the existing crossings (at Market Place and St. Michael's Church) with only the Methodist Church requiring an entirely new crossing.

7.5. Identity and interaction

Key agencies of the Parish Council, South Normanton and Pinxton Development Project and Bolsover District Council should work to expand the town's events programme. The expansion of Market Place will generate a key space for community events. Work with local producers (farmers / bakers) can identify a wider market offer. There is also opportunity to develop a community arts programme, potentially working with Junction Arts, a local community art development organisation, to improve smaller spaces around the town such as alleys, gateways and wall canvases subject to the agreement of landowners. Empty shops have provided arts display space in many parts of the county, both enhancing town centres, providing security and use of buildings and helping build communities. Increased provision of youth activity is important in creating a well balanced community. Enhanced and managed activities in green spaces, well lit to facilitate night time activity, stimulates well being and helps to create a sense of community.

7.5. Access to the Countryside

Opportunities to promote existing routes or create new countryside routes should be improved wherever possible to create an integrated and well connected network of green routes. The County Council's Rights of Way Improvement Plan (2007-2012) and Greenway Strategy provide a framework for activity and the County and District Council, working with local partners including the Bolsover Countryside Partnership can continue to take forward local improvements. A green 'champion' for the town would help create leadership.

7.6. Key developments

The potential expansion of the food retail offer in South Normanton would create a strengthened offer for the town but needs to be managed by the District Council's planning and regeneration teams to ensure it contributes to the existing town centre form and function based on the principles set out in this report. Public sector coordination in alignment with private sector landowners to promote the site will deliver the optimum outcome for the town centre's regeneration.

8. Conclusion

South Normanton is a small town of some 10,000 residents that has an important role to play in providing a community and retail offer. Of the four towns within the District, it has the least potential for housing growth, due to the need to avoid coalescence with adjoining settlements and the constraints resulting from the chemical and explosive works at Rough Close. The strategy for South Normanton therefore is one of renewal.

There is an opportunity in the town to enhance the local environment and in particular develop the town centre through public realm works and an improved retail environment. The completion of the Joint Services Centre in the town has the potential to act as a catalyst for regeneration, increase footfall and enhance the town's identity. Accordingly it is necessary to improve the connectivity of the centre to ensure a safe and welcoming pedestrian environment.

Increased footfall from the Joint Services Centre may be a strong incentive for a retail to expand the existing offer of the centre, be that the current Co-op or a new retailer. It is recommended that the scale of retail be limited to ensure the high street remains a sustainable retail environment.

Many of the projects identified in this masterplan will require public sector resources, be that funding or office time, and it is recommended that an officer at the District Council be given responsibility for taking the delivery of key projects forward.

Appendices

1. Project Action Plan
2. Public Realm Strategy
3. Town Centre Development Options
4. Consultation

Appendix 1: Project Action Plan

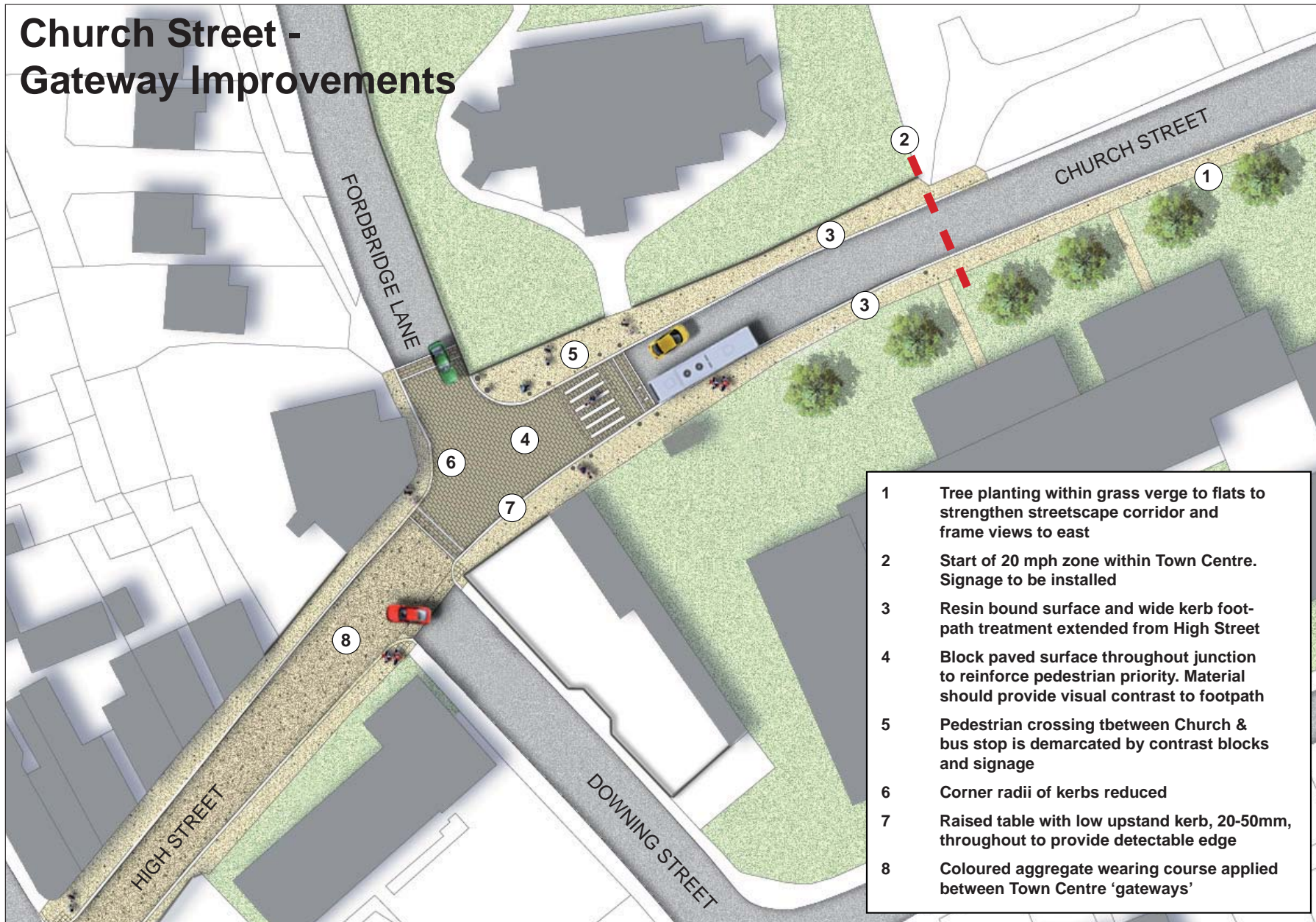
| | | | | | | |
|----------|--|---|-----------------|------------------|--------------------------|--|
| | South Normanton Masterplan | | | | | |
| | | | | | | |
| | South Normanton Town Centre Development Sites | | | | | |
| | | | | | | |
| | | Key Actions | Priority | Timescale | Potential Funding | Lead Agencies |
| 1 | Market Close Garages | | | | | |
| | Redevelopment as office (350 sqm footprint) | Public sector acquires options and planning before taking to market | High | Short - Medium | Public (BDC) / Private | BDC, private sector developers, landowners |
| | Provision of public realm link between community centre and Market Place | Detail works | High | Short - Medium | BDC / external funders | BDC |
| 2 | Co-op / surrounds | | | | | |
| | Site redevelopment in line with development principles | Landowners brought together to promote site | Medium | Medium | Private | Private sector, BDC (as landowners / planners) |
| 3 | Central Garages / Nisa | | | | | |
| | Redevelopment as retail / office with residential above | Consider identification of opportunity in LDF | Low | Long | Private | Private sector |
| 4 | BDC Contact Centre | | | | | |
| | Reprovision of community uses / potential retail opportunity of 140sqm | Discussions with key stakeholders | Medium | Short | TBC | Parish Council, District Council, community groups |
| 5 | Doctors Surgery | | | | | |
| | Opportunity for service / office uses (200sqm). Potential redevelopment in line with development brief | | Medium | | Private | Private sector |
| 6 | Residential development adjacent to butchers | | | | | |
| | Opportunity for resi (225sqm). Relocation of butchers to town centre increases development area to 400sqm | Consider identification of opportunity in LDF | Medium | Medium | Private | BDC Planning / Private sector |
| 7 | Residential development or enhancement of primary school on former library / adult education centre on New St | | | | | |
| | Opportunity for residential. | DDC to consider disposal options | Medium | Medium | Private | DDC / Private sector |

| South Normanton Town Centre Projects | | | | | | |
|---|--|---|--------|--------|----------------------------------|--|
| 8 | Church Gateway Landscaping | | | | | |
| | Provision of new crossing and materials introduction of 20mph zone. Use of school designs for signs | Detail works | Medium | Medium | BDC / DDC LTP / external funders | BDC, DDC Environmental services |
| 9 | Market Place Landscaping | | | | | |
| | Expansion of market area. Implement public art / mosaic | Detail works. | High | Short | BDC / DDC LTP / external funders | BDC, DDC Environmental services |
| 10 | Market Place Crossing | | | | | |
| | Provision of new green man crossing | Detail works | High | Short | BDC / DDC LTP / external funders | BDC, DDC Environmental services |
| 11 | Shop Front Improvement Strategy | | | | | |
| | Enhanced and conforming shop fronts and new shutter types | Implement through business partnerhip | High | Short | BDC / external funders | BDC, Shop keepers, LEO |
| 12 | Devonshire Arms link | | | | | |
| | Enhanced materials between high street and JSC pedestrian entrance | Detail works and agree with landowners | High | Medium | BDC / DDC / external funders | BDC, private landowners (x4) |
| | Reduced railing height around JSC (1500mm with 500mm brick lower) | Agree with developer | High | Short | | BDC / JSC construction team |
| 13 | Methodist Church Gateway Landscaping | | | | | |
| | Provision of new crossing and landscaping, introduction of 20mph zone. Use of school designs for signs | Detail works and agree with landowner | Medium | Medium | BDC / DDC LTP / external funders | BDC, DDC Environmental services |
| 14 | JSC / Coop link | | | | | |
| | Provision of new steps / ramp between JSC & Co-op | Agree with landowner, detail works and submit planning | High | Short | BDC | BDC, DDC Environmental services |
| 15 | Enhanced green space to south of Postmill Centre | | | | | |
| | Provision of mini pitch | | Medium | Medium | Parish Council | Parish Council |
| 16 | Community identity | | | | | |
| | Community arts programme, expanded market offer, community events | Work with key stakeholders to take ideas forward. Market Place preferred space. | Medium | Medium | External funders | Junction Arts, Parish Council, SN&P, BDC, local food producers |

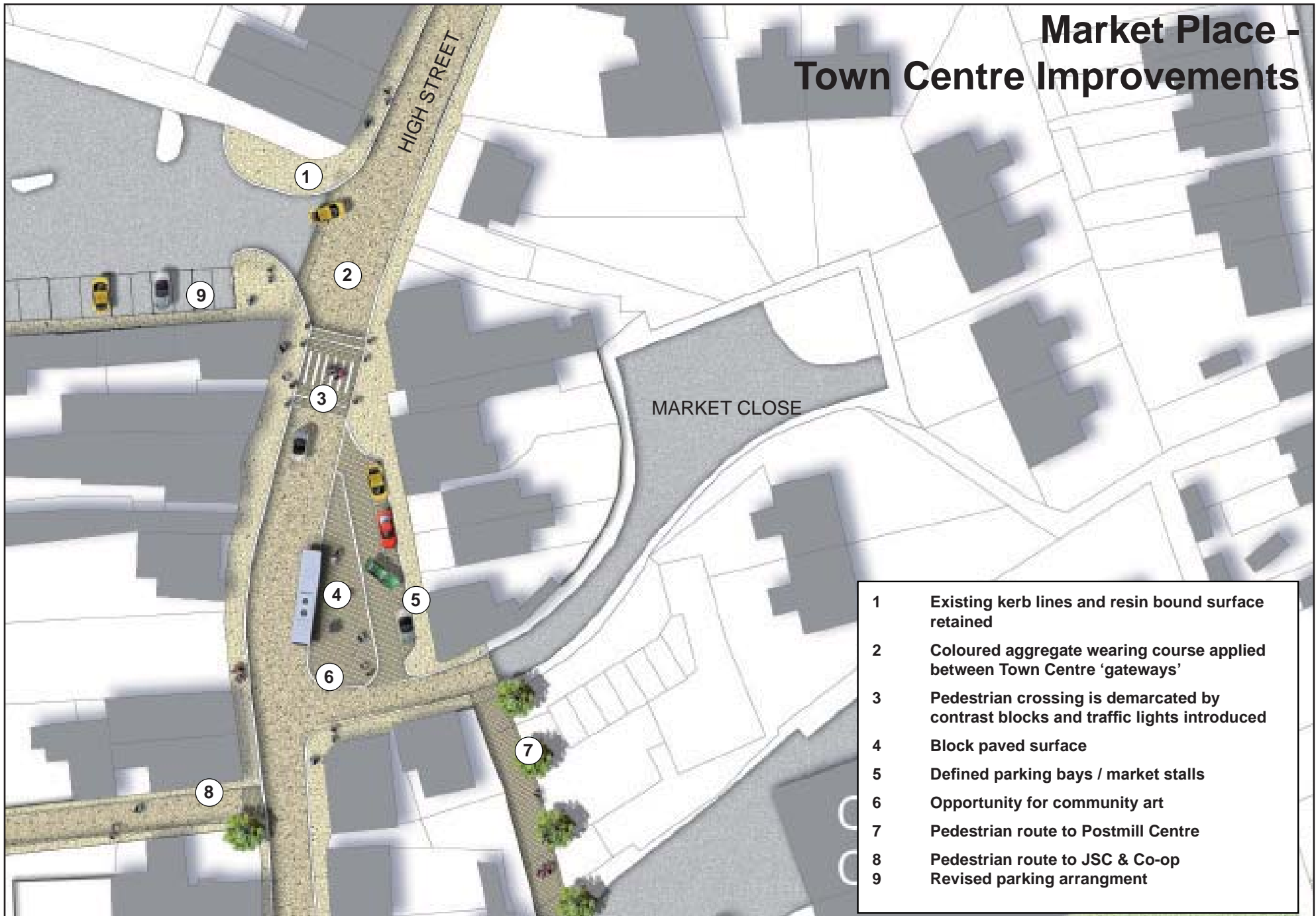
| South Normanton Town Wide Projects | | | | | | |
|---|---|---|--------|--------|---|---|
| 17 | Ball Hill Streetscape | | | | | |
| | Infill sites strengthen frontage. | Consider identification of opportunity in LDF | Medium | Medium | Private | BDC Planning / Private sector |
| | Enhance gateway through public art (school designs) | Detail works | Medium | Short | BDC / Parish council | BDC / Parish council |
| 18 | The Common / Mansfield Road | | | | | |
| | Formalise parking areas (landscaping / planting) | Detail works | Medium | Short | BDC / DDC / external funders | BDC, DDC Environmental services |
| | New gateway signage (school design) | Detail works | Medium | Short | BDC / Parish Council | BDC, parish Council, DDC Environmental services |
| 19 | South Street Rec | | | | | |
| | New multi use pitch and shelter | Secure external funding | Medium | Short | External funders | SN&P / Parish Council |
| 20 | Broadmeadows | | | | | |
| | Enhance key public spaces with public art | Detail works | Medium | Short | BDC / external funders | BDC |
| 21 | Safe Routes to school | | | | | |
| | improvement of Storth Lane route | Take forward school travel plans | Medium | Short | Safer Routes to School / External Funding / Local Travel Plan (DCC) | DDC / local schools |

Appendix 2: Public Realm Strategy

Church Street - Gateway Improvements



Market Place - Town Centre Improvements



- 1 Existing kerb lines and resin bound surface retained
- 2 Coloured aggregate wearing course applied between Town Centre 'gateways'
- 3 Pedestrian crossing is demarcated by contrast blocks and traffic lights introduced
- 4 Block paved surface
- 5 Defined parking bays / market stalls
- 6 Opportunity for community art
- 7 Pedestrian route to Postmill Centre
- 8 Pedestrian route to JSC & Co-op
- 9 Revised parking arrangement

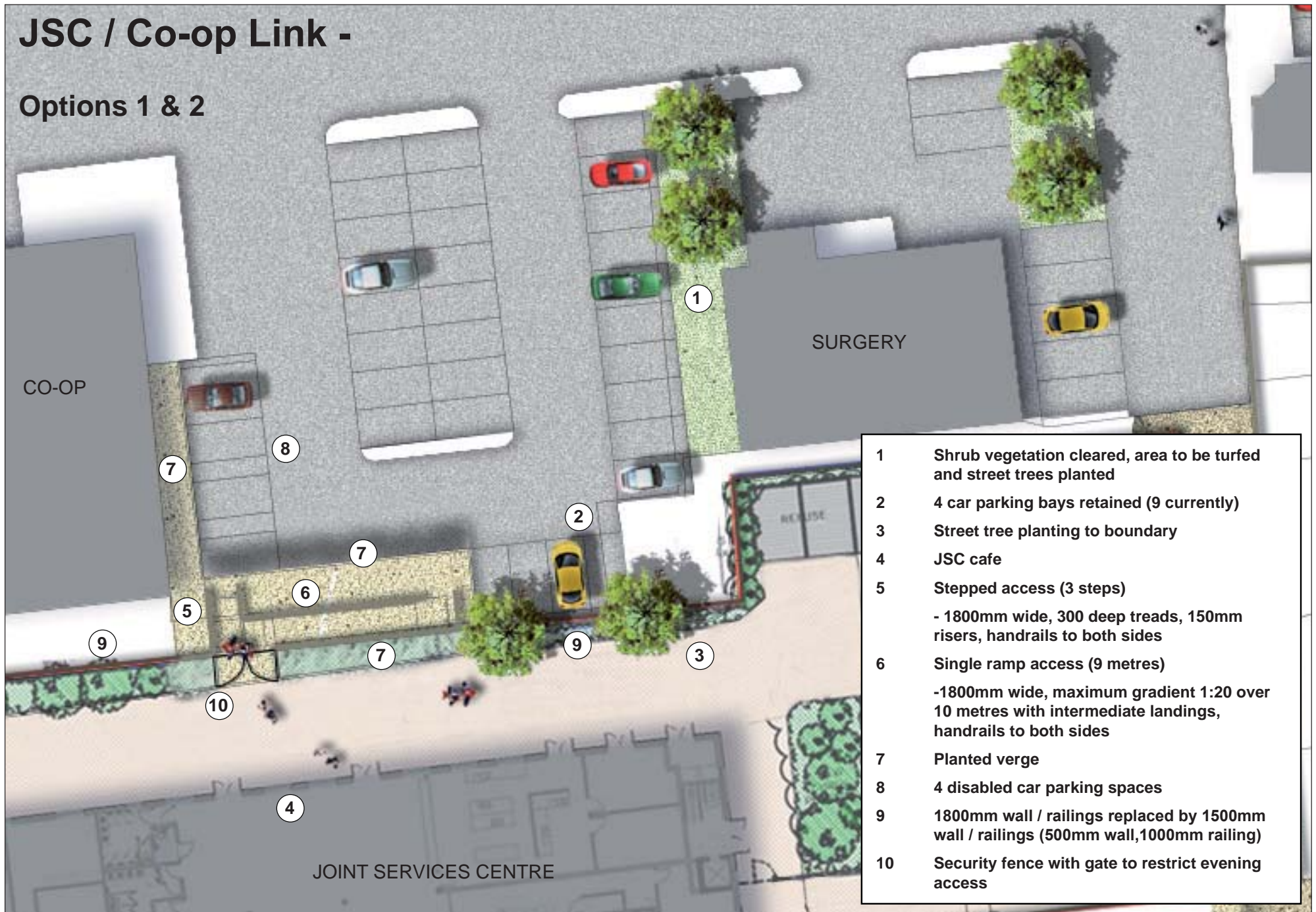
Market Place / JSC Link



- 1 3m wide vehicular access maintained for adjacent landowners. Block paved surface to route to reinforce pedestrian priority
- 2 Extension of High Street resin-bound surface and wide-kerb foot path treatment
- 3 900mm wide minimum pedestrian route. Resin bound surface
- 4 1800m wide minimum pedestrian route. Resin bound surface
- 5 Road to be upgraded and coloured aggregate wearing course applied
- 6 Access to JSC retained
- 7 1800mm wall / railings replaced by 1500mm wall / railings (500mm wall,1000mm railing)
- 8 Additional pedestrian access

JSC / Co-op Link -

Options 1 & 2



- 1 Shrub vegetation cleared, area to be turfed and street trees planted
- 2 4 car parking bays retained (9 currently)
- 3 Street tree planting to boundary
- 4 JSC cafe
- 5 Stepped access (3 steps)
- 1800mm wide, 300 deep treads, 150mm risers, handrails to both sides
- 6 Single ramp access (9 metres)
-1800mm wide, maximum gradient 1:20 over 10 metres with intermediate landings, handrails to both sides
- 7 Planted verge
- 8 4 disabled car parking spaces
- 9 1800mm wall / railings replaced by 1500mm wall / railings (500mm wall, 1000mm railing)
- 10 Security fence with gate to restrict evening access

Methodist Church Crossing Gateway Improvements



TO JOINT SERVICES CENTRE

Methodist Church

HIGH STREET

BRICKYARD LANE

- 1 Extension of High Street resin-bound surface and wide-kerb foot path treatment through to Clock Inn
- 2 Coloured aggregate wearing course applied between Town Centre 'gateways'
- 3 Opportunities for street tree planting to enhance streetscape
- 4 Pedestrian crossing at Methodist Church is demarcated by contrast blocks and signage
- 5 Start of 20 mph Town Centre zone

Appendix 3: Town centre Development Options

Option 1

The focus of the site is the 1600m² GEA retail anchor unit which is located on the western boundary with clear visibility from the high street. An additional four (400m²) retail units are located adjacent to the anchor store to form an enclosure to the retail hub, and also act as a buffer to the residential domain to the north of the site. A total of 20 town houses are shown forming this residential street all with private garden space, with clusters of residential parking positioned informally along the street.

The main anchor store benefits from customer parking at grade which is located in front of the store with easy access from the high street approach road and simple circulation within the site. Designated disabled parking and mother/baby spaces will be located adjacent to the store entrance.

A clear and safe pedestrian route links the store to the high street through the parking areas culminating in a hard landscaped public space at the junction with the high street. This space has been designed to host a market place to bring further vibrancy to the town centre which complements Market Place. A secure store is provided for the market traders with possibility of wash-down facilities and storage space.

Whilst service vehicles for the retail units share the customer access road, servicing can be accommodated out of core trading hours. Service areas are securely located behind service doors maintaining a clean and tidy appearance to the public retail areas.

The site provides the flexibility to be linked to the new development site to the south via a pedestrian pathway, and can be modified to provide a larger anchor unit in place of some residential accommodation (see option 1A).

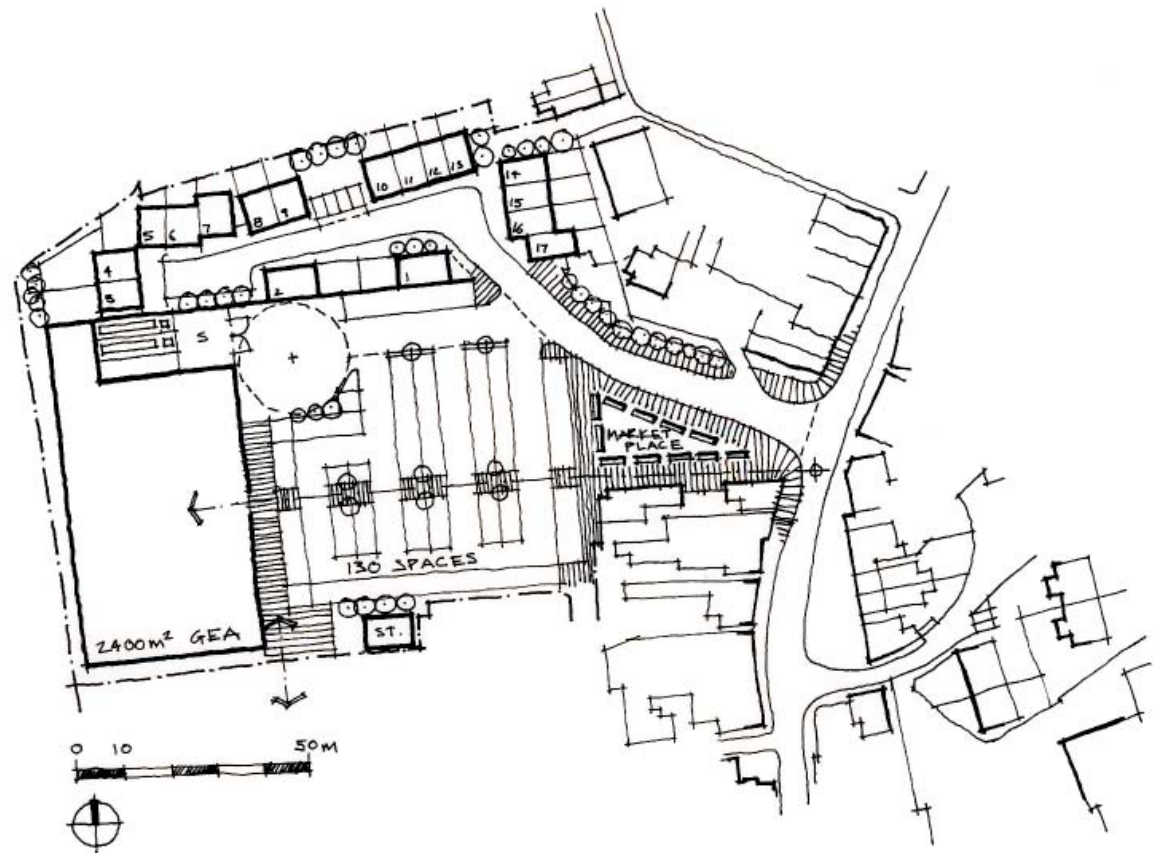


Option 1A

This option locates a larger retail anchor store of 2400m² in the same location as option 1. The design principles of this scheme are primarily the same as the site layout for option 1, but with fewer residential dwellings to facilitate the expanded retail unit.

The other main design change is the provision of an increased parking area to support the larger store, in place of the adjacent retail units shown on option 1.

Access for vehicles and pedestrians, the provision of a market place, linkage to the high street and adjacent site remains the same as option 1.



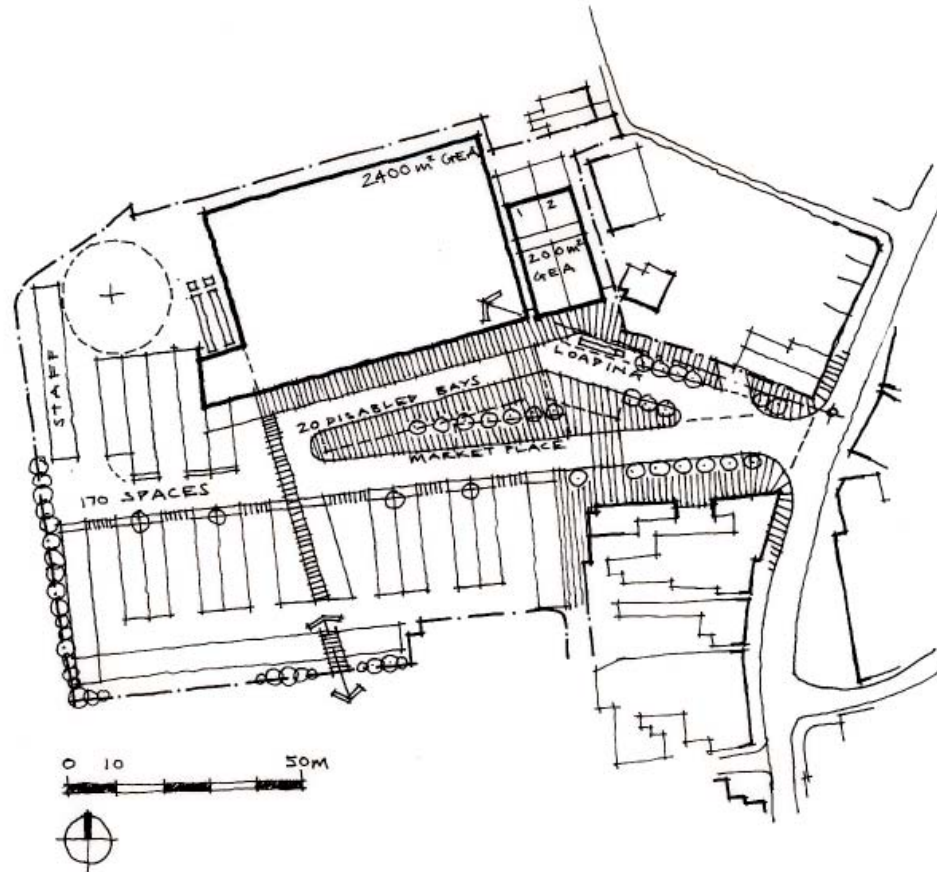
Option 2

Option 2 is a retail only scheme that locates a large retail store of 2400m² on the northern boundary of the site with good visibility from the high street. Two adjacent retail units totalling 200m² are ideally positioned adjacent to the anchor store on the main pedestrian route from the high street. There is potential to incorporate residential units above these smaller retail premises with separate access from eastern boundary.

Substantial parking areas are located in front of the store with easy access to and from the high street, with disabled bays positioned adjacent to the store entrance.

A high quality public realm is envisioned for this scheme with clear pedestrian routes linking the high street, parking areas and new stores. Soft landscaping will compliment the public areas with low level planting. A place for market traders has also been located between the new store and the high street which complements Market Place.

Service vehicle access for the retail units share the customer access road, but servicing can be accommodated out of core trading hours. Service areas are securely located to the west of the store with a separate service yard screened from the public facing areas.



Appendix 4: Consultation

Pinxton Masterplan



Final Report
November 2009

URS



BroadwayMalyan^{BM}
Architecture Urbanism Design



Contents

1. Introduction
2. Issues and Opportunities
3. Vision and Principle
4. Village Masterplan
5. Key Interventions
 - Kirkstead Road
 - Brookhill Industrial Estate
6. Delivery
7. Conclusion

Appendices

1. Project Action Plan
2. Kirkstead Road Industrial Estate
3. Consultation

1. Introduction

1.1. Introduction to the commission

Broadway Malyan, working with partners Fisher Hargreaves Proctor and URS, was appointed in December 2008 by Bolsover District Council to undertake a masterplanning exercise for the settlements of South Normanton and Pinxton.

The key tasks for the Masterplanning exercise as defined by Bolsover District Council are:

- To improve the main service centres of South Normanton and Pinxton and to secure the present and future roles of these settlements within the District;
- To provide broad guidelines and identify potential projects which will help to inform and encourage future investment into South Normanton town centre and Pinxton's commercial centre; and
- To help to inform future policies and proposals.

1.2. Approach and process

The commission has undertaken the following approach:

- A **baseline report** was produced in March 2009 that reviewed South Normanton and Pinxton in terms of design, socioeconomics, transport and property market opportunity. This created an initial platform to develop more detailed interventions.
- Following the baseline report a **stakeholder visioning workshop** was undertaken to understand the key strengths, weaknesses and opportunities of the settlements.
- An initial set of **options** for projects, strategies and opportunities were **publicly consulted** upon in April 2009. Feedback from the consultation went on to assist in the generation of a vision and key principles for the settlements.
- Drawing on consultation and further work, **preferred options** detailing the proposed final masterplan and key interventions were consulted on in September 2009 which informed the **final masterplan**.

1.3. Structure of the report

The report takes the following structure:

- Key baseline findings are presented
- Vision and Principles are set out as established through consultation
- The development framework for Pinxton Village is set out with associated intervention strategies
- Priority areas for key intervention are set out for key frontages, routes and the industrial estate.
- The final section of the report concludes and recommends on the key delivery actions.

1.4. Acknowledgements

Broadway Malyan is grateful for the support, guidance and advice that has been provided by Bolsover District Council, Derbyshire County Council the local community and other key stakeholders in preparing the report.

2. Pinxton: Issues and Opportunities

2.1. Introduction

A wide ranging baseline report was undertaken in stage 1 of the masterplanning process. This covered key policies, reviewed the socio-economic context of the settlement, considered a variety of spatial characteristics and included market and transport assessments. Key findings are set out below.

2.2. Context

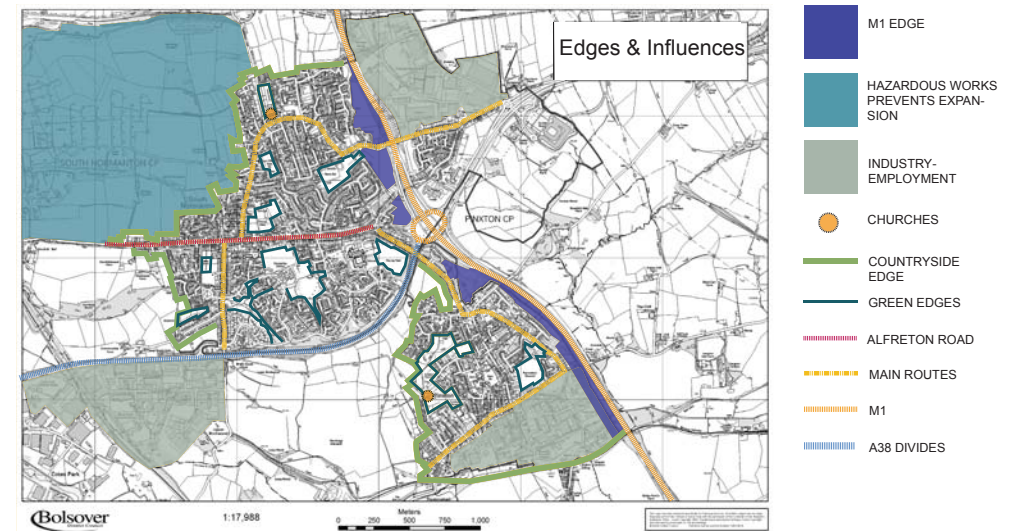
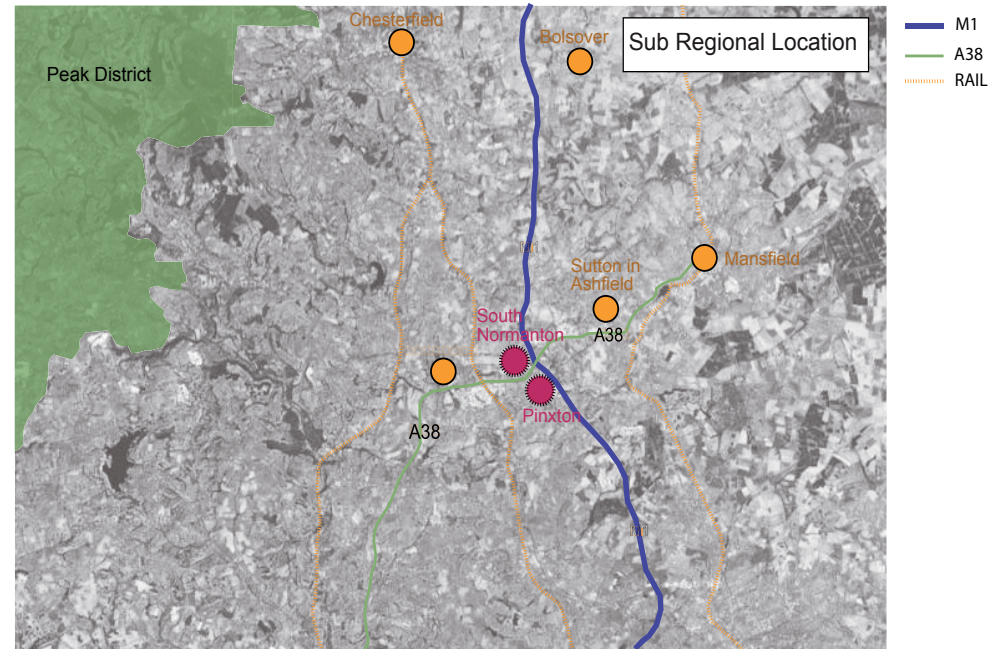
The settlements of South Normanton and Pinxton are located in Bolsover District, east Derbyshire and are situated on Junction 28 of the M1 and to the north and south of the A38 respectively. Pinxton has a reported population of 4,100 people whereas South Normanton is reported of having a population of around 10,000. The settlements are former coal mining villages and now benefit from a large number of local industrial estates building on the access benefits to the M1.

2.3. Pinxton Spatial Appraisal

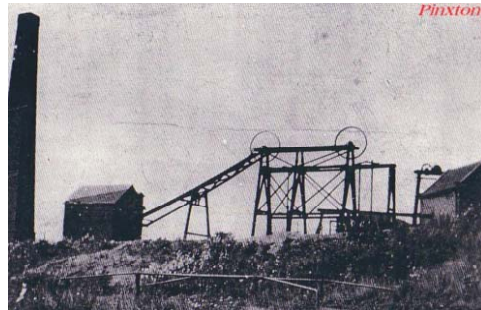
South Normanton and Pinxton contrast with many other former mining settlements as they have amassed a large employment area and opportunities around their communities. This is primarily due to the high accessibility of the locations, triggered by the M1 and A38 interchange. As well as encouraging businesses to locate nearby, this has also made the area more attractive to live in, both in terms of local jobs and the opportunity to commute to other urban areas.

There are drawbacks associated with the M1 and A38, as they create barriers in terms of access and also encourage people to travel to nearby centres rather than use the local centres. Furthermore, the M1 appears to attract distribution based industries which are relatively low value and less secure in their employment characteristics.

The village of Pinxton, located to the south of South Normanton across the Mansfield Road, developed around the former coal pits in the 18th century. The villages road layout reflects its earlier heritage and many of the roads are narrow and not well suited to 21st century traffic.



Central areas of the village compose of terraced housing with areas of social housing along Town Street and a more recent housing development around Hill Top to the north west corner of the village.



Transport and traffic are a key issue for the village in terms of tight street layouts and particularly as there is only a single main access point in and out of the village along the Alfreton Road. This must accommodate traffic from the village and industrial estate at the south end of the village. The single primary access point is a key constraint to the village's development and expansion.



The Village benefits from a number of community facilities located along Kirkstead Road, including a primary and nursery school, gym, library, the village hall and a youth centre. South Normanton and Pinxton (SN&P) development project has also developed a community garden in the area adjacent to Kirkstead Road.

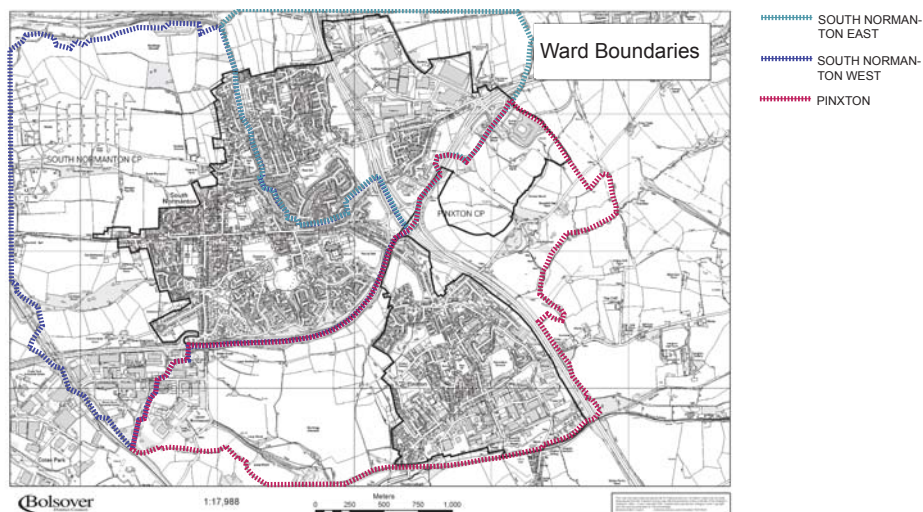
Pinxton's Kirkstead Road Industrial Estate is sited on the former pit head site at the south of the village. Whilst a number of new industrial estates have sprung up around the M1 route, the Kirkstead Road estate provides an alternative offer, with lower rental values catering for a number of older manufacturing activities rather than business or distribution centres. A number of smaller workspaces have been provided by Derbyshire County Council. At the time of investigation approximately 5 percent of the floorspace was vacant, indicating the overall vitality and viability of the estate is strong despite a dilapidated appearance in places.



Pinxton's retail centre is located along Wharf Road although some of the village's retail offer and activities are housed more centrally to the north end of Victoria Road. Parking is an evident constraint for retail activities. Consolidation of the retail offer along Wharf Road would create

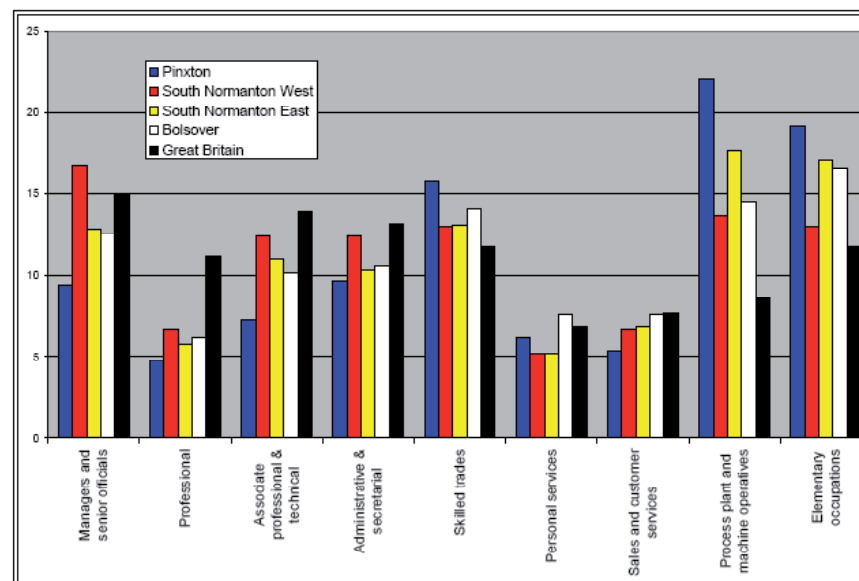
2.4. Policy

- The Bolsover District Local Plan (adopted 2000) sets out local planning policies for the District. Under the provisions of the Planning and Compulsory Purchase act 2004 most of these policies have been saved until a new Local Development Framework has been adopted. The Plan refers to the challenges associated with the contraction of traditional industries including the coal and textile industries and incorporates policies aimed at continuing the conversion of the district's economic base. In addition to providing land for industrial and commercial development throughout the district the plan recognises the need for a boost to the local economy by proposing business and industrial development at key sites linked to the M1 and the A38. The plan also encourages former mining communities to develop a new role. It seeks to ensure that there are the necessary job opportunities and homes to maintain vital and sustainable communities.
- The Regional Plan (East Midlands RSS adopted March 2009) has set a target of 400 dwellings per year for Bolsover District for the period 2006 - 2026. Current work on the Local Development Framework suggests that the future growth potential of Pinxton is limited.
- The Retail Capacity Study reports that the District, and in particular the south of the district, leaks considerable retail spend, however, there is capacity for further food retail in nearby South Normanton.



2.5. Socio-economic review

- The population of Pinxton at the 2001 Census was 4,040. Of the total population 59.4% are of working age. 34.1% of residents are pensioners living alone. 32.1% of households are without a car.
- Of the total ward population of Pinxton, 72.9% were economically active below the national average in 2001. As of January 2009, Pinxton's number of JSA claimants was 113 people or 4.4%. Total claimants stood at 18.7% with more than 9 percent on incapacity benefit.
- Employment within the Process Plant and Machine Operatives category is highest at 22.1% (which is twice the national average), and the lowest at 4.8% are employed within the Professionals category, compared to the national average of 11.2%.
- The percentage of residents with no qualifications in the ward is higher than the national average (35.8%) at 58.3%, whilst the number with higher level qualifications is 5.6%.
Employment by occupation 2001



Source: Censuses of Population (Table CAS033) - Sex and Occupation by Age) Note: Figures are for working age by Soc 2000 major groups. Percentages are based on all persons in employment

2.6. Summary of Opportunities

The following opportunities were highlighted at the baseline stage:

- Potential for bringing businesses together in through a business forum
- Strengthening retail offer of Wharf Road.
- Draw on the historic links of the village
- Create a sense of identity and pride
- To take full advantage of infill opportunities within the existing urban fabric, including brownfield and greenfield sites, before considering urban expansion
- Enhance green space and public realm
- Ensure safe routes to schools
- Improve leisure provision by utilising open green areas
- Identify existing landmarks, create new focal elements
- Improve security, signage and environment on employment area
- Opportunities for the creation of homezone or other pedestrian friendly area.

3. Pinxton: Vision and Principles

3.1. Introduction

The project steering group and residents, through consultation, played a central role in developing the plans. This helped to create a vision and principles.

3.2. Vision

Based on the stakeholder workshop and public consultation, the vision for Pinxton has been developed as:

“A Village to be proud of, providing education, recreation and employment in a safe and green environment”

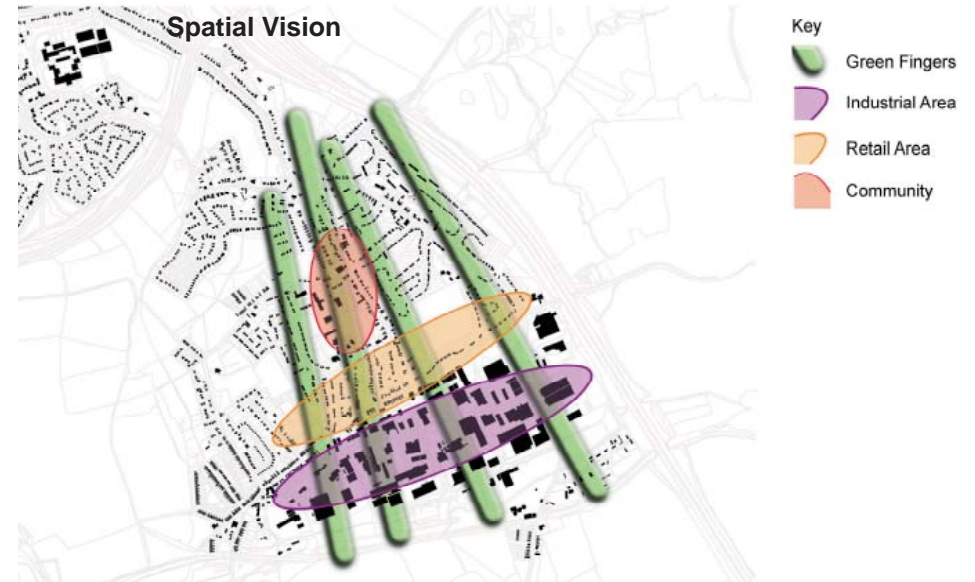
The spatial vision for Pinxton builds on the idea of four strategic spatial areas as set out in the diagram opposite. These are: the community heart of the village along Kirkstead Road which contains key community facilities; the retail experience of Wharf Road; employment opportunities on the industrial estate (and linked to estates outside the village); and planting and environmental enhancements throughout to green the village.

3.3. Principles

The key principles for the masterplan stemming from the vision are:

- Pedestrian safety – traffic management outside schools and along key roads, particularly Kirkstead Road
- Retail experience – improved shop fronts on Wharf Road
- Employment – enhancing the industrial estate
- Recreation – long term regeneration plans for Pinxton Wharf
- Environment – enhanced streetscape, green spaces, walking routes and links to countryside

These principles are intended to guide the projects and proposals for the masterplan to help



3.4. Public Consultation

Public consultation was a key principle for the masterplan and was undertaken during at the options development and preferred options stages. Consultation involved week long displays of exhibition boards in the settlement village halls, supplemented by an exhibition day when the displays were manned and the public invited to engage and ask questions. The events were advertised through adverts in local press and through posters in shop windows and flyers in local centres. Full consultation results are set out in the appendix.

Key issues highlighted at consultation included:

- Traffic management.
- Street appearance.
- Regeneration projects around the Wharf.
- Enhancing green spaces.



- Traffic calming measure with single passing place
- New pedestrian crossing
- Raised table crossing



What are we proposing?

- A raised school crossing outside Kirkstead Road Junior School to encourage safer crossing a slow traffic
- A single passing place for traffic between Kirkstead Road Junior School and the Pass Centre to slow traffic and prevent parking
- A 20mph zone along Kirkstead Road

Do you agree with the proposals?

How could they be improved?



What are we proposing?

- New estate gateways with enhanced public realm
- New signs and wayfinding
- Enhanced footpaths and cycleways
- New planting
- Estate colour coding
- New boundaries that are secure and improve visual amenities

Do you agree with the proposals?

How could they be improved?



Wayfinding on the estate



Secure and pleasant fencing

- Enhanced entrances: new public realm and landscaping
- Enhanced Pedestrian links: defining the Greenway
- Renew Links to existing footpaths
- Longer Term Options for Greenway (requiring removal of scrap yard)
- New Planting
- Colliery Road Cycleway

4. Village Masterplan

4.1. Introduction

Building on the baseline and consultation with stakeholders and members of the public a development framework and regeneration strategy have been produced for the town. The framework highlights key features and opportunities. The regeneration strategy provides a more detailed set of strategies for intervention.

4.2. Development Framework

The framework includes the following features of note:

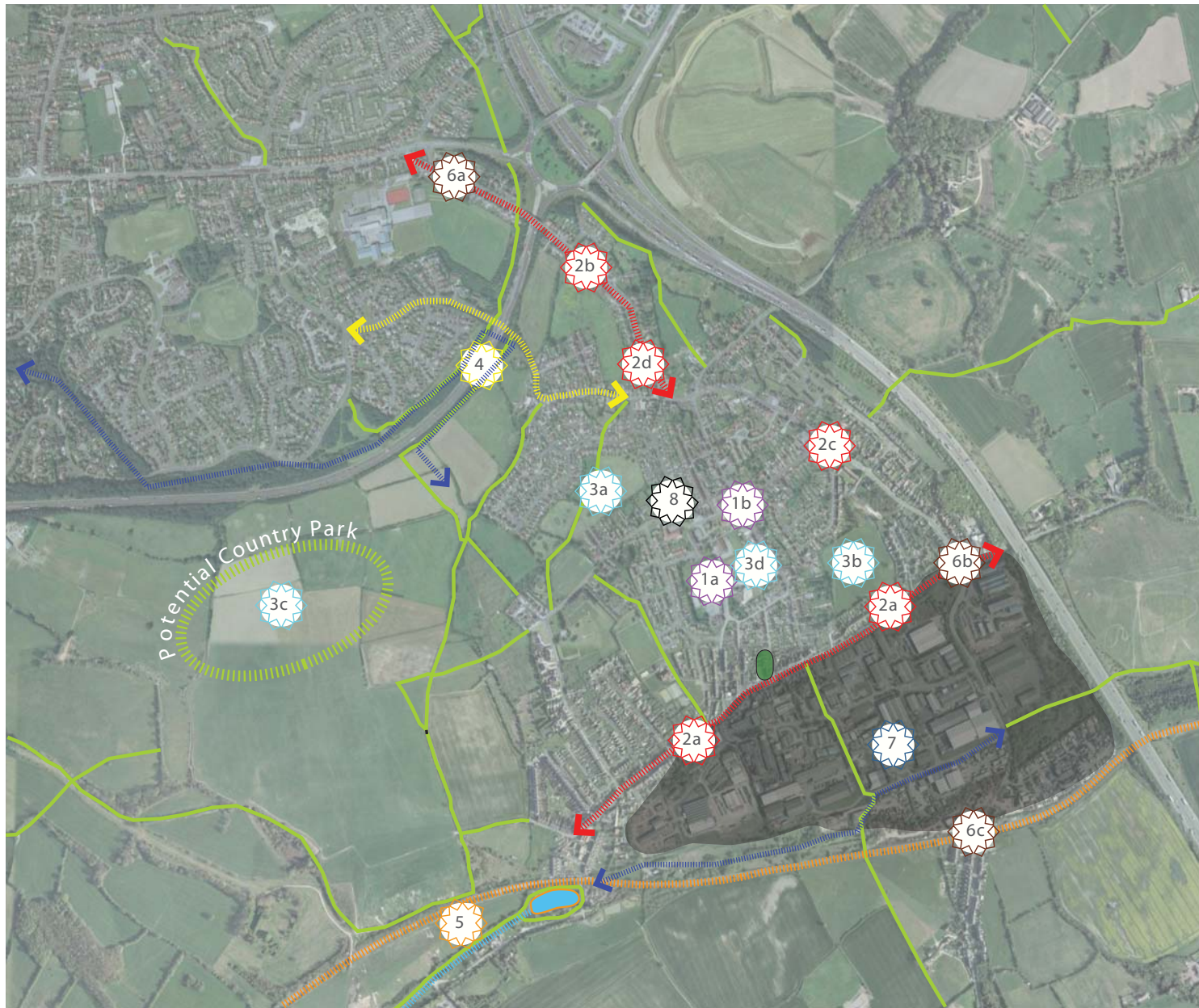
- Streetscape and gateway improvements
- Housing infill opportunities that reinforce town gateways and enhance street frontage.
- Potential to increase the vibrancy of key frontages.
- Opportunity to enhance green spaces.
- Long term regeneration projects: to reopen the canal and reinstate the rail link with a new rail halt.
- In line with the District's Green Infrastructure Strategy, a country park opportunity exists to the south of Mansfield Road.

**PINXTON
MASTERPLAN FRAMEWORK**



KEY

- Main Routes into Town Centre
- Main Routes to School / Improvement Strategy
- Promote and Enhance Links to Countryside
- Green Fingers - Environment Street Improvement and Public realm Strategy, forming linkages to Pinxton Wharf and encouraging intergration of Village Industrial Estate areas
- Potential Streetscape and Environment Improvements to existing Industrial Estate
- Canal Link to be enhanced as part of a green infrastructure strategy providing access and amenity
- Gateway into Pinxton - improved signage and public realm
- Primary Town Centre Gateway / Signage Strategy - to be enhanced, way marking routes to village and Ind Est
- Secondary Nodes - consider punctuation / demarkation of space as part of integrated public realm strategy
- Potential sites of new housing
- Green Links - enhance recreation and amenity value, improved linkages as park of wider gree infrastructure strategy
- ⊛ Village Retail 'Heart' - focus of village centre retail activity and improved offer
- ⊛ Village Community 'Heart' - focus on traffic calming and environmental improvements
- Ⓐ Potential for Environmental Improvements to Existing Green Space, including church public realm and lighting scheme
- Major transport corridors
- Settlement Boundary
- Rail Line - Potential to reinstate
- Potential New Rail Halt
- Ⓐ School
- Wharf Area - Improved Environment and Cromford Canal Regeneration
- Long term opportunity to develop transport access



-  Pinxton Village Centre Strategy
 - a : Improve traffic safety on Kirkstead Road
-  Streetscape and Frontage Strategy
 - a: Wharf Road: Shop front improvements, new parking opportunities
 - b: Alfreton Road: Formalise parking spaces and encourage planting
 - c: Town St: Investigate traffic calming and consider relocating crossing
 - d: Relocate bus stop away from junction
-  Environmental Strategy
 - a : Hill Top Park: Improved access and environment
 - b: South Rec: Environmental enhancements
 - c: Long term opportunity for country park
 - d: Potential skate park on village green
-  Safer Routes to School Strategy
 - a: Storth Lane : Safety improvements
-  Pinxton Wharf
 - Clean up the Wharf environment
 - Support Cromford Canal Regeneration
 - Investigate rail halt and rail reinstatement
-  Gateways for Traffic Strategy
 - a: Pinxton Village gateway
 - b: Estate gateway
 - c: Pinxton village gateway
-  Wide range of Estate Improvements
-  Key infill site
-  Existing footpaths to be retained and enhanced
-  Cromford Canal, long term renewal proposals
-  Pinxton Wharf, environmental enhancements
-  Streetscape enhancements
-  Potential public car park
-  New Greenway Opportunity

4.3. Regeneration Strategy

The regeneration strategy promotes a range of interventions that can be delivered to enhance the town. These are set out below.

1) Pinxton Village Centre: Improved School Safety

- a. **Kirkstead Road Junior School:** Opportunity to improve traffic safety outside the school through a defined and raised crossing, a 20mph limit and an extended no park zone. Interventions are detailed as a key intervention (see later section of report). Improving safety through traffic management can also be importantly achieved through ongoing work with the school travel plan.
- b. **John King Junior School:** Opportunity to improve traffic safety outside the school through a raised crossing further from the current junction.



2) Streetscape and Frontages Strategies

- a. **Wharf Road:** The development of a retail frontages strategy will enhance the external appearance of retail premises, detailed later in this report. There is also an opportunity to reclaim the George Inn public house site as a public car park that would serve to support retail activity on Wharf Road - although a permission for residential development on this site is likely to increase the cost of acquisition.
- b. **Alfreton Road:** Consultation identified concerns around speeds and work with the County Council can identify a suitable speed control mechanism. A wider emphasis on

environmental improvements and parking space would enhance this gateway. Parking spaces can be formalised through planting, paving and environmental treatments.

- c. **Town Street:** consider relocation of pedestrian crossing closer to facilities.
- d. **Alfreton Road Bus Shelter:** consider relocation shelter further up the road away from the main junction.



Opportunities to improve frontages and formalise parking

3) Environmental Strategies

- a. **Hill Top Park:** Environmental improvements as part of a wider strategy of greening work in the village can enhance the space. A
- b. **South Rec:** Opportunity to enhance and maintain the play facilities.



Examples of play facilities and shelters for young people

- c. **Country Park:** The Bolsover Green Infrastructure Strategy identified the area as a possible Country Park site. Further work with suitable funders and existing landowners can be explored to bring this project forward in the longer term. Access to the park should support walking and cycling in the area building on current links.
- d. **Village green:** Opportunity to enhance and maintain the play facilities, particularly the those for teenagers and young people such as a skate park - as discussed with Derbyshire County Council - building on the existing shelter at this overlooked space.

Environmental improvements and access to the countryside play an important role in enhancing Pinxton. Ensuring access to existing footpaths and where possible upgrading these, aligned with promoting activity in the town through led walks and routefinder leaflets, can encourage greater fitness, health and well being of residents. In particular a new Greenway route running along the south of the Industrial Estate and one to the north to South Normanton (Broadmeadows) facilitating cycling and walking would benefit residents.

4) Safe routes to school:

Storth Lane has been identified as a concern on school routes. Derbyshire County Council has recently worked with local schools to develop a travel plan and stakeholders should continue to work to implement travel plan proposals.

5) Pinxton Wharf:

- a. **Wharf Environment:** Improved maintenance of the Wharf area will promote user enjoyment. This will form a key part of the Village's environmental improvements.
- b. **Railway Halt:** A long term opportunity exists for the re-instatement of the rail line with a halt at the current scrap yard. A long term funding route and delivery plan would be required in line with the Cromford Canal project.
- c. **Cromford Canal:** The Cromford Canal restoration project is a long term project led by the Friends of Cromford Canal. It includes the retention of the river diversion channel across the Smotherfly opencast site to the south-west of Pinxton to ultimately connect to the main canal system with flood relief benefits.



6) Gateways for the Village

- a. **North Village Gateway:** the current sign from the Mansfield Road and area opposite could be enhanced to provide a greater sense of arrival in the village.
- b. **Estate Gateway:** improved signage and landscaping are proposed later in this report.
- c. **South Village Gateway:** Signage at the Selston gateway would enhance the sense of arrival to the village. This could be delivered as a part of industrial estate improvements.

7) Estate Improvements:

A detailed schedule of improvements to the estate are set out in the following section of the report.

8) Land to south of Lambcroft Road:

This land is in private ownership and whilst used as a public thoroughfare it is not a safe environment. A residential development here that respects the built form in style and maintains permeability between Combcroft Road, Church Street West and Hill Top Park would enhance the character of the area. Consultation suggested this be a suitable drop-off area for school children attending local schools to reduce congestion. The feasibility of this arrangement could be identified between the developer/landowner and District Council.

5. Pinxton: Key Interventions

5.1. Introduction

Three areas in Pinxton have identified for key projects to support sustainable regeneration based upon consultation.

5.2. Kirkstead Road

Consultation raised concerns that Kirkstead Road suffers from excessive traffic at peak school times which compromises the safety of children. In addition to excessive vehicles, parking controls are not always adhered to. The school has recently developed a travel plan to seek to tackle issues relating to school routes to encourage walking. Proposals have been developed in this masterplan to deliver a raised crossing that provides a safe and defined crossing space for pupils. In addition, it is proposed the area be made a 20mph zone and that parking restriction be extended along the west side to increase visibility.



KEY

1. Extended no parking zone
2. Community garden
3. Raised and defined crossing
4. School
5. Nursery school

5.3. Wharf Road

A retail frontage strategy is proposed to enhance the external appearance of retail premises. Based on the following principles:

- De-cluttering of external wires.
- Fill length flat fascias that have conform in heights with other shops.
- Introduction of canopies at least 2m above pavement height.
- Building repairs.
- Agree a consistent palette with shop owners - the Farm Gate Butchers in Pinxton provides a good example

The strategy should seek to work with shopkeepers to identify best strategy. Public realm at key places can be enhanced to provide an improved pedestrian experience. These are detailed later as a part of the industrial estate and landscape approaches.



Examples of strong retail frontage: Large, clear displays; full length fascia; canopies



5.4. Brookhill Industrial Estate

Brookhill Industrial Estate provides an important environment for local businesses. Interventions are designed to raise the appearance of the estate, making it more attractive to businesses and for local residents who work there or with to access local walks and trails.

Key aims for industrial estate proposals are include:

- Aid way finding
- Create and enhance connections
- Enhance security
- Contribute to the overall sustainability of the estate.


Detailed proposals are set out in appendices which include working with Groundwork to develop and adopt an environmental management system for the estate. In summary these are:

- Enhancing the greenway by providing a separate traffic / non traffic minimum 3.5m wide route that can be safely accessed by pedestrians, cyclists and horseriders including provision of access controls for all users that prevent motorcycle use. This can be introduce along the route and include plant clearance at the off-road section. Surfacing to be introduced to the area immediately to the south of the estate (Plymouth Avenue).
- Enhancing the footpath link via Colliery Road to provide safe access for pedestrians, cyclists and horseriders whilst retaining resident parking spaces at the north but restricting vehicle access along to Brookhill Road. Improved surface and formal street tree planting to be introduced.
- Enhancing public realm along Wharf Road at key gateways
- Colour coding the estate with different 'quarters'
- Improved signage at key gateways
- Security and aesthetic improvements through Weldmesh fence installation
- Planting throughout the estate.

Prioritisation of weld mesh fencing is recommended as:

1. Improving amenity of footpath / cycleway link via Colliery Road
2. Replacing 'industrial style' fencing along Wharf Road boundaries with boundary treatment in keeping with residential surroundings
3. Replacing fencing along key access routes e.g. Brookhill Road and Plymouth Avenue
4. Replacing fencing elsewhere



-  Enhanced entrances: new public realm and landscaping
-  Enhanced Pedestrian links: defining the Greenway
-  Renew Links to existing footpaths
-  Longer Term Options for Greenway (requiring removal of scrap yard)
-  New Planting
-  Colliery Road Cycleway



Wayfinding on the estate



Proposed access controls

Secure and pleasant fencing



6. Delivery

6.1. Introduction

The range of projects and development proposals identified in this report will each require a coherent delivery strategy. Guidance on each project is referred to in this report whilst the broader outline is set out below. Each of the delivery areas outlined below would benefit from a project champion in the village to take the projects forward. This might include a business on wharf road, one from the industrial estate, and a volunteer or local resident for Kirkstead Road and the wider environmental improvements.

6.2. Role of the Council

Bolsover District Council is the key actor in many of the projects in terms of planning, land ownership and officer time. Given the range of projects in the centre it is suggested an officer be dedicated at least part time to the area over a period of two or more years to assist in regenerating the town who could also be shared with South Normanton.

6.3. Wharf Road

Wharf Road has the potential to benefit from the proposals in the masterplan, particularly public realm (at industrial estate gateways), shop front improvements and the introduction of parking space. Bringing together high street traders in a business forum including Bolsover District Council and Leo Business (formerly Bizzfizz) will be an important part in the delivery of a shop front improvement programme. Works for a shop front improvement strategy will need to accord with all traders, building from an agreed signage and palette approach. The Farm Shop provides a strong design precedent for other Wharf Road shops. Public realm works along the road will require detailed designs and agreement with highways officers. In order to provide the derelict George Inn public house as a public car park the public sector will have to acquire the site, known to be in private ownership with planning granted for residential units.

6.4. School Safety and Traffic

Along Kirkstead Road the proposed landscaping and traffic calming interventions proposed will require ongoing consultation with key partners including the range of service delivery partners along the road (junior and infant school, youth club, arts centre, village hall and library) as well as service users and DCC Environmental Services. The school travel plan is an important tool in alleviating congestion and encouraging walking and the

school can continue to work with Derbyshire County Council to implement this. Other traffic issues around the village, including John King School, pedestrian crossings and potential traffic calming measures will require joint working between the community, District Council and County Council as well as community groups. A strong theme in public consultation was the need for better regulation of parking restrictions and consideration might be given to the presence of a parking enforcement office visiting the village on a weekly / fortnightly basis.

One of the key issues for the village is the constrained overall traffic movement in and out of the village, with industrial and residential traffic both using Alfreton Road. A long term solution to this arrangement would be the reinstatement of the road connecting Wharf Road and Birchwood Lane. However, the costs of such a road would have to be met through significant residential development in one of the few open areas between Pinxton and Somercotes which may not be desirable in itself. In addition, such development may not be feasible if ground conditions are unstable due to former coal mining, or because of adverse traffic impacts on the A38 or M1. Conclusions about such an extension to Pinxton are beyond the remit of this document and are more properly addressed in the ongoing work on the Local Development Framework. The costs of implementing this road are likely only to be met through significant local residential development that requires such a route and may be prohibited if the ground conditions are unstable due to former coal mining. Appropriate housing sites can be identified through the Council's Strategic Housing Land Availability Assessment and Local Development Framework.

6.5. Brookhill Industrial Estate

A range of proposals have been developed for the industrial estate that include works to highways, planting, signage, public realm, business security and external appearance works. Works to businesses or privately owned land, particularly upgrading fencing and providing colour coding, will require business sign up. Bringing businesses together in a forum would provide the strongest delivery mechanism. In the first instance notifying businesses of the opportunity to input into proposals (such as signage design) and the potential availability of funding (match funding for fencing upgrades) provides a platform for a wider range of improvements. Adopting an environmental management system for estate in partnership with Groundwork may be an effective way forward.

6.6. Environmental Strategy

Many of the proposals in this report emphasise the benefits of a comprehensive environmental strategy in Pinxton which seeks to improve key green spaces. The 7KS group is currently

working with local pupils to enhance the SN&P community garden and work towards qualifications. This work could be expanded to improve other parts of the village, such as Hill Top Park, South Rec, the Wharf and the greenway to the south of the industrial estate. Derbyshire County Council will be a key partner in delivering greenway improvements as their greenway strategy moves forward. Groundwork would also be able to support the implementation of proposals, particularly on the industrial estate.

Opportunities to promote existing routes or create new countryside routes should be improved wherever possible to create an integrated and well connected network of green routes. The County Council's Rights of Way Improvement Plan (2007-2012) and Greenway Strategy provide a framework for activity and the County and District Council, working with local partners including the Bolsover Countryside Partnership can continue to take forward local improvements. A green 'champion' for the village would help create leadership.

7. Conclusion

Pinxton is a village of some 4,000 residents with a strong sense of character and history. Its strong educational offer and access to the countryside contributes to making it a desirable place to live, albeit that the road access is highly constrained. The industrial estate is an important offer for local businesses although these share the route with residents out of the village.

A range of relatively small projects are promoted in the masterplan to benefit the local community and residential environment, including environmental improvements to green spaces, traffic calming and the opportunity to improve the local retail offer. Where possible it is suggested that retail activity be consolidated along Wharf Road rather than the village centre, aided by shop front improvements and additional parking.

Enhancing the industrial estate through a range of works, particularly to improve security, legibility and appearance can help support investment in the estate as well as increase its aesthetic amenity for residents.

Longer term regeneration of the village, including projects such as the country park, canal, railway reinstatement and rail halt will require dedicated resources and partnership working between voluntary and community groups, land owners and public agencies to define projects, secure funding bids and set up working groups.

Appendix 1: Project Action Plan

| Pinxton Masterplan | | | | | | |
|----------------------|--|--|----------|-----------|---|--|
| Pinxton Key Projects | | | | | | |
| 1 | Kirkstead Road | Key Actions | Priority | Timescale | Potential Funding | Lead Agencies |
| | Enhanced crossing and traffic interventions | Work with partners to refine scheme | High | Medium | Safer Routes to School / External Funding / Local Travel Plan (DCC) | DDC / Parish Council / Kirkstead Road Junior School and other partners located on Kirkstead Road |
| 2 | Brookhill Industrial Estate | | | | | |
| | Greenway: improvements to existing route via motorway and Beaufit Lane. Provide minimum of 3.5m wide route that can be safely accessed by pedestrians, cyclists and horseriders. Provision of access controls for all users that prevent motorcycle use. Provision of improved lighting at selected locations | Create greening delivery partnership | Medium | Short | | Parish Council, BDC, DCC, 7KS, Groundwork, Bolsover Countryside Partnership |
| | Greenway: segregate footpath/cycleway/bridlepath from vehicles on Plymouth Avenue. Southern 3.5m dedicated route. | Create greening delivery partnership | Medium | Medium | | Parish Council, BDC, DCC, 7KS, Groundwork, Bolsover Countryside Partnership |
| | Greenway: Hard surfacing south of Plymouth Avenue through to Erewash corridor. Provide minimum of 3.5m wide route that can be safely accessed by pedestrians, cyclists and horseriders. Potentially approach landowners to expand path. Provision of access controls for all users that prevent motorcycle use. Provision of improved lighting at selected locations | Create greening delivery partnership and consult with landowners | Medium | Medium | | Parish Council, BDC, DCC, 7KS, Groundwork, Bolsover Countryside Partnership, Businesses |
| | Greenway: enhance greenway towards Pinxton Wharf. Provide minimum of 3.5m wide route that can be safely accessed by pedestrians, cyclists and horseriders. Provision of access controls for all users that prevent motorcycle use. Provision of improved lighting at selected locations. Vegetation clearance to maintain sightlines. | Create greening delivery partnership | Medium | Short | | Parish Council, BDC, DCC, 7KS, Groundwork, Bolsover Countryside Partnership |

| Pinxton Masterplan | | | | | | |
|-----------------------------|---|--|-----------------|------------------|--------------------------|---|
| Pinxton Key Projects | | | | | | |
| 2 | Brookhill Industrial Estate continued | Key Actions | Priority | Timescale | Potential Funding | Lead Agencies |
| | Footpath Link via Colliery Road. Provide minimum of 3.5m wide route that can be safely accessed by pedestrians, cyclists and horseriders, retain residents parking spaces. Retained residents parking at north of Colliery Road, no vehicle access along road to Brookhill Road. No vehicle access via Café to Plymouth Avenue. Elsewhere, 3.5m wide route introduced on road, with improved surface and formal street tree planting. | Create greening delivery partnership | Medium | Medium | | Parish Council, BDC, DCC, 7KS, Groundwork, Bolsover Countryside Partnership |
| | Town Street Gateway: landscape improvements to provided gateway treatment to space. Suggested treatment is the creation of sculptural landform, that could also be used as a public space or play feature, rather than introduction of a piece of public art. | Detail works | Medium | Long | | Parish Council, BDC, DCC, 7KS, Groundwork |
| | Brookill Road Gateway: landscape improvements to provided gateway treatment to space. Suggested treatment is the creation of sculptural landform, that could also be used as a public space or play feature, rather than introduction of a piece of public art. | Detail works | Medium | Long | | Parish Council, BDC, DCC, 7KS, Groundwork |
| | Wayfinding / Colour coding: Introduction of colourful wayfinding measures to aid orientation through the estate. Colour marker posts to define colour 'sectors' of estate | Create business partnership | Medium | Medium | | Businesses, BDC, Parish Council, DCC |
| | Additional proposals: Enhanced signage drawing on colour coding and potential land art. Also indicates public footpaths for pedestrians. | Create business partnership | Medium | Short | | Businesses, BDC, Parish Council |
| | Improve boundaries by replacing existing fencing with weldmesh (potentially colour coded). Prepare schedule of boundaries, ownerships and costs in discussion with landowners | Create business partnership | High | Short | | Police, businesses, BDC |
| | Tree planting: Obtain underground utilities drawings to refine scope for tree planting, obtain land ownership plans and agree scope of planting with landowners | Create greening delivery partnership and consult with landowners | Medium | Medium | | Parish Council, BDC, DCC, 7KS, Groundwork, Bolsover Countryside Partnership |
| | | | | | | |

| Pinxton Village Wide Projects | | | | | | |
|-------------------------------|---|--|--------|--------|------------------------------|--|
| 3 | Wharf Road | | | | | |
| | Shop front improvements: enhanced and conforming shop fronts | Agree and implement through business partnership working | Medium | Short | BDC / external funders | BDC, Shop keepers |
| | Landscaping: see proposals above at estate gateways | | | | | |
| 4 | Alfreton Road | | | | | |
| | Formalise parking areas (landscaping / planting). Work with DDC to investigate traffic speeds. | Detail works | Medium | Short | BDC / DDC / external funders | BDC, DCC Environmental services |
| 5 | Village Parks | | | | | |
| | Hill top park: environmental improvements to enhance public space as a part of wider programme | Consult with community and partners in order to detail works | Medium | Short | | SN&P / BDC / Groundwork / 7KS / Bolsover Countryside Partnership |
| | Village Green: improve play facilities (teenage) | | Medium | Short | | |
| | South Rec: potential to improve play facilities (children) | | Medium | Short | | |
| 6 | Pinxton Wharf | | | | | |
| | Environmental improvements to enhance public space at the wharf as a part of wider programme | Detail works | Medium | Short | | SN&P / Parish Council / Groundwork / 7KS / DCC |
| | Cromford Canal: long term regeneration project to reinstate canal use | | Low | Long | | Friends of Cromford Canal / DCC |
| | Rail halt: long term regeneration project to reinstate trains and provide halt at Alexander Terrace on scrap site | Form project group | Low | Long | | Parish Council |
| 7 | Village Gateways | | | | | |
| | Enhance Mansfield Road gateway with new signage | Detail works | Medium | Medium | BDC / Parish council | BDC / Parish council / DCC |
| | Enhance Selston gateway with new signage, potentially as part of industrial estate improvements | Detail works | High | Medium | BDC / Parish council | BDC / Parish council / DCC |
| 8 | Country Park | | | | | |
| | Long term opportunity to provide a large amenity space west of Suff Lane | Discuss with partners | Low | Long | | Landowners / Parish Council / BDC |

Appendix 2: Kirkstead Road Industrial Estate Proposals

Appendix 3: Consultation

| | | | |
|---------------------------|---|------------------|------|
| Committee: | Planning | Agenda Item No.: | 9 |
| Date: | 9 th December 2009 | Category | * |
| Subject: | Old Blackwell Conservation Area Appraisal and Management Plan - Start of Public Participation | Status | Open |
| Report by: | Heritage Conservation Manager (written by Conservation Officer (Conservation Area Appraisals)) | | |
| Other Officers involved: | | | |
| Director | Director of Development | | |
| Relevant Portfolio Holder | Cabinet Member for the Environment | | |

RELEVANT CORPORATE AIMS

Environment - Promoting and enhancing a clean and sustainable environment.

One of the Council's priorities for its aim for the environment is to protect, enhance and improve the natural and built environment in a sustainable way.

The proposed Old Blackwell Conservation Area Appraisal and Management Plan seeks to ensure that the historic and natural environment of the Old Blackwell Conservation Area is preserved and enhanced by defining its special character and appearance and by setting out appropriate policies and proposals. As a result, the proposed Old Blackwell Conservation Area Appraisal and Management Plan will form an extremely important policy tool in the Council's efforts to protect and enhance the built and natural environment in a sustainable way.

TARGETS

Achieving the milestones set in the Historic Environment Scheme by March 2011 is a specific target in the Corporate Plan. Within this target, preparing and adopting the Old Blackwell Conservation Area Appraisal and Management Plan by April 2010 will achieve one of the milestones.

VALUE FOR MONEY

Preparing and adopting Conservation Area Appraisals and Management Plans aids efforts for a more efficient planning determination process as the additional guidance they contain enables applicants to better prepare their proposals, which in turn reduces the need for amendments, and enables the district to gain better developments.

In addition to this, the proposals for enhancement that the Conservation Area Appraisals and Management Plans contain aids efforts to secure external funding for the district.

PURPOSE OF THE REPORT

To seek Committee approval to carry out a public participation exercise on the draft Old Blackwell Conservation Area Appraisal and Management Plan and the proposed extension to the boundary of the conservation area.

THE REPORT

Background Information

Members will be aware that the process for the preparation of Conservation Area Appraisals and Management Plans was set down in the Historic Environment Scheme (as amended October 2009).

This process involves the following stages:

- Stage 1 - Evidence gathering
- Stage 2 - Prepare draft document
- Stage 3 - Public participation
- Stage 4 - Prepare final document

Stages 1 and 2 of the process have been completed, with the stakeholder (local experts) meeting held at the Newton Community Centre, Main Street, Newton on 22nd October 2009. The main issues raised were:

The age of the settlement and the number of buildings of historical or architectural interest, including the parish church of St Werburgh
It was suggested that the conservation area should be extended to the south of the church to include the extended graveyard and three mature lime trees

A number of traffic and highway issues were raised, particularly the speed of traffic passing through the settlement

It was suggested that the existing street lighting and paved surfaces should be replaced with lighting and surfacing more in keeping with the character of the area

Concerns raised about the possible removal of the red telephone kiosk and post box on Huthwaite Lane

Possible replacement tree planting in the churchyard

Appendix 1 contains a list of attendees and the note of the meeting.

ISSUES FOR CONSIDERATION

Conservation Area boundary issues

The Old Blackwell Conservation Area was designated by the Council in 1978 and the boundary has remained unchanged since. The boundary was established to recognise primarily the special historic and architectural interest of the area, but the draft Appraisal also highlights the contribution of the rural and relatively undeveloped setting of the conservation area.

It was suggested at the stakeholder meeting by local residents that the conservation area should be extended to the south of the church to include an area of land that has been incorporated into the burial ground since the conservation area was designated. The land was gifted to the church in the 1990s.

An assessment of the area has been undertaken as part of the review of the conservation area. The area of the burial ground lies to the south of St Werburgh's Church on ground which slopes to the south towards Hilcote Lane. Part of the site is laid out with formal paths and a number of memorial seats. The area is surrounded by agricultural fields and is delineated by both traditional boundary walls and more recently planted hawthorn hedgerows and wooden fencing. This area of land currently straddles the conservation area boundary therefore creating an anomaly in that part of the extended burial ground lies inside the conservation area and the other part lies outside. There is no discernible difference in character between the two areas.

The proposed extension area also includes three mature lime trees which are covered by Tree Preservation Order (TPO BOL/24). The trees are known as the 'Three Sisters' and are considered to be a significant and valuable amenity feature on the approach to the church along the public footpath from Hilcote Lane.

The proposed extension to the Old Blackwell Conservation Area is shown on the Features of Interest plan in the draft Appraisal and Management Plan and has been incorporated into the conservation area appraisal and management plan for consideration.

Conservation Area Appraisal and Management Plan issues

The draft Old Blackwell Conservation Area Appraisal and Management Plan seeks to define the special character and appearance of the Old Blackwell Conservation Area by assessing the built form, landscape and streetscape value. It also provides guidance on the implementation of certain saved policies in the Bolsover District Local Plan and where appropriate proposes schemes for the preservation and enhancement of the conservation area.

In the preparation of the draft document, the issues raised at the stakeholder meeting have been considered and where appropriate incorporated in the draft document.

Based on this background, the proposed draft Old Blackwell Conservation Area Appraisal and Management Plan identifies a number of preservation proposals, such as seeking to preserve the special historic and architectural interest of a number of buildings in the conservation area. The document also identifies a number of enhancement schemes, including improvements to the public realm and investigating measures to tackle the impact of traffic on the village.

In considering when the proposed schemes for the preservation and enhancement of the conservation area should take place, regard has been paid to the Council's approved Historic Environment Scheme Work Programme.

Therefore, it is considered that the preservation proposals contained in the draft Old Blackwell Conservation Area Appraisal and Management Plan, such as tackling the buildings and structures identified as in need of both urgent and non-urgent repairs, can progress alongside programmed work and the consultation exercise.

The enhancement proposals, which are generally less urgent than preservation proposals, given that they pose less immediate threat to the conservation area, are considered to be desirable but not able to be delivered in the current programme without additional resources.

A copy of the draft document is contained at Appendix 2.

Next stage

Following consideration of these issues and preparation of a draft Old Blackwell Conservation Area Appraisal and Management Plan, it is proposed to progress to Stage 3, with a five week public participation exercise due to the Christmas break, commencing on Monday 14th December 2009 until Friday 15th January 2010. A public meeting will be held during this period.

The outcome of the public participation exercise, stating how the responses have been considered and where necessary incorporated into the document,

Note of Meeting

Old Blackwell Conservation Area
Conservation Area Appraisal and Management Plan

Local Stakeholders' Meeting

Venue: Newton Community Centre, Main Street, Newton
Time: 6pm – 7.30pm
Date: 22nd October 2009

Present:

| | <u>Name</u> | <u>Title</u> | <u>Organisation</u> |
|----|-------------------|-------------------------------|--|
| 1 | D Smith | | Resident |
| 2 | M & E Oldershaw | | TPS Estates |
| 3 | M J Corbishley | Verger | St Werburgh's Church PCC |
| 4 | Reverend G Manley | Vicar | St Werburgh's Church, Diocese of Derby |
| 5 | L E Hounsell | | St Werburgh's Church |
| 6 | R & D Coates | | Residents |
| 7 | A Tomlinson | Councillor | Bolsover District Council and Blackwell Parish Council |
| 8 | I Newham | Councillor | Blackwell Parish Council |
| 9 | A & J Layton | | Residents |
| 10 | M & J Thompson | | Residents |
| 11 | E & S Franklin | | Residents |
| 12 | R & S Stones | | Residents |
| 13 | Chris McKinney | Heritage Conservation Manager | Bolsover District Council |
| 14 | Jonathan Moore | Conservation Officer (CAA) | Bolsover District Council |

Note Prepared by: Jonathan Moore

| | | |
|------------|---|-----------|
| 1.0 | Introduction | |
| 1.1 | Chris McKinney opened the meeting and set out the background to the Council's Conservation Area Appraisal and Management Plan programme. He explained that the Council aimed to produce an Appraisal and Management Plan for each of the 27 conservation areas in the district and that the Old Blackwell Conservation Area was the thirteenth in the current programme. He also explained that the purpose of the meeting was to meet with local stakeholders, such as local representatives and residents, at an early stage in the process. | |
| 1.2 | Jonathan Moore then outlined the process for producing conservation area appraisal and management plans. Copies of adopted appraisal and management plans were provided for the group to look at and then he explained how the document would be structured. | |
| 1.3 | Jonathan explained that the stakeholder meeting was an opportunity to gather information about the history of the local area and to identify features that are important to the character and appearance of the settlement. He stressed that the knowledge of people who live and work in the area was extremely useful to the Council. | |
| 1.4 | He also outlined that it was important to identify any threats to the character and appearance of the conservation area, as well as opportunities to improve and enhance the conservation area. He explained that information from the meeting would help to develop the focus of the Appraisal and feed into drafting Management Plan actions and enhancement schemes. | |
| 2.0 | Characteristics | JM |
| 2.1 | Jonathan explained that the character of an area is derived both from the built heritage and the natural environment. The Appraisal would comprise an assessment of not just the buildings and other important built features, but also features such as open spaces, the local topography, mature trees, hedgerows and boundary treatments. Views into, from and within conservation areas are also often judged to be important. | |
| 2.2 | He then gave a <i>précis</i> of the history of Old Blackwell. Despite not being recorded in the Domesday Book (1086) it is considered to be a very old settlement, probably with Saxon origins. A Saxon cross in the churchyard has been dated 7 th or 8 th century and the church is dedicated to a Saxon abbess (St Werburgh) who died in 699AD. The church is likely to have been altered by the Normans and substantial rebuilding took place in the 1820s followed by further work in the 1870s. The church became part of the Diocese of Derby in 1927. | |

- 2.3 The name Blackwell is thought to mean 'dark spring'. Mrs Hounsell said that she recalled the term 'black brook' also having been used locally. Jonathan mentioned that Church Hill was referred to in some historical records as 'Sinai' - several residents verified this. It was also mentioned that there was a salt hole at Craig House.
- 2.4 Jonathan identified that there are 3 listed buildings in the village – the church, Old Farm Cottage, and Three Lane Ends Farmhouse. Also listed is a double tombstone in the churchyard dating from 1734. Apart from the church, the oldest buildings are the farms which date predominantly from the 18th and 19th century, although earlier buildings may have existed. Residents identified that Devonshire Cottage is another old building and it was agreed that Craig House is very old.
- 2.5 Jonathan explained that the Appraisal would also identify other buildings which make a positive contribution to the special interest of Old Blackwell. These would be categorised as Unlisted Buildings of Merit. He asked the group to think about which buildings they considered to be important. Residents stated that the collection of buildings overall were important and that the village was 'like a jigsaw'. Removal of any piece could spoil the overall value of the place.
- 2.6 Jonathan then identified that there are a few buildings in the village dating from the 19th century, for example the former school and public house, which followed the development of the collieries and railways in the area. Unlike many other settlements Old Blackwell has retained much of its traditional rural/agricultural character and residents were agreed that this was an important characteristic.
- 2.7 Mr Coates highlighted that there was an important connection between Jedediah Strutt and Three Lane Ends Farm – Strutt had inherited the farm from one of his uncles and lived there prior to inventing the Derby Rib machine. Chris stated that a lot of information about Jedediah Strutt had come to light when he had been preparing the Appraisal for the Newton Conservation Area in 2001/02 and there was a strong local connection.
- 2.8 Jonathan then questioned the group about the former railway line which had been opened in 1892 by the Great Central Railway. Councillor Tomlinson confirmed that the line had been closed in the 1960s under the Beeching reforms. Jonathan asked whether there was public access to the route - residents stated that although it had been filled in it was used as an informal footpath. Some residents said it would be desirable to try and develop the route into an amenity trail which could link into other trails in the district.
- 2.9 Jonathan then referred to the original public house which had been

- situated to the east of the railway line and was known locally as 'The Thack' on account of its thatched roof. This was replaced by the later 'Robin Hood' pub, which has now closed. Some concern was raised by residents about use of the property as the base for a taxi service.
- 2.10 Jonathan then mentioned Church Hill Farm and explained that this was a known area of archaeological interest – he identified it on a plan of the village. He asked whether anyone knew if a manorial boundary marker still existed – this marked the boundary between land owned by the Duke of Devonshire and the Earl of Carnarvon.
- 2.11 There was some speculation that it did still exist although no-one could confirm this. Jonathan advised that there was also archaeological evidence of a remnant ditch and medieval strip fields around the farm and that the site could have been the location of the former manor house.
- 2.12 The residents agreed that there are a lot of mature trees in the conservation area and that these add to the character of the place. Some concerns were voiced about the removal of several horse chestnut trees in the churchyard due to disease and the lack of replacement planting. There then followed some discussion about the merits of planting trees in churchyards and the problems they can cause through root damage was highlighted by Reverend Manley. It was suggested that this might be an area where replacement planting might take place but some reservations were voiced and it was agreed that further discussion would be needed. Chris explained that the Council operated a Free Tree Scheme and that this perhaps provided an opportunity to source trees if planting was considered to be desirable. Mr Franklin suggested that an area of land to the south of the church containing three mature trees should be included in the conservation area. He marked these on a plan.
- 2.13 Mr Layton referred to the rural nature of Old Blackwell and the importance of views from and into the conservation area. He considered that these views were appreciated and should be protected and asked whether the conservation area should be extended to include additional landscape. Chris explained the rationale and considerations used when designating conservation areas and stated that the District Council had taken the approach of generally drawing conservation area boundaries relatively tightly around settlements – the approach varies between local authorities. He also explained that Old Blackwell is defined in the Bolsover District Local Plan as a rural settlement and the Council has policies in place which effectively limit the level and types of development that the Council would consider suitable outside the settlement framework.
- 2.14 Residents identified that the red telephone box on Cragg Lane was an important feature and suggested it should be protected by listing.

- Chris explained that the District Council had applied to English Heritage to have the box listed but this had been declined as the box did not fulfil the listing criteria. However, he added that the importance of the phone box stated by the residents had been noted and would inform the Appraisal.
- 2.15 Councillor Tomlinson then explained that the Parish Council had recently been consulted by BT about its 'Adopt a Kiosk' scheme. The Parish Council had decided not to pursue the option as it believed BT should continue to be responsible for maintaining the telephone service. There was then some discussion about the merits of the telephone box and residents considered it important that it be retained. Jonathan explained that the District Council had also been consulted by BT on its proposals for several telephone boxes in the district. He stated that the Council would be considering a report in November which would provide recommendations on each. He stated that it would be likely that officers would be recommending that the Council object to the removal of the telephone box at Cragg Lane.
- 2.16 Residents also thought that the post box on Cragg Lane and wooden bus shelter were important features that should be retained. Councillor Tomlinson stated that the bus shelter was owned by the Parish Council. Mr and Mrs Thompson suggested that the bus shelter should be moved as changes to the local bus route meant that the shelter was now in the wrong place and effectively redundant.
- 2.17 There was then some discussion about the former school site and its conversion to residential units. Mr and Mrs Oldershaw clarified how many units had been built and it was agreed that the Council and the developer had between them achieved a development scheme that had benefited the character and appearance of the conservation area.
- 3.0 Boundaries and potential extensions**
- 3.1 Jonathan explained that the Old Blackwell Conservation Area was designated in 1978 and that the boundary had not been reviewed since designation. He explained that the process allows the Council to review conservation area boundaries - to look at proposed extensions, as well as possible deletions in cases where the special interest of the conservation area has been eroded. He outlined that in considering possible extensions to a conservation area an assessment would need to be carried out to determine whether the area was worthy of designation on the basis of its historic and/or architectural interest.
- 3.2 Mr Franklin questioned why the current conservation area did not include the small area of land to the south of St Werburgh's church which includes 3 mature trees and now forms part of the graveyard. This area was identified on a plan for clarification.

JM

3.3 Jonathan suggested that because the extension to the graveyard is more recent than the designation of the conservation area this was the reason the boundaries did not match. Jonathan and Chris stated that this anomaly would be looked at as part of the review process.

3.4 No other boundary changes were suggested.

4.0 Identification of possible threats to character and appearance

JM

4.1 Residents raised several issues relating to the impact of traffic travelling through Old Blackwell. Mrs Layton stated that as pavements are limited and the roads narrow this discourages people from walking along them. The speed limit has recently been reduced from the national speed limit to 40mph, although several residents stated that this was regularly ignored. It was suggested that the speed limit should be reduced further to 30mph and traffic calming measures introduced.

4.2 Chris explained that concerns about traffic issues were a common theme coming across at a number of previous stakeholder meetings. He explained that although the District Council is not the Highway Authority, the appraisal and management plan process was proving useful in exposing problem areas. As a result, the Council had met with the County Council to draw this issue to their attention and to try to facilitate the redirection of traffic. Chris added that the problems raised today would feed into those discussions.

4.3 Mr Layton raised the issue of the M1 motorway being widened to four lanes between junctions 28 and 29 and asked whether additional lighting was likely to be installed as has happened elsewhere. Chris talked about the pros and cons of motorway development and the requirements of lighting for safety reasons. The concerns of residents about the motorway widening were noted.

4.4 Residents were in agreement that the possible loss of the telephone box on Cragg Lane is a threat to the character and appearance of the conservation area. It was stated that the phone box is currently not well maintained. Equally, it was considered that the post box and bus shelter should be retained.

4.5 Mr Coates said that cars park in the lay-by opposite St Werburgh's Church in the evenings and there is regular littering as a result. He suggested some sensitive lighting might help discourage people from parking there in the evenings.

5.0 Identification of possible opportunities to enhance character and appearance

JM

- 5.1 Residents considered that road traffic measures to reduce the speed of traffic and the volume of heavy goods vehicles would help to enhance the conservation area. It was stressed that any measures should be sensitive to the character of the conservation area.
- 5.2 In addition, some residents considered that the street lighting in Old Blackwell should be replaced with new lights that are more in keeping with the character of the area. It was clarified that this should be replacement lighting rather than additional lighting.
- 5.3 It was also suggested that the conservation area would benefit from improved paved surfaces that are in keeping with the character of the area.
- 5.4 Mr Thompson asked if any EU funding would be available to fund these improvements. Chris explained that a number of funding streams currently exist and that the Council had been successful in obtaining funding for other projects elsewhere in the district. He added that the purpose of identifying enhancement schemes was to improve the chance of securing funding, given that most funders wanted to know that the local Council supported the funding bid and that schemes included in the Management Plan were ultimately adopted by the Council. However, Chris added that the Council could only take forward a certain number of enhancement schemes every year and that priority was currently being given to the Creswell / Markland and Hollin Hill Grips / Pleasley Vale part of the District, meaning that ones identified in Old Blackwell may not be identified for action quickly.
- 5.5 Opinion was divided over whether replacement tree planting would be desirable in the churchyard. It was suggested that from an amenity perspective it would be desirable and would enhance the character of the conservation area. However, Reverend Manley and Mr Corbishley argued that experience elsewhere had shown that trees could cause problems in churchyards through root damage and they were therefore reluctant to commit to replacement planting. After some discussion Chris suggested that this could be put forward as a potential enhancement scheme that would be open to further discussion with the Church representatives.
- 5.6 It was also mentioned that some of the coping stones on the churchyard wall were missing and had not been replaced. It was suggested that it would be beneficial to seek to replace these.
- 6.0 Next steps**
- 6.1 Chris and Jonathan thanked everyone for attending the meeting and advised that the information would be considered during the preparation of the draft appraisal and management plan. Jonathan

- advised everyone that they could contact him following the meeting with any additional information or points they did not raise during the meeting.
- 6.2 He advised the group that the next stage of the process is to report the draft document to Bolsover District Council's Planning Committee in December 2009 followed by a four week public consultation period. During this time an open public meeting will be held. The consultation event and public meeting will be advertised and stakeholders will be informed of the relevant dates.
- 6.3 Feedback from the public participation phase will be used to revise the document where necessary before being reported back to the Planning Committee followed by formal adoption by the Council. Jonathan stated that it was currently programmed to adopt the document in April 2010.

| | | | |
|------------------------------|--|---------------------|------|
| Council/ Committee: | Planning | Agenda Item No.: | 10. |
| Date: | 9 th December 2009 | Category | * |
| Subject: | The fifth Annual Monitoring Report 1 st April 2008 – 31 st March 2009 | Status | Open |
| Report by: | Planning Policy Manager | | |
| Other Officers involved: | Principal Planner (Planning Policy) Senior Planning Technician Planning Information Officer | | |
| Director | Currently overseen by Neighbourhoods Environment | | |
| Relevant Portfolio Holder | | | |

RELEVANT CORPORATE AIMS

COMMUNITY SAFETY – Ensuring that communities are safe and secure

CUSTOMER FOCUSED SERVICES – Providing excellent customer focused services

ENVIRONMENT – Promoting and enhancing a clean and sustainable environment

REGENERATION – Developing healthy, prosperous and sustainable communities

SOCIAL INCLUSION – Promoting fairness, equality and lifelong learning.

STRATEGIC ORGANISATIONAL DEVELOPMENT – Continually improving our organisation

This is the fifth Annual Monitoring Report, covering the period 1st April 2008 – 31st March 2009. The Annual Monitoring Report provides a review of the performance of policies in the saved Bolsover District Local Plan against set indicators and targets. The monitoring process allows an assessment to be made of how well policies are performing, and the need for any changes to ensure policies in the Bolsover District Local Plan fulfil their roles in achieving the above corporate aims. The outcomes will be used to inform policy development for policies in the emerging Development Plan Documents. The annual monitoring report includes reporting on number of monitoring indicators required by the government

TARGETS

The Annual Monitoring Report provides a summary of the performance of indicators identified in relation to the saved policies in the adopted Bolsover Local Plan.

VALUE FOR MONEY

The report highlights both the performance and effectiveness of policies in the current Bolsover District Local Plan. The work in the Annual Monitoring Report will be used to help inform the review of the Local Development Scheme, and emerging policies in the Core Strategy and future Development Plan Documents.

The production of the report is a statutory requirement.

THE REPORT

1. Background

- 1.1 Section 35 of The Planning and Compulsory Purchase Act 2004 requires every local planning authority to make an annual report to the Secretary of State containing information on the implementation of the Local Development Scheme and the extent to which policies set out in local development documents are being achieved. Further details of this requirement are set out in Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.
- 1.2 Planning Policy Statement 12 – Local Spatial Planning (DCLG June 2008), sets out key requirements in terms of local development framework monitoring and annual monitoring reports. Part of the test of soundness of a development plan document is whether there are clear mechanisms for implementation and monitoring.
- 1.3 A copy of this year's Annual Monitoring Report is attached as Appendix A. The report must be submitted to the Secretary of State before the end of December 2009.

ISSUES FOR CONSIDERATION

- 2.1 The Annual Monitoring Report uses a series of indicators and targets to monitor the performance of the current Local Development Framework. To aid consistency and allow a meaningful comparison, the same indicators and targets have been used each year. However, last year the Department for Communities and Local Government changed the Core Output indicators, and a number of these are reported on for the first time this year.
- 2.2 Production of the AMR has considerable implications for staff resources. Ironically, the research required to produce the AMR significantly reduces the staff time available to progress some of the key planning policy items being monitored. To ensure that future AMRs are produced as efficiently as possible, the Council has commissioned planning consultants Roger Tym and Partners to review the scope of information contained in the AMR against essential requirements, to advise on future formats and suggest efficiencies in future data collection. This commission has yet to be completed, but some initial recommendations have already been taken on board. Consequently, the form and content of the report has changed slightly this year from previous years. Only topical information has been included in some sections. Two of the sections have been combined so that information on the same topic can be found in a single place. The tables produced in previous years have been added to the text to improve readability. Section 8 now provides

updates on the important sites/ issues for the district. The result is a slimmed down document, although the statistical and other evidence are still contained in the appendices. It is hoped that this revised format will aid readability. It is anticipated that next year's report will be significantly different, and will be mainly restricted to meeting essential requirements.

- 2.3 Although the report covers the period to the end of March 2009, significant changes to date are also included in the report.
- 2.4 Section 3 of the report highlights the projects on which joint working is currently taking place, both within the Council, and the sub-region. It also contains a spatial portrait of the district (the statistics have been updated this year where information has been available).
- 2.5 Section 4 of the report sets out the implementation of the third Local Development Scheme, setting out progress in respect of all of the documents in the scheme. It is intended to produce a fourth Local Development Scheme during 2010, and progress will be reported on in next year's Annual Monitoring Report.
- 2.6 Section 5 details the planning participation events that have taken place this year.
- 2.7 Section 6 sets out the different types of indicator and provides updates in relation to the topics in the current Bolsover District Local Plan
- 2.8 Section 7 sets out progress on last year's Action Plans at Table 2. There was progress on all 14 action points in the monitoring year. In line with advice from Roger Tym and Partners (see Para 2.2 above) action plans for future years will not be formulated, as this is not a requirement of AMRs.
- 2.9 Section 8 of the report provides an appreciation of current planning issues and some of the ongoing challenges which have arisen since the Bolsover District Local Plan was adopted.
- 2.10 Appendix 1 sets out the contextual indicators for the district. New information is not available every year for these indicators. However, figures indicate that unemployment (based on claimant count) rose nationally and also both within the county and the district. The average household income for the district has fallen slightly (by £727), whilst the national average has increased (by £1,361).
- 2.11 The first topic area of Appendix 2 deals with themes and general principles. The first four targets have been met for the fifth year running. However, no large scale renewable energy installations were installed in the district in the monitoring year (2008/9). The Council's installation of photovoltaic panels on Sherwood Lodge will be reported in next year's AMR.

- 2.12 Topic B in Appendix 2 deals with housing. The housing requirement figures are based on the East Midlands Regional Plan (the RSS) 243 net new dwellings were provided in the monitoring year. This is slightly more than the 223 last year. However, it is significantly less than the 400 annual requirement in the RSS. In addition, the issue of sites with planning permission (and in particular large sites such as South Shirebrook) not coming forward for development continues to be of major concern. The number of sites, most of which have planning permission, but which are not going to be developed within 5 years has risen from 277 in April 2007 to 1000 in April 2008, and to 1,456 in April 2009.
- 2.13 A total of 23 affordable new houses were built in the district in the monitoring year. The issue of the level of affordable housing being provided is also of concern. The new RSS minimum requirement for affordable housing in the Northern (Sheffield/Rotherham) sub area is 10,000 for the period 2006-2026. Bolsover's disaggregated requirement is in the order of 132 dwellings per year. Over the last 3 years, the actual provision has amounted to just 52. A possible approach to achieving better performance on this is being developed as part of the LDF.
- 2.14 Topic C in Appendix 2, details the amount of employment land developed in the district. A total of 9,371m² of new employment floorspace has been created, including development at the new Council depot and Creswell Craggs visitor centre. No employment land was lost to residential or other uses in the monitoring year.
- 2.15 Topic D deals with Shopping and Town Centres. The main increases in floorspace were at the new Aldi store in Clowne and, on a smaller scale, the Creswell Craggs Visitor Centre shop.
- 2.16 Topic E – Community Facilities, Recreation, Leisure and Tourism, shows that the authority gained its first Green Flag Award for Creswell Model Village, and a new park and play area was provided at Bracken Ridge, Shirebrook.
- 2.17 Topic F deals with transport. All new non - residential development in the district complied with car parking standards for the fifth year running.
- 2.18 Topic G – Conservation of the Historic and Built Environment shows that no listed buildings were demolished in the district, and no new development which adversely affected Scheduled Ancient Monuments was permitted. It is the fourth year that both of these targets have been met.
- 2.19 Topic H charts progress on issues relating to the Countryside and Natural Environment. There has been no net loss of areas and

populations of ecological importance, or losses of wildlife sites, although the site at Steetley has been affected by development and it is expected that the boundaries of this wildlife site will be reduced significantly in the future. There has been an increase of 12.44ha in the district added to the Local Wildlife Site list, including an additional site at Peter Fiddler Reserve, and Tibshelf Ponds. 1,000 new trees have been planted by Creswell Heritage at Creswell Craggs.

2.20 The appendices contain details of all the indicators and progress against them. They also contain details of the 5 year housing supply for the district, and housing sites granted planning permission after the end of the monitoring year. The calculation of National Indicator 159 (Supply of ready to develop sites) is included at Appendix 7 of the report

2.21 Details of last year's Action Plans are included at table 2 in section 7 of the report

IMPLICATIONS

Financial : The production of the Annual Monitoring Report can be contained within existing budgets,

Legal : The Annual Monitoring Report and its submission to the Secretary of State is a statutory requirement of the Planning and Compulsory Purchase Act 2004

Human Resources: Steps are being taken (see paragraph 2.2) to reduce the impact on staff time.

RECOMMENDED:

That the Committee:

- 1) Approve the Annual Monitoring Report for submission to the Secretary of State**
- 2) Authorise the Planning Policy Manager Planning to make any factual alterations or minor textural changes prior to the submission of the report.**

ATTACHMENT: Y
FILE REFERENCE: 2261
SOURCE DOCUMENTS:

Planning and Compulsory Purchase Act (2004)

The Town and Country Planning (Local Development) (England) Regulations
2004 - 2009

Local Development Framework Monitoring: A Good Practice Guide (March
2004)

Regional Spatial Strategy and Local Development Framework Core output
Indicators – update 2/2008

BOLSOVER DISTRICT COUNCIL
Local Development Framework

FIFTH ANNUAL MONITORING REPORT
1ST APRIL 2008 - 31ST MARCH 2009

December 2009

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Appendix eight: Housing sites granted planning permission 1st April
2009 16th November 2009

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The Annual Monitoring Report was approved by Council on 9th December 2009 and
Submitted to the Secretary of State on XX December 2009.

1. Executive Summary

- 1.1 This is the fifth Annual Monitoring Report prepared by Bolsover District Council. In line with advice contained in table 3.3 of Local Development Framework Monitoring: A Good Practice Guide this report follows a similar format to previous reports to aid consistency and provide easy cross reference.
- 1.2 The introduction in section 2 sets out the importance of monitoring and its role in assessing the performance of plans and policies.
- 1.3 Section 3 is an overview, and sets out the legislative and policy background to the production of the annual monitoring report. Section 3.2 details the collaborative work that has taken place and is ongoing. Section 3.3 details alignment with Community Strategies. Section 3.4 details the Council's evidence base. Section 3.5 contains a description of the spatial character of the district, and its key characteristics.
- 1.4 Section 4 details the implementation of the Local Development Scheme. Table 1 in section 4.2 shows the milestones in the third Local Development Scheme. Details of the third Local Development Scheme are set out in section 4.3. Section 4.4 looks ahead and identifies some of the issues that will have an impact on the fourth Local Development Scheme that will be prepared after the submission of this report.
- 1.5 Section 5 deals with the Statement of Community Involvement. It details the participation events carried out.
- 1.6 Section 6 considers the performance of policies in the adopted Bolsover District Local Plan and the indicators used in this report. Section 6.4 contains details of policy performance. This section has been expanded this year to include updates on all the subjects previously included in appendix 8 on a topic basis to allow information on a single topic to be found in one place. The tables included in this section in previous years have been added to the text to improve readability. The topics in this section are still arranged around the chapter headings of the current Bolsover District Local Plan.
- 1.7 Section 7 provides an overview of the progress made on last year's action plan.
- 1.8 Section 8 provides updates on significant sites/issues in the district identified in previous annual monitoring reports.
- 1.9 Appendix 1 sets out this year's Contextual Indicators. Appendix 2 details the Core and Local Output Indicators (Incorporating Significant Effects Indicators). The Core Output Indicators have been changed this year following new requirements from the Department of Communities and Local Government. Appendix 3 shows this year's Housing Trajectory. Appendix 4 details progress on Adopted Local Plan Housing Allocations. Appendix 5 sets out Housing Completions by Parish. Appendix 6 is a table showing Industrial Land Provision. Appendix 7 sets out the calculation for National Indicator 159. A list of deliverable housing sites included in the 5 year Housing Supply is set out at Appendix 8, and sites granted planning permission during the period 1st April 2008 – 16th November 2009 are set out in Appendix 9.

1.10 The report assesses the district at the end of March 2009. However, where significant changes have taken place in the period up to December 2009, these have been included in the report.

2. Introduction

- 2.1 Monitoring is an important cyclical process which provides the feedback on the performance of adopted planning policy against pre-determined targets. A negative result suggests either the aims and policies are outdated, or that adjustments and revisions in policy and targets are appropriate. Trends and patterns in performance, and unintended consequences can also be identified, which will be of increased importance for delivering sustainable development.
- 2.2 This document builds on previous Annual Monitoring Reports and updates the core, contextual and local indicators set out in previous Annual Monitoring Reports, as well as the housing trajectory.

3. Overview

3.1 *Legislative and Policy Background*

- 3.1.1 Section 35 of The Planning and Compulsory Purchase Act 2004 requires every local planning authority to make an annual report to the Secretary of State containing information on the implementation of the Local Development Scheme and the extent to which policies set out in local development documents are being achieved. Further details of this requirement are set out in Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.
- 3.1.2 Planning Policy Statement 12 – Local Spatial Planning (DCLG June 2008), sets out key requirements in terms of local development framework monitoring and annual monitoring reports. Part of the test of soundness of a development plan document is whether there are clear mechanisms for implementation and monitoring.
- 3.1.3 The Government has published a Good Practice Guide on LDF Monitoring (ODPM 2005), which explains how the local development framework monitoring requirements of the Act, Regulations, the Strategic Environmental Assessment Regulations and Planning Policy Statement 12 can be achieved by local authorities. The District Council has taken into account the advice in that guide in producing this report
- 3.1.4 The Good Practice Guidance advises that local monitoring reports should feed into the East Midlands Regional Plan (The Regional Spatial Strategy). Where possible streamlining is taking place to utilise available information in both reporting systems.
- 3.1.5 The Department for Communities and Local Government requires Local Authorities to report each year on 13 Core Indicators. These were updated in 2008, and this is the first year that some of them have been reported on or reported on in a revised form.
- 3.1.6 This annual monitoring report also reviews the progress and performance of the Council's evidence base and the Statement of Community Involvement. There are no indicators or targets for these documents and the review will be limited to a description of process.

3.2. *Collaborative working*

- 3.2.1 Within the Council, the planning policy team are continuing to work closely with the Local Strategic Partnership on the production of an evidence base to underpin the Core Strategy.
- 3.2.2 The Council's planning policy team also work closely with similar teams in Chesterfield Borough and North East Derbyshire. For example, a joint Strategic Flood Risk Assessment was produced for the three authorities in March 2009. The three Councils are currently working jointly with Derbyshire County Council on a Transport Study which is considering the relationship between spatial options and transport across north eastern Derbyshire and which will inform the LDF process.

- 3.2.3 More recently (outside the monitoring year), an officer level Local Development Framework Liaison Group has been set up between the three authorities to look at cumulative impacts, shared areas of working, methodologies, and opportunities for efficient working e.g. by commissioning joint studies where required.
- 3.2.4 The Sustainable Residential Design Supplementary Planning Document is being progressed. This is being prepared by an officer employed jointly by Bolsover District Council, and Chesterfield Borough Council. Bolsover District Council's document is therefore being progressed in tandem with similar documents being prepared by Chesterfield Borough Council. It is hoped that this will enable shared learning between authorities and reduce consultation fatigue for key stakeholders.
- 3.2.5 In response to changing data requirements, including the monitoring of the new Regional Spatial Strategy, the County Council and all the Derbyshire authorities are implementing a new purpose built monitoring, analysis and reporting database called 'CPD Smart'. This will allow the authority to constantly update Housing, Employment and Environmental information. The Council is active in these changes through its participation in PIMOG (the Planning Information & Monitoring Officers Group)
- 3.2.6 Within the Council the Planning Policy team have organised two workshops with the Local Strategic Partnership. The first in March 2009 discussed the relationship between LSP work and the LDF. The second in October 2009 focussed on issues and options to be addressed in the Core Strategy. The LDF is a routine item on the agenda of the LSP's Executive Support Group, enabling regular updates to be provided and draft documents to be discussed.
- 3.2.7 In addition, a series of schools events took place in three schools in the district in July. The workshops were designed and facilitated by Planning Aid, with support from the Planning Policy Group, and Customer Service and Performance Department (see also Section 5 below)
- 3.2.8 The Creswell and Whitwell Advisory Group has continued to meet throughout the year, discussing options for the future use of former colliery sites with landowners and other agencies.

3.3 Alignment with Community Strategies

- 3.3.1 The new planning system requires there to be a clear linkage between the vision and objectives of Community Strategies and development plan documents. This is because community strategies are concerned with improving well-being in a sustainable way for the benefit of future generations.
- 3.3.2 Two community strategies apply to this district. The Derbyshire Community Strategy covers the whole county and is prepared by the Derbyshire Partnership. The Sustainable Community Strategy for Bolsover is prepared by the Bolsover Local Strategic Partnership and specifically covers Bolsover District. The transport theme group is shared between the Bolsover LSP and the CHART LSP, which covers Chesterfield Borough Council and North East Derbyshire District Council.

- 3.3.3 A new Derbyshire Sustainable Community Strategy is currently being prepared to cover the period 2009 - 2014

3.4 Evidence Base

- 3.4.1 Under Section 13(1) of the Planning and Compensation Act 2004, local planning authorities must “keep under review the matters which may be expected to affect the development of their area or the planning of its development.” The survey and presentation of a robust and credible evidence base to inform the documents prepared under the Local Development Framework is therefore important to the plan making process.
- 3.4.2 Work on an Evidence Base to underpin documents in the Local Development Framework is ongoing. A number of studies have been carried out this year and are being used to inform the production of development plan documents. These are highlighted in the sections of the Action Plan at section 7 table 2, below which details progress on last year’s action plans.

3.5 Spatial Character of Bolsover District

- 3.5.1 An important part of the Evidence Base is the spatial portrait of the district. The ‘spatial description’ of the character of the district set out below is taken from the Core Strategy Preferred Options Report. The figures have been updated where changes have taken place and are known.

A portrait of the district

Settlement Pattern and Housing

A significant proportion of the 74,300 people (estimate for 2008) in the district live within the four towns of Bolsover, Shirebrook, Clowne and South Normanton. These are sustainable urban areas which provide a range of facilities and services for their own communities whilst providing a service focus and employment opportunities for the surrounding rural area.

Outside the towns scattered farms and small villages rest in an open rural landscape, punctuated by settlements, which developed around the collieries. The largest of these villages, the main villages, generally have a range of basic facilities but smaller villages often lack such facilities. Public transport linkages between those villages that are not on principal routes to the main towns are generally poor. Both of these factors can leave residents isolated unless they have access to a car.

Regeneration

The district is still recovering from the effects of industrial decline in the last century, including damaged landscapes, derelict land and deprivation, poverty and housing need in some communities, particularly the former colliery villages such as Creswell and Whaley Thorns. These areas present significant opportunities for regeneration to revitalise local communities and economies.

Poor health is a problem in the district. Life expectancy is below the national and

regional average, and the number of people with limiting long-term illnesses is high. More ill people are found in the areas with the greatest deprivation.

Educational attainment at GCSE is substantially below the national average. However, this is improving. In 2006/07, 44% of pupils in Bolsover gained five or more GCSEs graded A* to C against a figure of 57.9 for Derbyshire, and 62% for the UK as a whole (source ONS). In 2008/09 this had risen to 53.3%, against a figure of 63.1% for Derbyshire, and 65.3% for the UK as a whole. 27.6% of students in the district continue to study after GCSE level against a figure of 43.5% for the East Midlands, and 47% for the UK as a whole

Housing

The council tax records at 1st April 2009 show the total number of dwellings in the district as 33,879. The Housing Stock Condition Survey 2003 confirms that nearly 40% of all private sector stock is deemed not 'decent' (that is, not of an acceptable standard), a figure which rises to 71.9% in the private rented sector. However, a more recent survey carried out for the Building Research Establishment using a larger sample in 2005, indicated a figure of 31% of non- decent stock. This disrepair, concentrated in older properties and terraces (particularly former National Coal Board Housing), is also linked to lone and single parent households and those with special needs.

Increasing house price rises and loss of social housing stock through 'Right to Buy' has produced a shortage of affordable housing. However, only 13 council houses were sold under the right to buy scheme during the year up to 31st March 2009. Cases of homelessness based on acceptances dropped from 104 in 2007 -08 to 42 in 2008 -09. This drop is due to the work now being carried out on homeless prevention.

Economy

There were 23,800 employee jobs in the district in 2007, and 26,000 total jobs (including self employed, government supported trainees, etc) (Source: Nomis). This was an estimated increase of 1,100 employee jobs on the previous year.

The proportion of people unemployed at March 2009 (based on claimant count) stood at 4.5% in Bolsover, and 3.8% in Derbyshire compared with 4.0% in the UK as a whole.

There has been a very substantial development of new 'job-creating' sites. Between 2005 and 2008 the amount of commercial and industrial floor space in Bolsover grew by 26% compared with 1% in England as a whole. Over the last 3 years development has been steady with some 51,735 square metres of additional employment floorspace being developed. This figure does not include the 4.37 Ha of land developed at Barlborough Links as part of Dobbies Garden Centre.

Barlborough Links employment growth zone has been particularly successful in attracting more diverse employment to the district and providing higher quality jobs. However, the growth zone is now almost fully occupied or committed and there is limited scope for future expansion.

Brook Park employment growth zone at Shirebrook, developed by the East Midlands

Development Agency, has also proven to be attractive to developers. The Sports Direct storage and distribution warehouse has taken a very large plot here and most of the remaining plots are now committed for employment development.

The Castlewood development site and remaining plots off Berristow Lane, South Normanton within the Castlewood employment growth zone, provide the main balance of employment capacity in the south. The Castlewood site, which extends into Nottinghamshire, is now substantially under development.

The Markham employment growth zone (Markham Vale) adjoining Bolsover but lying mainly in adjoining district council areas, is rapidly developing with new businesses. Next to this, the former Coalite site is being cleared for potential redevelopment.

A major new employment site is under construction at the former Steetley Colliery/Armstrong Quarry site near Whitwell in Nottinghamshire, but with access from this district.

Changes in the farming industry mean that more land in rural areas of the district is likely to go out of conventional farming use in the future.

The district has a small but growing tourism industry, with significant major attractions at Bolsover Castle, Hardwick Hall and Creswell Crags. The new visitor centre at Creswell Crags was opened by Sir David Attenborough on 27th June 2009. Tourism related jobs in the district in 2007 (the latest year for which figures are available) stood at 8.4% compared with 7.5 % for the East Midlands, and 8.2% over the country as a whole.

In addition there is leisure shopping at the East Midlands Designer Outlet, and Dobbies Garden Centre. During 2007 the visitor spend in the district was up to £87.35million, representing a year on year increase.

Transport & Movement

The M1 motorway bisects the district and provides a major link to the nearby cities of Sheffield, Derby, Nottingham and Leicester and to the larger towns of Chesterfield, Mansfield and Worksop to the north and south. Bolsover district experiences a high level of out-commuting, in 2001 over 18,100 residents travelled out of the district to work, predominantly to the adjoining districts of Derbyshire, particularly Chesterfield and also Nottinghamshire. This out-commuting is equivalent to 62% of all employed residents.

The district is accessible to the national rail system, with stations onto the Midland Main Line being located close to the district in Chesterfield and partly within the district at Alfreton. With the recent opening of the Channel Tunnel link into St Pancras Station, London, this will have the potential for direct connections from the East Midlands to continental Europe. The district is also served by the Robin Hood Line, linking Worksop and Nottingham, with stations at Shirebrook, Whaley Thorns/Langwith, Creswell and Whitwell.

Landscape, Environment & Cultural Assets

The district has a rich environmental and cultural heritage. The district has 7 nationally important Sites of Special Scientific Interest (SSSIs), 15 regionally important geological sites, two local nature reserves, 110 sites included in the county register of wildlife sites, 393 Listed Buildings, 27 Conservation Areas, and 13 Scheduled Ancient Monuments which include three significant buildings - Hardwick Hall, Bolsover Castle and Barlborough Hall. The Creswell Crags is an ancient monument and archaeological site which is potentially of world heritage status.

The district has significant Green Infrastructure including seven Countryside Parks, as well as areas of public open space, allotments and village greens. An area of the North East Derbyshire/Sheffield Green Belt extends into the district around Barlborough and north east of Clowne. A number of Important Open Areas seek to maintain the distinct identity of settlements and prevent them merging together. There are seven identified areas of landscape character supporting a range of biodiversity and the Limestone Farmlands, extending across the eastern half of the district, are mainly categorised as high quality Grade 2 agricultural land.

4. Local Development Scheme Implementation

4.1 Background

- 4.1.1 The Local Development Scheme sets out which documents will be prepared under the Local Development Framework. The Local Development Scheme is reviewed annually following the submission of the Annual Monitoring Report to maintain a three year rolling programme.
- 4.1.2 The third Local Development Scheme was approved in June 2007, and covers the period March 2007 – March 2010.
- 4.1.3 This section of the report sets out progress made on preparing the Local Development Documents under the Local Development Scheme.

4.2 Milestones in the third Local Development Scheme (Published June 2007)

- 4.2.1 The major milestones for the third Local Development Scheme are shown in table one below.

Table 1

| Local Development Document | Start | Pre submission consultation | Pre submission participation | Revised submission participation | Submission to the Government | Examination | Adoption |
|--|-----------------|-----------------------------|------------------------------|----------------------------------|------------------------------|----------------------|----------------------|
| Core Strategy DPD | Mar 2005 | Ongoing | October 2006 | <u>February 2008</u> | <u>August 2008</u> | <u>February 2009</u> | <u>November 2009</u> |
| Site Specific and Area Based Allocations DPD | Mar 2005 | Ongoing | October 2006 | December 2010 | July 2011 | April 2012 | January 2013 |
| Development Control Policies DPD | Oct 2009 | April 2010 | | December 2010 | July 2011 | April 2012 | January 2013 |
| Proposals Map Development Plan Document | n/a | n/a | n/a | n/a | n/a | n/a | January 2013 |
| Sustainable Residential Design SPD | Jan 2006 | n/a | November 2008 | | n/a | n/a | <u>May 2009</u> |

NB: Dates highlighted in **bold** indicate milestones that have been met. Dates italicised and underlined indicate milestones missed.

4.3 Progress on the third Local Development Scheme during the monitoring year

- 4.3.1 The third Local Development Scheme came into effect on 13th June 2007
- 4.3.2 Work on evidence based studies to support the preparation of a revised Core Strategy, and ongoing difficulties in recruiting and maintaining a full complement of staff has lead to slippage in the production of the Core Strategy. These issues

will be addressed as part of the preparation of the 4th Local Development Scheme.

- 4.3.3 In respect of the Sustainable Residential Design Supplementary Planning Document work has also be delayed. The Senior Urban Designer, in the shared post progressing this work left, and there was a long delay in the recruitment process before the new post holder took up work in February 2009.

4.4 *Issues for the fourth Local Development Scheme*

- 4.4.1 The fourth Local Development Scheme is in the process of preparation. The Council has discussed the contents with the government office for the East Midlands, and it is anticipated that the document will be finalised shortly. It will be reported on in next year's Annual Monitoring Report. In the interim, pending a formal review of the LDS, an informal timetable of key dates and documents has been posted on the Council's website.

5. Statement of Community Involvement

- 5.1 The Statement of Community Involvement sets out the steps that the Council will take to encourage the public, community and other groups and businesses to participate in the making of planning policy and the determination of significant planning applications. The Statement of Community Involvement is effective across the whole of Bolsover District Council's administrative area.
- 5.2 No new Development Plan or Supplementary Planning Documents were produced during the monitoring year.
- 5.3 As noted above in section 3.2 above, consultation workshops took place in July in three of the schools in the district. The opportunity to participate in these interactive events was particularly welcomed as the Council's Consultation toolkit published in 2002 identified young people as one of seven hard to reach groups.
- 5.4 The workshops took the form of a series of interactive events designed to find out what the pupils liked and disliked about their areas/villages, and how they thought their areas of the district could be improved. In addition, to help pupils understand the scale of the housing requirement for the district to 2026, they were asked where new housing should go. This has been developed into a SWOT analysis of the issues the pupils raised at the workshops with a view to feeding them into the Local Development Framework Process
- 5.5 Overall the structured approach and willingness and enthusiasm of the participants resulted in a useful piece of work for the evidence base, and will ensure that the views of one of the so called hard to reach groups feeds into the Development Plan Document process.

6. Policy performance and indicators

6.1 *Scope and purpose*

- 6.1.1 This fifth Annual Monitoring Report focuses on the saved policies of the adopted Bolsover District Local Plan. The report measures the extent to which saved adopted local plan policies have been fulfilled. The local plan period covered the period from 1st April 1995 to 31st March 2005, and some of its policies need review.
- 6.1.2 As noted elsewhere in this report, the East Midlands Regional Plan (the Regional Spatial Strategy) was adopted on 12th March 2009. This has replaced the Joint Derby and Derbyshire Structure Plan, and now forms part of the Development Plan for the district.
- 6.1.3 The Derby and Derbyshire Waste Plan is also part of the development plan for the district. All of the policies in this plan except one (Policy W1A) were saved in March 2008, and a list is being placed on the County Council website.

6.2 *Types of indicator*

- 6.2.1 The aims and policies of the adopted local plan are simplified for monitoring purposes. The 54 indicators to monitor the local plan and other plans are comprised of four types of indicator. These are:

Contextual indicators,
Core output indicators, as required by the government
Local output indicators
Significant effects indicators

- 6.2.2 **Contextual indicators** describe the broad social, environmental, and economic background of the district. They are intended to provide a quick source of highly relevant information about Bolsover District.
- 6.2.3 **Output indicators** assess the performance of aims, objectives and policies. Core output indicators are required by the government as reporting statistics, as is National Indicator NI 159, the calculation for which is shown at appendix 7. New Core Output Indicators were introduced by the Department of Communities and Local Government in July 2008, and this is the first annual monitoring report in which some of these have been used.
- 6.2.4 **Local output indicators** are relevant to issues of specific local importance and the range chosen is intended to provide a more comprehensive picture of plan performance.
- 6.2.5 A small number of core and local output indicators are also defined as **significant effects indicators**, which cover unintended, substantial, positive or negative impacts from policies.

- 6.2.6 Some indicators do not easily lend themselves to a suitable quantitative or even qualitative target, so in these circumstances no target has been set for monitoring. Nonetheless, a long term assessment of possible trends will be pursued.

6.3 Indicators for the saved Bolsover District Local Plan

- 6.3.1 Guidance on the production of annual monitoring reports states that the report should consider whether policies have been met or progress is being made towards achieving them; and in cases where they are not being met, to set out the reasons for non achievement. This information is set out in the appendices.
- 6.3.2 In general, all of the 'saved' policies in the Bolsover District Local Plan are being implemented where appropriate, and there is no evidence from the monitoring information collected that the policies are not working or are having any unintended effects.
- 6.3.3 The performance of the adopted local plan against indicators and their targets is set out in the schedules in the appendices. The contextual indicators are contained in Appendix 1 and are numbered from 3 to 8. The core and local indicators are in Appendix 2 and are numbered sequentially by topic (for example A1) and are also referenced to the numbering in the government guidance (for example Core Indicator 1). The significant effects indicators are incorporated within the core and local indicators and are marked with a double hash (##). The housing trajectory is contained in Appendix 3.

6.4 Core and local indicators and Policy performance and updates

- 6.4.1 This section provides an overview of some of the information in the appendices, together with an update of any changes in relation to topics in the chapters of the Bolsover District Local Plan, for example, where progress has been made on a site or topic not covered in the appendices, or where other changes impact on a topic.

a) Themes and General Principles

- 6.4.2 Overall, the indicators and targets in the category of general themes appear suitable, and targets have been met on matters such as waste efficiency, renewable energy, flood defence, air quality, and hazardous substances.

(b) Housing.

- 6.4.3 Previous Annual Monitoring Reports used the housing requirement in the Derbyshire and Derby Joint Structure Plan, and the adopted Regional Spatial Strategy to inform the housing requirement and housing trajectory.
- 6.4.4 A new Regional Spatial Strategy (the East Midlands Regional Plan) was adopted on the 12th March 2009. A report on the publication of the adopted East Midlands Regional Plan was presented to the planning committee at their meeting on 29th April 2009 (Minute 09/932 refers). The new Regional Spatial Strategy sets out a housing requirement for the district of 8,000 new dwellings for the period 2006 –

2026. This equates to an annual requirement of 400 dwellings, plus or minus any over or under supply from previous years.

- 6.4.5 The new Regional Spatial Strategy also sets out figures for affordable housing. The indicative affordable housing target for the Northern (Sheffield/Rotherham) Housing Market Area is 10,000 over the plan period.
- 6.4.6 National Indicator 159 – Supply of ready to develop housing sites requires local authorities to identify and monitor their supply of sites that are deliverable over the coming 5 years. The calculation for this is included in Appendix 7. However, this calculation has to be based on the 5 year period April 2010 to March 2015.
- 6.4.7 When the interim assessment of the 5 year supply was made in September 2009, to assess the likely supply of housing sites, the planning department wrote to everyone registered as a site owner or applicant where an application had been granted for planning permission, to ask whether:

It was still intended to develop the site in line with the timetable previously set out, and if not a revised timetable for the development: and/or

Whether any problems previously identified in the development of the site have been overcome, and if so when it is intended to start developing the site.

Or, in the case of new sites, the likely timetable for development.

- 6.4.8 The result of this exercise was that 1551 dwellings were identified as being “deliverable” within the next 5 years (Schedule A sites on the Council’s website). Since 1st April 2009, a further 76 houses have been granted planning permission.
- 6.4.9 The current economic downturn appears to be having a significant impact on the development of new homes. This issue is of concern in meeting future housing levels. The number of sites in Schedule B (sites that for a variety of reasons are not available, suitable or deliverable within 5 years, most of which have planning permission, and a significant proportion of which are already under construction) has risen from 277 in April 2007 to 1000 in April 2008 and to 1,456 in April 2009.
- 6.4.10 The housing trajectory required under the Core Indicators, is shown at Appendix 3
- 6.4.11 It is a requirement of the Planning Policy Statement 3 that a Strategic Housing Land Availability Assessment is carried out for the housing market area. A methodology has been agreed between the four authorities that make up the northern (Sheffield/Rotherham) Sub Areas, and work on the SHLAA is currently progressing.

(c) Employment.

- 6.4.12 The Industrial Land Provision summary is shown at Appendix seven. Generally, the safeguarding and take-up rate of allocated sites for employment has been satisfactory in fulfilling the aims of the adopted Local Plan. Although no land was

developed at any of the 4 key employment sites (Pinxton Castle, Wincobank Farm, Barlborough Links, and South Shirebrook), the 2008/9 year did see employment land/ floorspace developed at:

Creswell Crags visitor centre;
The new Council Depot; and
A new plastic waste storage site for recycling at Berristow Lane South Normanton.

(d) Shopping and Town Centres.

- 6.4.13 Policies SAC 1, SAC 2, SAC 3, SAC 4, SAC 5 and SAC 6 in the retail chapter provide a framework for new retail and non-retail opportunities in the four town centres and seek to bring about sustainable retail growth.
- 6.4.14 Work has progressed on the development opportunities in Shirebrook through the developer briefs process, and the Masterplans for South Normanton and Pinxton are currently being finalised.
- 6.4.15 The monitoring year also saw the development of the new Aldi store in Clowne, together with an office development at Shirebrook Station.

(e) Community Facilities, Recreation, Leisure and Tourism.

- 6.4.16 The policies within this chapter seek to protect existing community facilities and provide for new facilities within existing communities.
- 6.4.17 Seven specific sites are protected for future community uses in policy CLT 3 'Reservation of land for social and community projects'. Six of these sites are 'notified' sites and are required by the Local Education Authority as part of their schools programme. The only change in the monitoring year was that works to replace the secondary school at Boughton Lane in Clowne, are now underway under the Building the Schools for the Future programme.
- 6.4.18 New recreational land and facilities are proposed in policy CLT 7 'New outdoor playing space and amenity open space'. The adopted local plan also makes provision for new countryside recreation facilities through policy CLT 11 'New countryside recreation facilities'. No applications were made for any of the sites in the monitoring year.
- 6.4.19 Sites protected for new countryside recreations facilities are contained in policy CLT 11. There has not been any change in the status of these sites in the monitoring year.
- 6.4.20 The district was successful in obtaining its first Green Flag award this monitoring year, for the site at the model village in Creswell.

(f) Transport.

- 6.4.21 The transport chapter seeks to maximise accessibility to both residents and visitors by providing comprehensive transport links between major land uses whilst minimising the impact of transport on the environment generally. In doing this it seeks to ensure accessible transport is available to all. The main overarching policy to steer these ambitions is Policy TRA 1 'Location of new development'.
- 6.4.22 Options for pedestrianisation in Shirebrook are being considered as part of the process of the selection of development briefs for the area.
- 6.4.23 Work has continued on the North Eastern Transport Study this year and progress will be reported in the next annual monitoring report.

g) Conservation of the Historic and Built Environment.

- 6.4.24 In accordance with the Historic Environment Scheme work programme, Conservation Area Appraisals and Management Plans were adopted for the Carnfield Hall, Belph, Apsley Grange, and Whaley Conservation Areas in June, July, October, and December 2008 respectively. Furthermore, work commenced on Conservation Area Appraisals and Management Plans for Markland and Hollin Hill Conservation Area in April 2008, for the Steetley Conservation Area in October 2008, and for Stony Houghton Conservation area in August 2008

h) Countryside and the Natural Environment.

- 6.4.25 This chapter seeks to ensure that inappropriate development is not granted in the countryside and that biodiversity is protected. In terms of the former, Policy ENV 3 'Development in the Countryside' has been an effective deterrent to inappropriate development over the lifetime of the plan offering a strong policy protection.
- 6.4.26 The Green infrastructure Study was completed in the monitoring year. One of the reasons for commissioning the study was the identification of the district through regional scale research as an area where improved management and delivery of Green Infrastructure is likely to deliver the most cost effective and most beneficial outcomes to the wider community.
- 6.4.27 The study sets out those features in the district which are important components of the Green Infrastructure resource. It identifies networks of space which can be enhanced and have the potential to contribute to more sustainable patterns of living. It suggests ways of improving 'green' assets in to make the district more attractive to businesses, tourists, and local residents.
- 6.4.28 The study is a strategic level document intended to inform the Core Strategy and an overarching policy on Green Infrastructure. It provides a firm base for a later Green Infrastructure Strategy to be developed to foster and expand Green Infrastructure across the district.
- 6.4.29 The new Regional Spatial Strategy contains a policy (Policy 28) requiring local authorities to work together to develop green infrastructure plans based on character assessments of existing natural, cultural and landscape assets and the

identification of new assets required to meet the needs of existing and expanding communities in their Local Development Frameworks.

7.0 *Progress on Last Years Action plans*

7.1 Each year the Council has produced action plans in the annual monitoring report to indicate new areas of work to facilitate the achievement of objectives in the current local plan and to help inform emerging policies in development plan documents. Table 9 below shows progress on last year's action plan.

| Table 2 – Progress on last year's Action Plans | | |
|---|---|--|
| Indicator | Action Plan | Progress |
| Contextual | <p>Continue to monitor and update contextual indicators as information becomes available</p> <p>Complete the settlement audit and hierarchy and report in the next annual monitoring report</p> | <p>A number of the contextual indicators have been updated this year and appear in section A of appendix 2</p> <p>The report was endorsed as a material consideration, and a key document in the development of a spatial strategy for the Local Development Framework by the Council at their meeting on 24th June 2009 (minute 09/114 refers)</p> |
| Themes and General Principles | <p>Complete the Renewable Energy Study</p> <p>Finalise the Strategic Flood Risk Assessment for the district</p> | <p>A report has been completed and has been posted on the Council's website</p> <p>Completed in March 2009. Also on the Councils' website</p> |
| Housing | <p>Monitor any changes in the supply of the affordable housing following the anticipated publication of the Information Bulletin on Affordable Housing</p> <p>Continue work on the Strategic Housing Land Availability Assessment and report progress in next year's annual monitoring report</p> | <p>23 new affordable homes have been built in the district this monitoring year.</p> <p>Work on the assessment has continued, and a draft report will be published shortly</p> |

| | | |
|---|--|--|
| Employment | Continue to encourage and monitor the take up of employment land. | Major employment developments in the district in the monitoring year included the new Council Depot and Creswell Craggs Visitor Centre |
| Shopping and Town Centres | <p>Pursue the development opportunities in Shirebrook town centre through the Masterplanning and Developer Briefs process</p> <p>Progress the Masterplanning exercise for South Normanton and Pinxton.</p> <p>Monitor the situation in Bolsover and Clowne</p> | <p>Options are being considered</p> <p>The development briefs are nearing completion, are expected shortly.</p> <p>Aldi has developed the former co-operative site in Clowne. No other major shopping/town centre development in the two towns in the monitoring year.</p> |
| Community Facilities, Recreation, Leisure and Tourism | Work towards a green flag standard for at least one significant area of open space in the district. | First Green Flag Award granted for Creswell Model Village. Planned to re-submit in 2010 to retain. In addition, other sites are being looked at with a view to submitting for Green Flag status in the future |
| Transport | Work to complete the North Eastern Transport Study this year | Work on this is ongoing, and it is anticipated that this will be completed shortly. |
| Conservation of the Historic and Built Environment | To carry out Conservation Area Appraisals and Management Plans in accordance with the Historic Environment Scheme. | Four appraisals carried out in monitoring year. See paragraph 6.4.24 above. |
| Countryside and the Natural Environment | Continue to implement the programme of annual targets set out in the Bolsover Greenprint. | Progress continues to be made, and a number of action points and targets have been signed off this year. |

8.0 Update on significant sites/issues in the district.

8.1 Challenges for 2009/2010

- 8.1.1 The adopted Bolsover District Local Plan has passed the end date of its plan period. However, with the approval of the Secretary of State, policies from the plan have been saved, and will continue to form the basis for decision making in the area until the adoption of the relevant documents in the Local Development Scheme. Many of the sites allocated have been developed, and the objectives of the plan achieved. Consequently the challenge for the coming year will be focussed on making progress with the Local Development Framework in addition to making progress on the specific sites outlined below.
- 8.1.2 Significant effects indicators as described in Appendix 1 will be retained as work on the Core Strategy progresses.
- 8.1.3 In previous Annual Monitoring Reports a number of important sites/issues were identified under this section. All of these remain as issues of importance, and updates on progress are set out below:

M1 Motorway widening. (Inside and outside of the settlement framework boundary)

Armstrong Quarry, Steetley. (Outside the settlement framework boundary)

The sites of the former Whitwell and Creswell collieries (partly outside the settlement framework boundary)

Former Clowne College redevelopment site

Coalite works, Bolsover

Markham Employment Growth Zone (Markham Vale) (Outside the settlement framework boundary).

South Shirebrook regeneration

Town Centres

Potential tourism centres at the former Pleasley colliery and Pinxton Wharf

This section provides a brief update on each of the issues.

M1 Motorway Widening

- 8.1.4 Latest discussions have centred on the possibility of the hard shoulder becoming a fourth lane during busy periods.

Armstrong Quarry, Steetley

- 8.1.5 An application has been submitted for erection of buildings for industrial (Class B1 and B2) and warehouse (Class B8) use in connection with an off-site manufacturing hub, related uses including training facilities (Class D1), ancillary staff overnight accommodation, and railway sidings, associated car parking, internal circulation roads, landscaping, restoration of the former Armstrong Quarry

and surrounding land for wildlife and green infrastructure network, remediation of contaminated land within the site and diversion of Darfoulds Dyke. An Environmental Impact Assessment has also been received, and is currently being assessed.

The Former Creswell and Whitwell Collieries

- 8.1.6 A number of officer level meetings have taken place since March 2009 involving Welbeck Estates, Lafarge Aggregate, District and County councils. Possible outline schemes were discussed at a meeting of the former Whitwell and Creswell Collieries Area Advisory Group outside the monitoring year, in October 2009. Further work on these outline schemes is currently being undertaken by Welbeck Estates.

Former Clowne College site, Clowne

- 8.1.7 A viability appraisal has been undertaken, and remediation testing on site is nearing completion. A revised application has just been received.

Former Coalite Works, Bolsover

- 8.1.8 An application was received in the monitoring year. We are currently awaiting revised information and will reconsult following remediation trials.

Markham Employment Growth Zone (Markham Vale)

- 8.1.9 Development on this site is continuing. The applicants are currently considering the split of warehousing and general industrial uses, and may submit an application to vary the proportions.

South Shirebrook Regeneration

- 8.1.10 Significant parts of South Shirebrook industrial land have been developed. It is anticipated that the first housing development will be the subject of an application in the next few weeks.

Town Centres

- 8.1.11 In Shirebrook, further work has been undertaken to produce a selection of Development Briefs, of which one focuses on an improved public realm and pedestrian flow across the town centre, and others concentrate on bringing developments to fruition alongside improved public access and servicing.
- 8.1.12 Work has started on the construction of the joint service centre at South Normanton.

Potential tourism centres at the former Pleasley Colliery and at Pinxton Wharf

- 8.1.13 Work is due to start on the refurbishment of a number of buildings at Pleasley Colliery which should secure their future. A number of initiatives to encourage wildlife at Pleasley Colliery have been undertaken by the Pleasley Pit Nature

Study Group and these are featured in the current editions of the Lowland Derbyshire Biodiversity Action Plan Annual Report, and The Derbyshire Biodiversity News.

- 8.1.14 No new applications were made in respect of Pinxton Wharf in the monitoring year.

Appendix 1: Contextual Indicators

| Ref | Indicator | Target | Performance | Comment or Action Required |
|------|---|---|---|---|
| CX 3 | Overall district ranking in Index of Multiple Deprivation. (Links to Getting Better, Better Results, Safer and Better Places to Live and Work parts of the Sustainable Community Strategy) | Improve ranking in each consecutive index | Bolsover District was 55 th poorest out of 354 local authority areas in England and Wales. (Taken from Nomis 2007) <i>The ranking has improved since 2005 Target Achieved</i> | No new data available this year. However, the district's ranking improved from 46 th poorest in 2005 to 55 th poorest in 2007; however the district is still within the poorest 13% Local Authority Areas. |
| CX 4 | Ranking of Super Output Areas (SOAs) of deprivation in Bolsover District, out of the whole of England and Wales. (Links to Getting Better, Better Results, Safer and Better places to Live and Work parts of the Sustainable Community Strategy) | Improve the number of SOAs in the district within the poorest 25% and 10%. nationally | 19 in the poorest 25% & 6 in the poorest 10% (2008 data) <i>The number has improved. Target Achieved</i> | No new data available this year. |
| CX 5 | Unemployment level. At March 2009, based on claimant count (Links to the Better place to work parts of the Sustainable Community Strategy) | District level no higher than the UK average. | March April 2008 – March 2009 UK unemployment level 4.0%. Bolsover district is 4.5% (Derbyshire 3.8%) <i>Target not achieved this year</i> | Unemployment level has increased at district, county, and UK level since the last annual monitoring report. Last year was the first year in which the target was met. This year has seen levels in the district rise fractionally above the national average (0.5%) |
| CX 6 | Average household income. (Links to the Better Places to Live and Work parts of the Sustainable Community Strategy) | District average no less than the UK average. | In 2008, average annual income was £24,756 for the Bolsover District and for England, it was £32,203. <i>Target not yet met</i> | Previously there has been steady year on year progress on this target. However this year, the average household income for Bolsover has decreased, whilst the UK average has increased. |

Appendix 1: Contextual Indicators

| Ref | Indicator | Target | Performance | Comment or Action Required |
|------|--|--|---|--|
| CX 8 | <p>Mean full time workers gross weekly pay.</p> <p>(Links to the Better Places to Live and Work parts of the Sustainable Community Strategy)</p> | To improve the Gross Value Added of the area | <p>By residence, a slight decrease from £471.90 in 2007 to £465.50 in 2008. However by workplace there was an increase from £480.70 in 2006 to £522.60 in 2008</p> <p><i>Target not yet met</i></p> | Slightly conflicting figures between the two different measures. This is the first year this has happened. |

Key: A1 = Indicator reference number; Core Indicator reference number; ## = Significant effect indicator

| Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators) | | | | | |
|---|--|--|------------|---|--|
| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
| Topic A: Themes and general Principals | | | | | |
| A1 Core Indicator E1 | Number of planning permissions granted contrary to the advice of the Environment Agency on either flooding or water quality grounds. (Links to the Better Places to Live part of the Sustainable Community Strategy) | Zero number of planning permissions given contrary to Environment Agency advice on flood defence or water quality. | GEN 2 | No permissions given contrary to Environment Agency advice on flood defence or water quality including any unresolved objections from the Environment Agency. <i>Target Achieved</i> | This is the fifth year running that this target has been achieved. |
| A2 | Air Quality Management Areas declared as a consequence of development which produces harmful levels of air pollution. (Links to the Getting Better and Better Places to Live parts of the Sustainable Community Strategy) | Permit no new development which is likely to produce harmful levels of air pollution of a scale likely to require the declaration of an Air Quality Management Area. | GEN 2 | None permitted <i>Target Achieved</i> | This is the fifth year running that this target has been achieved, with no developments permitted. |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|-------------------------|---|---|---|--|---|
| A3 | Newly permitted hazardous substances sites within or adjoining residential areas (Links to the Getting Better and Better Places to Live parts of the Sustainable Community Strategy) | Number of consents granted for hazardous substances within or adjoining residential areas | EMP 18 EMP 19 | None permitted. <i>Target Achieved</i> | This is the fifth year running that this target has been achieved. |
| A4 | Any planning permissions given contrary to Health and Safety Executive advice. (Links to the Getting Better and Better Places to Live parts of the Sustainable Community Strategy) | No permissions given contrary to Health and Safety Executive advice | GEN 1 GEN 2 GEN 3 EMP 11 EMP 12 EMP 13 EMP 14 EMP 15 EMP 16 EMP 17 EMP 18 EMP 19 | None permitted. <i>Target Achieved</i> | This is the fifth year running that this target has been achieved. |
| A5 Core Indicator E3 | The amount of renewable energy generation installed by installed capacity and type | Regional target to increase the contribution from 2% in 2006 to 6 % by 2010, and 20% by 2020 adopted as a local target. | GEN16 | None in monitoring year – note not possible to monitor microgeneration. <i>Moving towards 2010 target</i> | This indicator is likely to become increasingly important in future years, and work will need to be done to work out how this can be achieved and monitored in the future |
| A6 | Amount of Household Waste | To have a increase of no more than 3% per year | | Reduction of 3.5% on the previous monitoring year. <i>Target Achieved</i> | |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|-------------------------------|---|--|---|---|--|
| TOPIC B: HOUSING | | | | | |
| B1 Core Indicator H2(a) | Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer (Links to the Better Places to Live part of the Sustainable Community Strategy) | Completion of 8,000 dwellings between 2006 – 2026 to meet the requirement in the East Midlands Regional Plan | HOU 1 HOU 2 HOU 3 HOU 4 EMP 2 | For figures for the previous 5 year period, please see the Housing Trajectory at Appendix 3. <i>Target not Achieved</i> | The new requirement is 400 dwellings a year plus any over or under supply. The closest net completions to this figure in recent years was in 2001/02, when the number of completions was 367 |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|---------------------------------------|--|--|---|---|---|
| B2 Core Indicator H2 (b) | Net additional dwellings for the reporting year (Links to the Better Places to Live part of the Sustainable Community Strategy) | To provide the housing required in the relevant Development Plan | HOU 1 HOU 2 HOU 3 HOU 4 EMP 2 | <p>The requirement changed just before the end of the monitoring year on 12 March 2008. The new requirement is 920 (400 per year, plus 520 underprovision for the period 1st April 2006 – 31st March 2009)</p> <p>The number of new dwellings created over the monitoring year was 263</p> <p>The number of demolitions was 14</p> <p>The number of changes of use was 6</p> <p>The number of conversions was 0</p> <p>The net level of dwelling change over the monitoring year was therefore 243.</p> <p>SEE also Housing Trajectory at Appendix 3</p> <p><i>Target Not Achieved</i></p> | <p>The number of new dwellings created is down slightly from last year's 277. However, there were also fewer demolitions than the previous year, so the overall level of housing is up slightly on last year's 223. However, the issue of sites not coming forward continues to be of concern. The number of sites in Schedule B (sites that for a variety of reasons are not available, suitable or deliverable within 5 years, most of which have planning permission, and a significant proportion of which are already under construction), has risen from 277 in April 2007 to 1,456 in April 2009</p> |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required | | | | | | | | | | |
|-----------------------------|--|---|----------------|--|-------------------------------------|-------|-------|-------|-------|-------|-------|------|------|-------|--|
| B3 Core Indicator H 1 | Plan period and housing targets to show the planned housing period and provision. (Links to the Better Places to Live part of the Sustainable Community Strategy) | The East Midlands Regional Plan (the Regional Spatial Strategy) requirement for 8,000 between 2006 – 2026 in Bolsover District. | Not applicable | See Appendix 3 – Housing Trajectory | See Appendix 3 – Housing Trajectory | | | | | | | | | | |
| B4 Core Indicator H2 (c) | Net additional dwellings to show likely future levels of housing delivery, including the area (in hectares) applying to each of the 5 years. | 400 plus or minus any over or under supply | Not applicable | See Appendix 3 – Housing Trajectory Land to come forward over 5 years <table border="1"> <tr> <td>10/11</td> <td>11/12</td> <td>12/13</td> <td>13/14</td> <td>14/15</td> </tr> <tr> <td>19.49</td> <td>13.20</td> <td>3.79</td> <td>6.65</td> <td>10.78</td> </tr> </table> Total = 53.91 hectares | 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | 19.49 | 13.20 | 3.79 | 6.65 | 10.78 | |
| 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | | | | | | | | | | | |
| 19.49 | 13.20 | 3.79 | 6.65 | 10.78 | | | | | | | | | | | |
| B5 Core Indicator H2 (d) | Managed delivery target to show how likely levels of future housing are expected to come forward taking into account the previous years performance | To meet overall housing requirement | Not applicable | See Appendix 3 – Housing trajectory | . | | | | | | | | | | |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|-----------------------------------|---|---|---|--|--|
| B6 Core Indicator H3 ## | New and converted dwellings on previously developed land, to show the number of gross new dwellings being built on previously developed land. | To develop at least 60% of new dwellings on previously developed land within the year | Not applicable | 65% of new and converted dwellings were completed on previously developed land. <i>Target Achieved</i> | This represents a fallback from last year's figure of 86%, but is still over the target set |
| B7 No longer a Core Indicator | Percentage of new dwellings completed (gross) at: (i) less than 30 dwgs/ha (ii) between 30-50 dwgs/ha (iii) above 50 dwgs/ha | 100% of dwellings developed at a density of 30 dwellings per hectare net or greater within the year | HOU 1 HOU 2 HOU 3 HOU 4 EMP 2 | 243 dwellings completed on sites of two dwellings or more: Less than 30 dph = 75 (31%) 30- 50 dph = 101 (42%) 50 plus dph = 67 (27%) *In order to calculate the density figure, dwellings recorded as being completed in previous years are included in this figure. 207 dwellings completed in developments of 10 dwellings or more; Less than 30 dph = 60 (29%) 30-50 dph = 88 (43%) 50 plus dph = 29 (28%) <i>Target Improving but not yet met</i> | The number of dwellings constructed in both categories at both less than 30 and more than 50 dwellings per hectare increased over the monitoring year. |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|--------------------------------|--|---|------------|---|---|
| B8 Core Indicator H5 | <p>Gross affordable housing completions to show affordable housing delivery.</p> <p>(Links to the Better Place to Live part of the Sustainable Community Strategy)</p> | <p>In every new housing development of 25 dwellings or more (or of 1 hectare or greater in area) provision of at least 10% of all dwellings to be affordable, or a developer contribution for affordable dwellings elsewhere.</p> <p>The Council will review this target following consideration of the new RSS figures</p> | HOU 6 | <p>Birchwood Dismantlers, 58 Birchwood Lane, South Normanton: 4</p> <p>New Terrace, Pleasley: 4</p> <p>Mercol Products, 18 Carr Vale Road, Carr Vale: 14</p> <p>Land Between Langwith Cricket Club And New Scott Street, Whaley Thorns: 1</p> <p>23 in total</p> <p>Performance against target. At least 10% affordable housing to be provided on all eligible sites granted planning permission accompanied by a Section 106 Agreement in the monitoring year.</p> <p><i>Target met this year</i></p> | <p>The figure for affordable housing is down slightly from 29 last year. The level of affordable delivery from Section 106 Agreements based on market housing will not fulfil the likely affordable housing requirement. This issue is of concern, and the Council is seeking ways to address this.</p> |
| B 9 Core Indicator H4 | <p>Net additional pitches (Gypsy & Traveller) to show the number of Gypsy and Traveller pitches delivered</p> | <p>To meet the requirements of the emerging Regional Spatial Strategy</p> | | <p>One</p> <p><i>Target achieved</i></p> | <p>The requirement in the emerging Regional Spatial Strategy is 1 new net pitch over the plan period (2026), and this has now been achieved.</p> |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|---------------------------------|---|-----------------|--|--|--|
| B10 Core Indicator H 6 | Housing Quality – Building for Life Assessments to show the level of quality in new housing developments. The collection of the number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life Criteria | N/A | | <i>Not Assessed</i> | Two officers in the Development Control team have now been trained by CABA (Commission for Architecture and the Built Environment) to assess sites. However, due to the delay in receiving accreditation and number of sites, it has not been feasible to undertake the number of assessments required in the available time. Baseline analysis should be available next year. |
| TOPIC C: EMPLOYMENT | | | | | |
| C1 Core Indicator BD 1 | Total amount of additional employment floorspace (gross and net) (Links to the Better Place to Work part of the Sustainable Community Strategy) | Not applicable. | EMP 1 EMP 2 EMP 3 EMP 4 EMP 6 EMP 9 EMP 10 | B1 (a) = 1492m2 (Creswell Crag Visitor Centre and the new Council Depot) B1 (b) = 0 m2 B1 (c) = 397 m2 B2 = 0 m2 B8 = 982 m2 Mixed = 0 m2 Total floorspace External 2,983 Total floorspace Internal 2,871 | |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|--|---|--|--|--|----------------------------|
| C2 Now no long er a Core Indic ator | Amount of floorspace developed for employment by type, in employment or regeneration areas. Figures indicate allocated sites in the adopted local plan. (Links to the Better Place to Work part of the Sustainable Community Strategy) | Not applicable. | EMP 1 EMP 2 EMP 3 EMP 4 EMP 6 EMP 9 EMP 10 | B1 (a) =0 m2 B1 (b) = 0 m2 B1 l = 0 m2 B2 = 0 m2 B8 = 6,500m2 Mixed = 0 m2. Total floorspace = 6,500 m2 See appendix 7 for the employment sites used in these figures. | |
| C3 Core Indic ator BD 2 | Total amount of employment floorspace on previously developed land – by type (Links to the Better Place to Work part of the Sustainable Community Strategy) | To develop at least 60% of industrial floorspace on previously developed land each year. | Not applicable | 5.8% of development on brownfield land B1 = 58 m2 B2 = 0 m2 B8 = 541 m2 Mixed B1, B2 & B8 = 0 m2 Total Floorspace developed = 9,371 m2 Floorspace on Brownfield land = 541m2 <i>Target not achieved</i> | |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required | | | | | | | | | | | | | | | | |
|------------------------------------|--|--------------------------------------|---|---|----------------------------|----------|--------|--------|--------|----------|----|--------|----|----------|---------|-----------|---------|-----------|----------------|----------|---|
| C4 Core Indic ator BD3 | <p>Employment land available - by type Land available to include (i) sites allocated for employment uses in Development Plan Documents, and (ii) sites for which planning permission has been granted for employment uses, but not included in (i)</p> <p>(Links to the Better Place to Work part of the Sustainable Community Strategy)</p> | Amount of land available in hectares | <p>EMP 1 EMP 2 EMP 3 EMP 4 EMP 6 EMP 9 EMP 10</p> | <p>97.86 ha allocated, but not developed as at 31/03/09. (31.9 ha at Pinxton Castle). 20.98 ha of this total has planning permission</p> <p>Planning permission granted on other land for the following:</p> <table> <tr> <td>B1 (a)</td> <td>= 0.35ha</td> </tr> <tr> <td>B1 (b)</td> <td>= None</td> </tr> <tr> <td>B1 (c)</td> <td>= 0.80ha</td> </tr> <tr> <td>B2</td> <td>= None</td> </tr> <tr> <td>B8</td> <td>= 1.31ha</td> </tr> <tr> <td>B1 & B2</td> <td>= 1.97 ha</td> </tr> <tr> <td>B1 & B8</td> <td>= 1.40 ha</td> </tr> <tr> <td>Mixed use site</td> <td>= 4.34ha</td> </tr> </table> <p>Total 10.17 ha</p> | B1 (a) | = 0.35ha | B1 (b) | = None | B1 (c) | = 0.80ha | B2 | = None | B8 | = 1.31ha | B1 & B2 | = 1.97 ha | B1 & B8 | = 1.40 ha | Mixed use site | = 4.34ha | <p>Given the economic climate in the monitoring year, this represents a welcome increase in this category, which did not show any sites in this category granted planning permission in the previous monitoring year.</p> |
| B1 (a) | = 0.35ha | | | | | | | | | | | | | | | | | | | | |
| B1 (b) | = None | | | | | | | | | | | | | | | | | | | | |
| B1 (c) | = 0.80ha | | | | | | | | | | | | | | | | | | | | |
| B2 | = None | | | | | | | | | | | | | | | | | | | | |
| B8 | = 1.31ha | | | | | | | | | | | | | | | | | | | | |
| B1 & B2 | = 1.97 ha | | | | | | | | | | | | | | | | | | | | |
| B1 & B8 | = 1.40 ha | | | | | | | | | | | | | | | | | | | | |
| Mixed use site | = 4.34ha | | | | | | | | | | | | | | | | | | | | |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|----------|---|---|-----------------------------------|---|---|
| C5 ## | <p>Amount of employment land developed at the four key employment sites since 1991.</p> <p>(Links to the Better Place to Work part of the Sustainable Community Strategy)</p> | 100% of employment land identified in 1991 developed by 2011. | EMP 1 EMP 2 EMP 9 EMP 10 | <p>Developed:</p> <p>Pinxton Castle = 0 ha (0%) Wincobank Farm = 11.13ha (no change) (47%) Barlborough Links = 35.27ha (93%) South Shirebrook = 33.74ha (64%)</p> <p>Developed by 31st March 2009 = 80.14ha. No change from previous year</p> <p>Overall 55% developed. No change from previous year</p> <p>Available:</p> <p>Pinxton Castle = 31.9ha Wincobank Farm = 12.6ha (no change) Barlborough Links = 2.63 ha South Shirebrook = 19.1ha</p> <p>Available land at 1st April 2009 = 67.08 ha (revised).</p> <p>No sites developed. Slight change in availability due to redrawing boundary rather than development taking place</p> <p><i>No Progress towards target within the monitoring year</i></p> | <p>Unlikely to achieve 100% target by 2011 due to slow lead-in time for development on these large allocated sites.</p> |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|------------|---|---|-------------------|---|--|
| C6 | Amount of employment land developed at the 10 local employment sites within the year. (Links to the Better Place to Work part of the Sustainable Community Strategy) | 100% of available land remaining to be developed by 2011. | EMP 3 | No change within this monitoring year. Overall 2 sites have been completed, three are still being developed, and five are in abeyance at the present time. 49.2% of allocation still available <i>No progress towards target this monitoring year</i> | Unlikely to achieve 100% target by 2011 due to constraints and marketability issues. |
| C7 | Losses of employment land in (i) employment/regeneration areas & (ii) local authority area. | Minimise loss of land and buildings on allocated employment sites allocation during the plan period | EMP 5 | None <i>Target being Achieved</i> | No employment land lost in the monitoring year. |
| C8 | Amount of employment land lost to residential development. | Minimise losses of employment land to residential use during the plan period | EMP 5 | <i>None</i> <i>Target being Achieved</i> | |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|---|---|--|----------------|---|--|
| C9 | Amount of new employment land provided at the year end, measured from 1991. | | | <p>199.42 hectares plus 11.13 hectares on large sites totals 210.55 hectares.</p> <p>Target 170 hectares. Exceeded by 41.55 hectares</p> <p><i>Target Achieved</i></p> | <p>Employment land developed (see C1), but no new land provided this year.</p> <p>.</p> |
| TOPIC D: SHOPPING AND TOWN CENTRES | | | | | |
| D1 | Amount of completed retail, office and leisure development. | An increase in the amount of completed retail, office and leisure development. | SAC 1 SAC 2 | <p>B1 = 1,889m2 Creswell Craggs Visitor Centre & Council Depot A1 = 1,787m2 Creswell Craggs Visitor Centre and ALDI A2 =106m2 Shirebrook Station D2 =None</p> <p>Total: 3,782m2 internal floorspace 3,929m2 external floorspace</p> <p><i>Target Achieved</i></p> | <p>This year's total is less than last year's. This is because a significant increase in last year's total was due to the development of Dobbies site at Barlborough, which was completed in the monitoring year. Despite difficult economic circumstances, this year's figure represents an increase in the figures for previous years.</p> |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|------------------------------------|--|---|--------------------------|--|---|
| D2 Core Indicat or BD4 | Total amount of floorspace for 'town centre uses'. To show the amount of completed floorspace(gross and net) for town centre uses within (i) town centre areas & (ii) the local authority area | Not applicable | Not applicable | A1 =1,729m2 - Within Town Centre A2 =None B1 (a) =None D2 =None Internal Floorspace = 1,729m2 External Floorspace = 1,796m2 | This figure relates to the new Aldi store in Clowne, and represents a significant increase in this category over last year's 37m2 |
| D3 | Number of shops outside the defined town and local centres granted planning permission within the year. | No retail developments larger than 1,000 square metres permitted outside town and local centres, where retail is the primary use of the unit. | SAC 8 SAC 9 SAC 13 | None <i>Target being met</i> | |
| D4 | The number and floorspace of new shops developed, including conversion from other uses within the year. | Increase the non-vacant shopping floorspace of the four town centres. | SAC 1 SAC 2 | Creswell Craggs Visitor Centre shop = 58m2 3 shops including Aldi = 1,729 Total 1,787 m2 <i>Target being met</i> | Although the levels of development fluctuate, there is steady year on year progress on this target. |
| D5 | The number, floorspace and proportion of shops which are vacant at the end of the year. | Reduce the vacancy rate of shops in the major centres. | Not applicable | No new survey this year. | |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|---|--|---|------------------|--|---|
| TOPIC E: COMMUNITY FACILITIES, RECREATION, LEISURE AND TOURISM | | | | | |
| E1 | Amount of eligible open spaces managed to Green Flag Award standard. | At least 20% of eligible open spaces managed to green flag award standard by 2010. | Not applicable | First Green Flag award received for Creswell Model Village <i>Progress towards Target</i> | Intended to re-submit and retain in 2010. |
| E2 | Net number of community facilities lost to other uses within the year. | No net loss of public houses, surgeries, places of worship, crèches, and community halls, unless no longer economically viable. | CLT 1 | Application approved in January 2009 for the Change of use from Church to offices and workshop, on Main Street Carr Vale. <i>Target not met this year</i> | |
| E3 | Number of new country parks and greenways opened in the last year | At least two new parks and four greenways to be opened by 2015. | CLT 10 CLT 11 | Bracken Ridge Park (1.8 ha), with a play area in Shirebrook was completed in the monitoring year, but has not been adopted yet. Improvements have been made to the Stockley Trail. <i>Progress towards Target</i> | Satisfactory progress so far. |
| E4 | Increase in the number of visitors and to increase visitor spend in the district | Increase visitor numbers by 2% per year to 2011. Increase tourism spend year on year to 2011. | CLT 13 CLT 14 | Visitor numbers have increased to 2,635,040 in 2007, an increase of 2% over 2006. Spending has also increased from £81.35 million in 2006 to £87.35 in 2007. <i>Target Achieved</i> | No new figures available this year |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|---------------------------|--|--|------------|---|--|
| TOPIC F: TRANSPORT | | | | | |
| F1 | Amount of completed non-residential development within UCO's A, B and D complying with car parking standards set out in the local development framework. | 100% of completed non-residential development to comply with car parking standards | TRA 14 | 100% of all new non-residential development has complied with approved SPG on Parking Requirements. <i>Target Achieved</i> | Satisfactory. Target achieved for the fifth successive year. |
| F2 ## | Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and major retail centres. (Links to the Getting Better All the Time, and a Better Place to Live parts of the Sustainable Community Strategy) | At least 80% of new residential development of 10 dwellings or more to be built within 30 minutes public transport time of a GP (doctors surgery), primary school and secondary school, key employment sites and retail centres. At least 15% of new residential development of 10 dwellings or more to be built within 30 minutes public transport time of a hospital. | TRA 1 | G.P. Surgery Hospital Primary School Secondary School Key Employment Site Retail Centres | No new data available this year |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|----------|---|---|---|---|---|
| F3 | <p>Number of new dwellings built within 400m of a bus stop or railway station.</p> <p>(Links to the Better Access part of the Sustainable Community Strategy)</p> | <p>80% of new housing developments consisting of 10 dwellings or more built within 400m of a bus stop or railway station.</p> | <p>TRA 1 TRA 3 TRA 7 TRA 15</p> | | <p>No new data available this year</p> |
| F4 | <p>Number of new dwellings built within 400m and 1500m of an infant or junior school, and within 2000m of a secondary school within the year.</p> <p>(Links to the Better Results part of the Sustainable Community Strategy)</p> | <p>Location of new housing developments consisting of 10 dwellings or more – 30% within 400m of an infant or junior school and 90% within 1500m. 60% of dwellings within 2000m of a secondary school.</p> | <p>TRA 1 TRA 15</p> | | <p>No new data available this year</p> |
| F6 ## | <p>Number of travel plans approved for major non-residential developments with at least 100 car parking spaces within the year.</p> <p>(Links to the Better Access part of the Sustainable Community Strategy)</p> | <p>All major non-residential developments to be accompanied by a travel plan.</p> | <p>TRA 10</p> | <p>No major non-residential developments granted planning permission which triggered this requirement in the monitoring year.</p> <p><i>Target not applicable</i></p> | <p>This is the fourth year running that his target has either been not applicable or has been met. (baseline only available for the first annual monitoring report)</p> |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|--|--|---|--|--|--|
| TOPIC G: CONSERVATION OF THE HISTORIC AND BUILT ENVIRONMENT | | | | | |
| G1 ## | Number of listed buildings demolished within the year. | No buildings demolished | CON 8 | None. <i>Target Achieved</i> | This is the fifth year running that this target has been achieved. |
| G2 | Number of developments permitted affecting a Scheduled Ancient Monument. | No new development which adversely affects Scheduled Ancient Monument | CON 13 | The development permitted affecting a Scheduled Ancient Monument was repairs to 'Little Castle' at Bolsover Castle including changes to details of lead roof and insertion of sockets into stonework to support scaffolding. <i>Target Achieved</i> | The impact on the setting of the Ancient Monument was considered to be acceptable. |
| G3 | Designated Heritage Assets in areas covered by a Management Plan | No net loss of designated assets. | Apsley Grange; Belph; Carnfield Hall; Clowne; Creswell; Pleasley Park & Vale; Whaley; & Whitwell Conservation Areas | Number of Scheduled Monuments =0 Number of Listed Buildings = 0 Number of Regionally Important Geological Sites = 0 Number of Unlisted Buildings of Merit = 0 Number of entries on the Sites and Monument record (not covered by other designation) = 0 Number of Tree Preservation Orders made covering trees within Conservation Area = 0 No net losses in any of the above categories <i>Target Achieved</i> | Increase in the number of areas covered, but for second year running that there has been no net loss of designated assets. |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|-----|---|---|---|---|---|
| G4 | Heritage at Risk In Areas covered by a Management Plan | Positive enhancement of Heritage Buildings | Apsley Grange; Belph; Carnfield Hall; Clowne; Creswell; Pleasley Park & Vale; Whaley; & Whitwell Conservation Areas | Number of buildings identified as needing urgent and non-urgent works – None Number of unlisted buildings of merit in residential use with either original or original style windows not covered by Article 4 Directions – None Number of important open areas or spaces without management plans - None Number of monitoring surveys not carried out by key stated date - None <i>On Target</i> | Figures refer to changes in the monitoring year |
| G5 | Managing Positively In areas covered by a Management Plan | Positive enhancement of Conservation Areas and Listed Buildings | Apsley Grange; Belph; Carnfield Hall; Clowne; Creswell; Pleasley Park & Vale; Whaley; & Whitwell Conservation Areas | Number of applications for planning permission determined where conservation area a statutory consideration. = 24 up from 7 last year Number of applications for planning permission affecting historic parks and gardens = 0 Number of applications for planning permission affecting wildlife sites = 0 Number of applications for scheduled consent determined = 0 Number of applications for listed building consent determined = 0 Number of applications for conservation area consent determined = 1 Number of advertisement consent applications during the monitoring period = 1 <i>On Target</i> | |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|-----|--|--|---|--|----------------------------|
| G6 | Enhancing the Historic Environment in areas covered by a Management Plan | Positive enhancement of the Historic Environment | Apsley Grange; Belph; Carnfield Hall; Clowne; Creswell; Pleasley Park & Vale; Whaley; & Whitwell Conservation Areas | Number of Historic Building Grants offered and taken up to repair/reinstatement of windows = 5 Number of enhancement schemes with feasibility studies =4 Number of enhancement schemes implemented = 2 <i>On Target</i> | |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|---|---|--|---|---|---|
| TOPIC H: COUNTRYSIDE AND THE NATURAL ENVIRONMENT | | | | | |
| H1 Core Indicat or E2 | <p>Change in areas of biodiversity importance, to show losses or additions to biodiversity habitat.</p> <p>(Links to the Better Place to Live part of the Sustainable Community Strategy)</p> <p>Losses due to development affecting UK Biodiversity Action Plan species, i.e. otters, or water voles</p> | No net loss of areas and populations of ecological importance. | ENV 5 ENV 6 ENV 7 ENV 8 ENV 9 | <p>Increase of 12.44 ha within the district added to the Local Wildlife Sites List. Figure includes additional site at Peter Fiddler Reserve, and Tibshelf Ponds</p> <p>Part of Steetley Quarry has been affected by the ongoing development of the site. The boundaries of the Local Wildlife site currently remain unchanged, but it expected that the area will ultimately be reduced significantly. There has been a loss of lowland calcareous grassland of 1.98 at the site.</p> <p>Losses include Dingy Skippers due to loss of habitat at Steetley. However, Bolsover Woodland enterprise have cleared 0.33 ha of scrub from the nature reserve at Pleasley Country Park for the improvement of grassland for Dingy Skippers.</p> <p><i>Target Achieved</i></p> | This is the fourth year running that there has been a net increase in land added to the Derbyshire Wildlife Trust Sites Register. |
| H3 | Amount of derelict land reclaimed. | At least 1 hectare per year reclaimed. | ENV 11 | <p>No land recorded as reclaimed this year</p> <p><i>Target not achieved</i></p> | |

Appendix 2: Core and Local Output Indicators (Incorporating Significant Effects Indicators)

| Ref | Indicator | Target | Policy ref | Performance | Comment or Action Required |
|----------|---|--|----------------|--|---|
| H4 ## | <p>Number and areas of Sites Special Scientific Interest and Sites of Interest for Nature Conservation deleted and lost to development.</p> <p>(Links to the Better Place to Live part of the Sustainable Community Strategy)</p> | Any lost wildlife sites to be fully replaced. | ENV 6 | <p>No deletions of Sites Special Scientific Interest, or SINC's (also known as non-statutory Local Wildlife Sites).</p> <p><i>Target Achieved</i></p> | No sites lost since monitoring started. |
| H5 | <p>Amount of land occupied by woodland. (Currently 10% of the district or 1600 Ha)</p> <p>(Links to the Better Place to Live part of the Sustainable Community Strategy)</p> | A net gain of woodland on sites larger than 2ha. | ENV 8 ENV 9 | <p>Creswell Heritage Trust have planted over 1,000 new trees around the new visitor centre at Creswell Craggs.</p> <p><i>Progress towards Target</i></p> | |

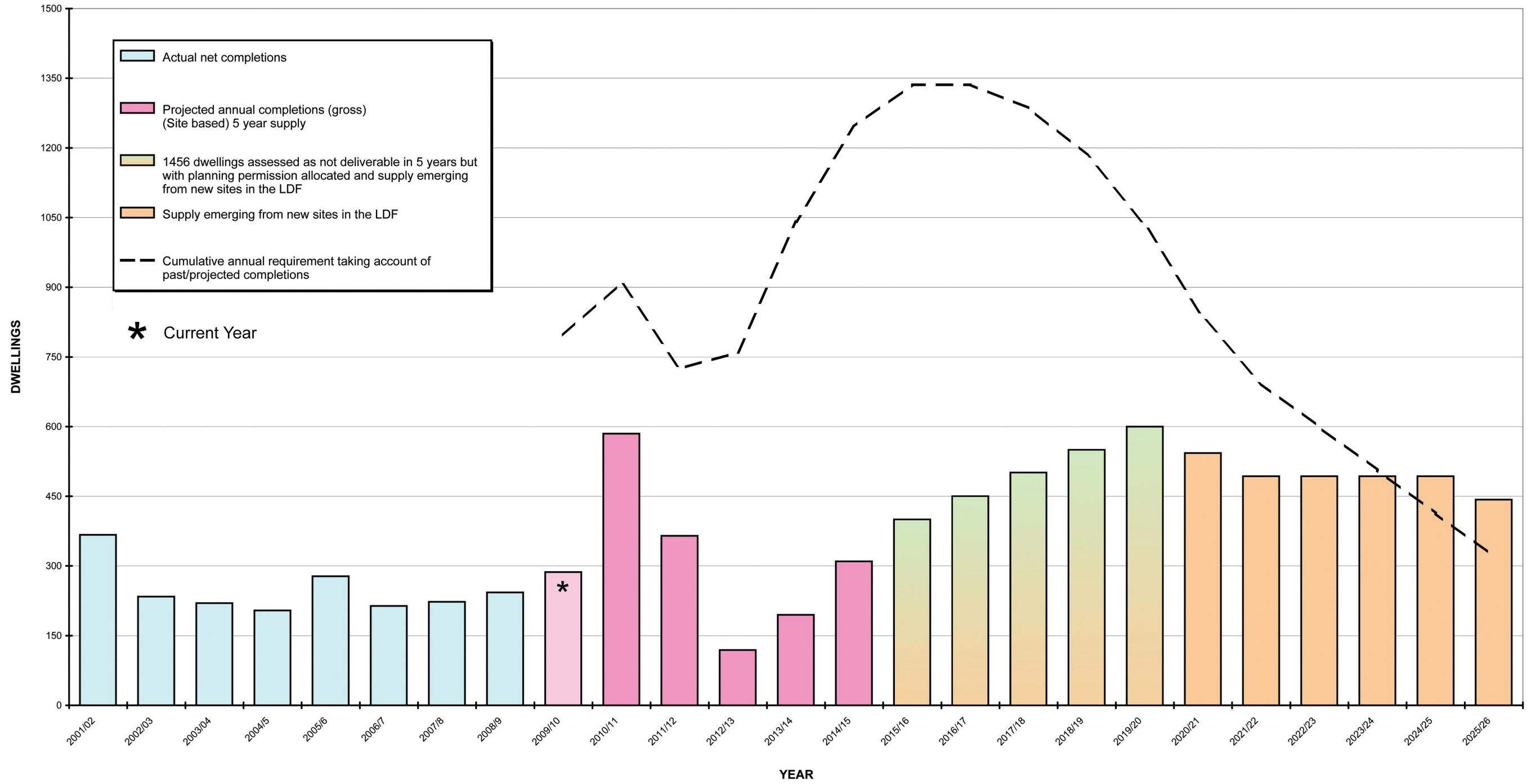
Appendix 3 - Housing Trajectory

Housing Trajectory 2009 - Based on Adopted Regional Spatial Strategy

| 25 YEAR PLAN PERIOD 2001 / 2026 - Adopted Regional Spatial Strategy | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---------|---------|--------|--------|--------|--------|--------|---|---------|---------|---------|---------|---------|---|---------|---------|---------|---|---------|---------|---------|---------|---------|---------|-----------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | |
| | ACTUAL COMPLETIONS | | | | | | | | PROJECTIONS - 5 YEAR SUPPLY | | | | | | PROJECTIONS FOR REMAINDER OF PLAN PERIOD | | | | | | | | | | | |
| | 2001/02 | 2002/03 | 2003/04 | 2004/5 | 2005/6 | 2006/7 | 2007/8 | 2008/9 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | |
| Actual net completions | 367 | 234 | 220 | 204 | 278 | 214 | 223 | 243 | | | | | | | | | | | | | | | | | | 1983 |
| Projected annual completions (gross) (Site based) 5 year supply | | | | | | | | | * 287 | 585 | 365 | 119 | 195 | 310 | | | | | | | | | | | | 1861 |
| 1456 dwellings assessed as not deliverable in 5 years but with planning permission allocated | | | | | | | | | | | | | | | 291 | 291 | 292 | 291 | 291 | | | | | | | 1456 |
| Supply emerging from new sites in the LDF | | | | | | | | | | | | | | | 109 | 159 | 209 | 259 | 309 | 543 | 493 | 493 | 493 | 493 | 443 | 4003 |
| Total projected completions | Not applicable | | | | | | | | 287 | 872 | 1237 | 1356 | 1551 | 1861 | 2261 | 2711 | 3212 | 3762 | 4362 | 4905 | 5398 | 5891 | 6384 | 6877 | 7320 | 7320 |
| Cumulative total from 2001 / 2002 onward, taking account of past/projected completions | 367 | 601 | 821 | 1025 | 1303 | 1517 | 1740 | 1983 | 2270 | 2855 | 3220 | 3339 | 3534 | 3844 | 4244 | 4694 | 5195 | 5745 | 6345 | 6888 | 7381 | 7874 | 8367 | 8860 | 9303 | 9303 |
| Requirement: Adopted Regional Spatial Strategy | 236 | 236 | 236 | 236 | 236 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 9180 |
| Cumulative annual requirement taking account of past/projected completions | Not applicable | | | | | | | | 797 | 910 | 725 | 760 | 1041 | 1246 | 1336 | 1336 | 1286 | 1185 | 1035 | 835 | 692 | 599 | 506 | 413 | 320 | 123 Over supply |
| | With 1983 dwellings built there is a shortfall of 397 | | | | | | | | After a build of 3844 dwellings there will be a shortfall of 1246 | | | | | | After a build of 6345 dwellings there will be a shortfall of 1035 | | | | After a build of 9303 dwellings there will be an over supply of 123 | | | | | | | |

* Current Year

Housing Trajectory 2009 - Based on Adopted Regional Spatial Strategy



Appendix 4 - Adopted Local Plan Allocations

| Adopted Local Plan Allocations – Progress at 31 st March 2009 | | | | | | | | | | | |
|--|--|-----------|----------------------------|----------------------------|--------------------------|-------------------------------------|---|-----------|------------|--|--------|
| UCS Ref | Allocation Name | Land Type | Local Plan Area (Ha gross) | Local Plan net Dwg Target* | UCS Site Area (Ha gross) | Pot-entail Dwg Nos at 30/hect (net) | Progress at 31 st March 2009 | | | | Status |
| | | | | | | | CPT | U/C | NYS | | |
| 55 | Westlea Cottages, Clowne | Green | 0.6 | 16 | 0.32 | - | - | - | 18 | Full planning permission granted 01/02/08 | |
| 524 | Main Street, Carr Vale | Green | 2.0 | 50 | 1.78 | 48 | - | - | - | No planning permission – land is in multiple ownership. No known developer interest in recent years. No change from previous monitoring year. | |
| 594 | Land off Mansfield Road, Doe Lea | Green | 1.3 | 20 | 1.35 | - | - | - | - | Now the site of the completed council depot. | |
| 595 | Land at East/North Street, Doe Lea | Brown | 4.4 | 75-110 | 4.61 | - | 58 | 13 | 114 | An additional 25 dwellings completed, and another 13 under construction in the monitoring year. Revised application has lowered total number of dwellings to 185 from 192. | |
| 833 | Land off Adin Avenue, Shuttlewood [£] | Green | 2.1 | 50 | 2.02 | - | 4 | 0 | 0 | No permission on rest of site [£] | |
| 851 | Land off Church Road, Stanfree | Green | 1.4 | 37 | 1.53 | - | 26 | 0 | 0 | All dwellings that have planning permission have been completed. | |
| Chesterfield Sub Area | | | 11.8 | 248-283 | | 48 | 88 | 13 | 132 | | |

| | | | | | | | | | | |
|-----------------------------------|--|-------|--------------|------------|-------|------------|----------|----------|-------------|---|
| 269 | Land adjacent to Model Village, Creswell | Green | 5.5 | 135 | 5.3 | - | 0 | 0 | 190 | Outline planning permission since 1999 and variation of conditions since to extend the application until reserved matters submitted. Reserved matters were submitted for the erection of 190 dwellings rather than the original 180 and was granted on 5 th December 2007. |
| 302 | Skinner Street, Creswell | Green | 5.4 | 135 | 6.51 | 156 | - | - | - | Owners had indicated a 2008 start date. However, no planning permission at present. |
| Creswell/Whitwell Sub Area | | | 10.9 | 270 | | 156 | 0 | 0 | 190 | |
| 186 | Land off Long Lane, Shirebrook | Brown | 0.5 | 10 | 0.53 | 16 | - | - | - | No planning permission – Developer Interest. |
| 135 | South Shirebrook Scheme, East | Green | 46.55 | 733 | 24.11 | - | 0 | 0 | 428 | Planning permission implemented but dwgs NYS – likely that new application will be submitted. Outline planning permission expires April 2010. |
| 136 | South Shirebrook Scheme, West | Green | | | 25.38 | - | 0 | 0 | 744 | Planning permission implemented but dwgs NYS – likely that new application will be submitted. Outline planning permission expires April 2010. |
| Shirebrook Sub Area | | | 47.05 | 743 | | 16 | 0 | 0 | 1172 | |
| 690 | North of Church Street West, Pinxton | Green | 0.8 | 20 | 0.81 | 24 | - | - | - | No planning permission |
| 786 | Cragg Lane, Newton | Green | 6.2 | 130 | 6.67 | 130 | 5 | 0 | 45 | Outline planning permission for 45 units approved |

| | | | | | | | | | | |
|--------------------------|-----------------------------|-------|----------|------------|------|------------|-----------|----------|-----------|---|
| | | | | | | | | | | December 2008# |
| 810 | Primrose Hill, Blackwell | Green | 2.0 | 45 | 1.83 | - | 38 | 4 | 0 | Planning permission for 42 dwellings is currently being implemented, with 15 dwellings being completed in this monitoring period. |
| Alfreton Sub Area | | | 9 | 195 | | 154 | 43 | 4 | 45 | |

| | | | | | | | | | | |
|--------|--|--|-------|-----------------|--|--|------|----|------|--|
| Totals | | | 78.75 | 1,456- 1,489 | | | 131 | 17 | 1539 | |
| | | | | | | | 1687 | | | |

Source: RLA database 2009

Notes

*Figures based on previous edition of PPG 3 Housing (March 1992) dwellings calculated at 25 per hectare

Cragg Lane has a valid outline permission for 45 units: 03/00483/OUTMAJ Residential development with partial access detail submitted for approval (as amended by the revised site location plan submitted under cover of the Agent's letter of 13th November 2008 and the revised junction layout plan CDA-1624-03 Rev P2 received on 28th July 2008)

£ Adin Avenue is constrained to a maximum of 10 dwellings by the HSE. 4 dwellings have been built on a smaller area of the allocation.

Potential dwellings on sites 135 and 136 derived from density figures for first reserved matters applications on site (still pending).

CPT = completed; U/C = under construction; NYS = Not yet started.

This table also highlights a difference in area between the local plan allocations and the sites surveyed for the UCS. This is due partly to advances in digital mapping and measurement and partly to the fact the UCS considered gross development areas. Where identical sites are referred to, the site areas as indicated in this report will be taken forward to feed into the evidence base to inform Development Plan Document preparation and any other documents published subsequently. This amounts to a tidying-up exercise that in real terms will have no effect on past trend information. The amended site areas will not affect committed sites with planning permission. Only allocated sites, committed sites with outline permission (where dwelling numbers have not been specified) and future windfall sites identified by the UCS will be affected. All sites will be reassessed as part of the Strategic Housing Land Availability Assessment in accordance with planning Policy Statement 3 'Housing' (November 2006).

Appendix 5 - Residential Land Availability figures for 31/03/2009

| Parish | Dwellings completed | | | | Dwellings under construction | | | | Dwellings not yet started * | | | | Outstanding LP Allocations | | TOTAL AVAILABLE # |
|--------------------------|---------------------|-----------------|------------|-----------|------------------------------|-----------|-----------|-----------|-----------------------------|-------------|-------------|-----------|----------------------------|--------------------------|-------------------|
| | 08/09 | Green | Brown | Brown % | 08/09 | Green | Brown | Brown % | 08/09 | Green | Brown | Brown % | as allocated in LP | if developed at 30 dw/ha | |
| Ault Hucknall | 28 | 0 | 28 | 100 | 14 | 0 | 14 | 100 | 123 | 1 | 122 | 99 | 0 | 0 | 137 |
| Barlborough | 4 | 0 | 4 | 100 | 3 | 0 | 3 | 100 | 16 | 2 | 14 | 88 | 0 | 0 | 19 |
| Blackwell** | 15 | 15 | 0 | 0 | 9 | 8 | 1 | 11 | 50 | 45 | 5 | 10 | 0 | 0 | 59 |
| Clowne^ | 37 | 28 | 9 | 24 | 22 | 11 | 11 | 50 | 217 | 35 | 182 | 84 | 0 | 0 | 239 |
| Elmton with Creswell | 32 | 0 | 32 | 100 | 21 | 0 | 21 | 100 | 235 | 168 | 67 | 29 | 152 | 162 | 418 |
| Glapwell | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 100 | 24 | 0 | 24 | 100 | 0 | 0 | 25 |
| Old Bolsover | 37 | 2 | 35 | 95 | 18 | 2 | 16 | 89 | 213 | 6 | 207 | 97 | 100 | 123 | 354 |
| Pinxton | 27 | 14 | 13 | 48 | 15 | 12 | 3 | 20 | 38 | 1 | 37 | 97 | 20 | 24 | 77 |
| Pleasley | 11 | 0 | 11 | 100 | 8 | 2 | 6 | 75 | 108 | 1 | 107 | 99 | 0 | 0 | 116 |
| Scarcliffe | 16 | 0 | 16 | 100 | 1 | 0 | 1 | 100 | 129 | 2 | 127 | 98 | 0 | 0 | 130 |
| Shirebrook | 22 | 0 | 22 | 100 | 9 | 3 | 6 | 67 | 1071 | 903 | 168 | 16 | 10 | 15 | 1095 |
| South Normanton | 26 | 1 | 25 | 96 | 7 | 0 | 7 | 100 | 225 | 60 | 165 | 73 | 0 | 0 | 232 |
| Tibshelf | 7 | 0 | 7 | 100 | 6 | 0 | 6 | 100 | 27 | 7 | 20 | 74 | 0 | 0 | 33 |
| Whitwell | 1 | 1 | 0 | 0 | 5 | 4 | 1 | 20 | 36 | 6 | 30 | 83 | 0 | 0 | 41 |
| Sub Total | 263 | 61 | 202 | 77 | 139 | 42 | 97 | 70 | 2512 | 1237 | 1275 | 51 | 282 | 324 | 2975 |
| Demolitions | 14 | | | | | | | | | | | | | | |
| Change of use | 6 | | | | | | | | | | | | | | |
| NET TOTAL | 243 | | | | | | | | | | | | | | |
| CUMULATIVE TOTALS | 6605 | for 1987 - 2009 | | | | | | | | | | | | | |
| | 5150 | for 1991 - 2009 | | | | | | | | | | | | | |

* Totals for outline permissions where total not stated taken as developed at 30 dw/p/ha
Totals assuming outstanding LP allocations developed at 30 dw/p/ha
** Cragg Lane site has a valid permission for 45 dwellings

Note: 14 demolitions in the monitoring year and 6 losses through change of use.

Appendix 6 - Progress with Local Plan Allocations for Industrial Provision 1991 - 2009

| Site No. | Address | 1 | | | 2 | | | 4 | 5 | |
|-----------------------------------|------------------------------------|--------------------------|--------------------------|----------------------|---------------------------------------|--------------------------|---------------|---|---------------|--|
| | | Area Developed 1991-2009 | Area Developed 2008-2009 | Total Area Available | Joint Structure Plan Review 1991-2011 | Currently Provided (1+2) | Balance (5-4) | | | |
| CRESWELL/WHITWELL SUB-AREA | | | | | | | | | | |
| B13 | Morven Street, Creswell | 0.90 | 0.00 | 0.00 | | | | | | |
| B15 | Southfield Lane, Whitwell | 0.97 | 0.00 | 0.00 | | | | | | |
| B19 | Whitwell Colliery | 0.93 | 0.00 | 8.35 ** | | | | | | |
| B30 | Colliery Road, Creswell | 8.43 | 0.00 | 1.51 ** | | | | | | |
| B33 | Creswell Colliery - South | 0.00 | 0.00 | 1.57 | | | | | | |
| | Total | 11.23 | 0.00 | 11.43 | 20 | 22.65 | | | 2.65 | |
| CHESTERFIELD SUB-AREA | | | | | | | | | | |
| B21 | Renishaw | 0.23 | 0.00 | 0.00 | | | | | | |
| B28 | Main Street, Carr Vale | 1.05 | 0.00 | 0.00 | | | | | | |
| B10 | Barlborough Links | 35.27 | 0.00 | 2.63 | | | | | | |
| B11 | Castle Industrial Estate, Bolsover | 0.35 | 0.00 | 0.00 | | | | | | |
| B12 | Oxcroft Industrial Estate | 0.30 | 0.00 | 0.00 | | | | | | |
| B17 | Glapwell Colliery | 6.96 | 0.00 | 0.00 | | | | | | |
| B25 | Bolsover Colliery - North | 5.15 | 0.00 | 0.00 | | | | | | |
| B29 | Mansfield Road, Hillstown | 0.00 | 0.00 | 1.25 ** | | | | | | |
| B32 | Bolsover Business Park | 0.66 | 0.00 | 1.65 ** | | | | | | |
| B34 | Bolsover Colliery - South | 2.50 | 0.00 | 1.24 ** | | | | | | |
| | Total | 52.47 | 0.00 | 6.77 | 65 | 59.24 | | | -5.76 | |
| SHIREBROOK SUB-AREA | | | | | | | | | | |
| B04 | Portland Dr./Vernon St. Shirebrook | 1.56 | 0.00 | 4.52 ** | | | | | | |
| B23 | South Shirebrook | 33.74 | 0.00 | 19.95 ** | | | | | | |
| B31 | Langwith Colliery | 0.57 | 0.00 | 1.67 ** | | | | | | |
| | Total | 35.87 | 0.00 | 26.14 | 65 | 62.01 | | | -2.99 | |
| ALFRETON SUB-AREA | | | | | | | | | | |
| B22 | Meadow Lane, Alfreton | 0.65 | 0.00 | 0.00 | | | | | | |
| B06 | Sawpit Lane, Tibshelf | 4.55 | 0.00 | 0.00 | | | | | | |
| B07 | Berristow Lane, S. Normanton | 18.36 | 1.19 | 1.28 ** | | | | | | |
| B08 | Brookhill, Pinxton | 6.99 | 0.00 | 4.03 ** | | | | | | |
| B09 | Clover Nook, S. Normanton | 12.27 | 0.00 | 1.31 ** | | | | | | |
| B035 | Carter Lane East, South Normanton | 2.30 | 0.00 | 2.40 ** | | | | | | |
| | Total | 43.93 | 0.00 | 9.02 | 50 | 54.14 | | | 4.14 | |
| | OVERALL TOTAL | 144.69 | 1.19 | 53.36 | 200.00 | 198.05 | | | (1.95) | |

B19 area developed - 0.93ha was developed before 2000. This had been omitted from ILA in previous years.

B10 There has been a loss of 4.37ha at Barlborough Links B10 02 due to A1 completion.

B10 Barlborough Links - total site area was 43.31 - changed due to discrepancy with DCC

B34 - 0.76ha added on to developed 1991 - 2007 historical inaccuracy. Development had been omitted from previous ILA sheets.

B08 0.14ha added to area developed 1991 - 2007 - historical anomaly - as above

Significant adjustment made to area due to re-measure or amended layout, in 2004.

** Adjustment made to area due to GIS re-measure, in 2009.

1.40ha of mixed use land was developed for the Council Depot at Doe Lea.

Not included in ILA – allocated in Local Plan as ‘Sites for Large Firms

| Address | Area Developed 2000 - 2009 | Area Developed 2008 - 2009 | Area Available |
|----------------|----------------------------|----------------------------|----------------|
| Wincobank Farm | 11.13 | 0 | 12.6 |
| Pinxton Castle | 0 | 0 | 31.9 |

NB Total land available in both tables is 97.86 ha. This includes 20.98 ha of land that has planning permission, but where development has not yet started. Planning permission has also been granted for 18.81ha of land at MEGZ which is not shown on either table

Appendix 7 - Calculation of NI 159 - Supply of ready to develop housing sites.

The maintenance of a five year supply of deliverable sites is set out in Planning Policy Statement 3 – Housing. An advice note on how to demonstrate this has been produced by the Planning Inspectorate. Additional guidance was issued by the Department for Communities and Local Government on 20th August 2008.

In line with the guidance by the Planning Inspectorate, the Council has produced figures for a five year supply of sites that are deliverable. As noted at paragraph 6.4.7 above this assessment included seeking information from owners/ developers, as to when sites in which they have an interest are likely to be developed. This information is included in the Council's assessment as to whether a site is: available; suitable; and deliverable.

In line with guidance issued by the department of Communities and Local Government, the housing requirement has been calculated in line with the current development plan, in this case, the adopted East Midlands Regional Plan (RSS).

As required by NI 159, the 5 year period is from April 2010 to March 2015:

| Year | Under supply over plan period from requirement of 400 dwellings a year | April 2010/ March 2011 | April 2011/ March 2012 | April 2012/ March 2013 | April 2013/ March 2014 | April 2014/ March 2015 | Total |
|--|--|------------------------|------------------------|------------------------|------------------------|------------------------|--------------|
| Requirement from East Midlands Regional Plan | 2006/07 = 186 2007/08 = 177 2008/09 = 157 2009/10 = 113* Total = 633 | 400 | 400 | 400 | 400 | 400 | 2,633 |
| Supply from 5 year supply | - | 585 | 365 | 119 | 195 | 310# | 1,574 |

* Current year, figure based on results of survey of owners/developers. # Average figure based on previous 5 years (see below).

Explanatory comment

The information used to calculate the 'supply' results to March 2014 is based on a survey of owners/developers of sites with current planning permission. No owners/developers responded to the question on the anticipated delivery of sites in 2014/15, and therefore, the figure of 310 has been calculated based on the average supply over the previous 5 years.

It should be noted that there are currently 1,456 sites either allocated or with planning permission that are not deliverable within 5 years, and that this figure is rising significantly annually.

The calculation

$$\frac{1,574}{2633} \times 100 = 59.78\%$$

Appendix 8 - Deliverable sites included in the 5 year supply

Major Sites

| Site No | Summary of sites | Status | Total on Site | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | To come forward in 5 yrs |
|--|--|--------|---------------|---------|---------|---------|---------|---------|--------------------------|
| Towns NS: Not Started, UC: Under Construction | | | | | | | | | |
| B1880 | Former Courtaulds Plc, Oxcroft Lane, Bolsover | NS | 43 | 10 | 17 | 16 | | | 43 |
| B2022 | Mercol Factory, Carr Vale, Bolsover | UC | 116 | 12 | 18 | 32 | 29 | | 91 |
| B2054 | 315 Shuttlewood Road, Bolsover | NS | 10 | | | | 10 | | 10 |
| B2005 | 97 To 101 Moor Lane, Bolsover | NS | 10 | | 10 | | | | 10 |
| B1502 | Clune Street, Clowne | UC | 60 | 14 | 14 | | | | 28 |
| B1032 | Chestnut Drive, Clowne | NS | 15 | | 15 | | | | 15 |
| B0122 | West Lea Cottages, Clowne | NS | 18 | | 18 | | | | 18 |
| B2018 | Former Tennis Club, Rood Lane, Clowne | NS | 13 | 3 | 10 | | | | 13 |
| B2010 | Former College, Rectory Road, Clowne | NS | 40 | | 20 | 20 | | | 40 |
| B0275 | Hilltop Drive/ Summit Hill, Shirebrook | NS | 24 | | | | 24 | | 24 |
| B1903 | The Old Bakery Thickey Bank, Shirebrook | NS | 9 | | 4 | 5 | | | 9 |
| B1666 | South Shirebrook development, Shirebrook | NS | 80 | 20 | 30 | 30 | | | 80 |
| B1966 | Bowling Green & Miners Welfare Car Park, Shirebrook | NS | 19 | 4 | 7 | 8 | | | 19 |
| B2084 | Site Of Demolished Houses, 46 - 110 Church Drive, Shirebrook | NS | 65 | | 32 | 33 | | | 65 |
| B1886 | Land to r/o 30 - 54 Birchwood Lane, South Normanton | UC | 16 | 13 | | | | | 13 |
| B1886 | Land to r/o 30 - 54 Birchwood Lane, South Normanton | UC | 37 | 1 | | | | | 1 |
| B2014 | 1 - 45 Red Lane, South Normanton | NS | 45 | | 10 | 15 | 20 | | 45 |
| B2035 | 75 Mansfield Road, South Normanton | NS | 32 | | 32 | | | | 32 |
| B2085 | Land To The South Of 191, Carter Lane East, South Normanton | NS | 25 | | 25 | | | | 25 |
| B2077 | Jacques Brickyard, Water Lane, South Normanton | NS | 39 | | 39 | | | | 39 |
| B2098 | Land To The North Of Lees Lane, South Normanton | NS | 24 | | 24 | | | | 24 |
| Main Villages | | | | | | | | | |
| B1989 | Former schools, Elmton Rd, Creswell | NS | 38 | | 9 | | | | 9 |
| B1577 | Land south of Model Village, Creswell | NS | 190 | | | | | 190 | 190 |
| B1970 | Markland Campus, Sheffield Road, Creswell | UC | 50 | 6 | 5 | 3 | | | 14 |
| B2092 | Creswell Methodist Church, Elmton Road, Creswell | NS | 10 | | | 10 | | | 10 |
| B2036 | Station Hotel, 44 Elmton Road, Creswell | NS | 12 | | 12 | | | | 12 |
| B0907 | Land To The Rear Of The Rectory, Town Street, Pinxton | UC | 24 | | 12 | | | | 12 |
| B2086 | 15 Hangar Hill, Whitwell | NS | 20 | 20 | | | | | 20 |
| Villages | | | | | | | | | |
| B1576 | Primrose Hill, Blackwell | UC | 42 | 4 | | | | | 4 |

| | | | | | | | | | |
|-------|---|----|-----|----|----|----|----|--|-----|
| B1981 | Land Off North Street, East Street, West Street And Off Mansfield Rd. | UC | 192 | 26 | 37 | 37 | 34 | | 134 |
| B1912 | Bathhurst Terrace, Langwith & Whaley Thorns | UC | 35 | | 1 | | | | 1 |
| B2087 | A J S Autos, 1 Pit Hill, Langwith & Whaley Thorns | NS | 28 | | 28 | | | | 28 |
| B1325 | Land north of 4 Meadow Way, New Houghton | NS | 17 | 17 | | | | | 17 |
| B2076 | Appleby Guest House, Chesterfield Road, New Houghton | NS | 24 | | | 24 | | | 24 |
| B0036 | Land West Of Cragg Lane, Newton | NS | 45 | | | 45 | | | 45 |
| B1910 | New Terrace, Pleasley | UC | 75 | 32 | 32 | | | | 64 |
| B0235 | Park View Development off Chesterfield Road, Pleasley | UC | 3 | 2 | 1 | | | | 3 |
| | | | | | | | | | |

Minor Sites

| Towns | | | | | | | | | |
|-------|---|----|---|---|---|---|--|---|---|
| B1937 | Between 27 & 29 Castle Green, Hillstown, | NS | 1 | 1 | | | | | 1 |
| B1958 | Land adj 82 Clowne Road, Bolsover | NS | 2 | 2 | | | | | 2 |
| B1986 | Garden land rear of Hacienda, Station Road, Bolsover | NS | 1 | | 1 | | | | 1 |
| B1965 | Land at junction of Chapel Rd & New Station Road, Bolsover | UC | 5 | 4 | 1 | | | | 5 |
| B1023 | 142d Chesterfield Road, Bolsover | UC | 1 | | | | | 1 | 1 |
| B1806 | Land to the rear of 54 Moor Lane, Bolsover | NS | 1 | 1 | | | | | 1 |
| B1833 | New Bolsover Hydraulics, Villas Road, Bolsover | NS | 6 | 6 | | | | | 6 |
| B1905 | 2 Market Place, Bolsover | UC | 4 | | 4 | | | | 4 |
| B2001 | 42 Town End Bolsover, Bolsover | NS | 1 | | 1 | | | | 1 |
| B2031 | Land Adjacent 80 Charlesworth Street, Carr Vale, Bolsover | NS | 2 | | 2 | | | | 2 |
| B0621 | Land North Of 39 Conduit Road, Bolsover | UC | 1 | | 1 | | | | 1 |
| B2038 | 56 Nesbit Street, Hillstown | NS | 1 | | 1 | | | | 1 |
| B2041 | Land To The East Of 1 Charlesworth Street, Carr Vale | NS | 2 | | 2 | | | | 2 |
| B2042 | Land To The West Of 1 Main Street, Charlesworth Street, Carr Vale | NS | 3 | | 3 | | | | 3 |
| B2089 | Bolsover Market, Cotton Street, Bolsover | NS | 4 | | 4 | | | | 4 |
| B2066 | Land Adjacent Calbec House Limekiln Fields Road, Bolsover | NS | 2 | | | 2 | | | 2 |
| B2073 | Land Adjacent 32 Adin Avenue, Shuttlewood | NS | 2 | | | 2 | | | 2 |
| B2069 | Land Adjacent 1 Adin Avenue, Shuttlewood | NS | 1 | | | 1 | | | 1 |
| B2056 | Woodside Farm Oxcroft Lane Oxcroft, Bolsover | NS | 1 | | | 1 | | | 1 |
| B2059 | 26 Iron Cliff Road, Bolsover | NS | 1 | | | 1 | | | 1 |
| B2046 | Land Opposite 3 To 7 Nesbit Street, Hillstown, Bolsover | NS | 3 | | 3 | | | | 3 |
| B2060 | Land To The Rear Of 205, Shuttlewood Road | NS | 1 | | | 1 | | | 1 |
| B2094 | Land To The Rear Of 235, Shuttlewood Road | NS | 2 | | | 2 | | | 2 |
| B1598 | Lands off Pretoria Street, Bolsover | NS | 1 | | | 1 | | | 1 |
| B1776 | Damsbrook Farm, Oxcroft Estate Mansfield Rd, Clowne | UC | 2 | 1 | | | | | 1 |
| B1796 | Land r/o 61 Ringer Lane, Clowne | NS | 3 | 3 | | | | | 3 |
| B1872 | 7 Barlborough Rd, Clowne | UC | 2 | | 2 | | | | 2 |
| B1873 | Clowne Health Centre, Brook Lane, Clowne | UC | 7 | 2 | 2 | | | | 4 |

| | | | | | | | | | |
|----------------------|--|----|---|---|---|---|---|---|---|
| B1882 | Shawlands, Recreation Close, Clowne | UC | 8 | 6 | | | | | 6 |
| B2015 | 45 Creswell Road, Clowne | NS | 3 | | 3 | | | | 3 |
| B2028 | Garden Land To The Rear Of 36, Mitchell Street, Clowne | UC | 3 | | 2 | | | | 2 |
| B2017 | Heels And Toes, 31 Mill Street, Clowne | NS | 2 | 2 | | | | | 2 |
| B2067 | Land To The Rear Of 75 Mitchell Street, Clowne | NS | 2 | | | 2 | | | 2 |
| B2090 | 7 Barton Street, Clowne | NS | 6 | | | 6 | | | 6 |
| B1856 | Land r/o 184 Langwith Rd, Shirebrook | NS | 1 | 1 | | | | | 1 |
| B1973 | Garden land east of 80 Main St, Shirebrook | NS | 6 | | 6 | | | | 6 |
| B1801 | Land parcel to the east of 2 Hawthorne Ave, Shirebrook | NS | 2 | 2 | | | | | 2 |
| B1824 | Bennett Clifford solicitors, 78 Market St, Shirebrook | UC | 1 | 1 | | | | | 1 |
| B1903 | The Old Bakery, Thickley Close, Shirebrook | NS | 9 | | | 9 | | | 9 |
| B2007 | Garden Land On South Side Of 23 Park Road, Shirebrook | NS | 1 | | 1 | | | | 1 |
| B2012 | King Edward House 12 - 14 King Edward Street, Shirebrook | UC | 1 | 1 | | | | | 1 |
| B2051 | Land Adjacent, 1 Acreage Lane, Shirebrook | NS | 1 | | 1 | | | | 1 |
| B1605 | Littlewood farm, Littlewood Lane, Shirebrook | UC | 3 | | 3 | | | | 3 |
| B2078 | Land To The Rear Of Park View Garden Avenue, Shirebrook | NS | 1 | | | 1 | | | 1 |
| B1767 | Site Of 78 And 80 Carter Lane And 1 To 7 And 13 To 15 Byron Street | NS | 8 | | | 8 | | | 8 |
| B2082 | Garage Block, Elm Tree Avenue, Shirebrook | NS | 3 | | | 3 | | | 3 |
| B1982 | Garden land r/o 109 Alfreton Rd, South Normanton | NS | 1 | 1 | | | | | 1 |
| B1529 | Carnfield Hall garden centre, Carnfield Hill, South Normanton | UC | 2 | | | | | 2 | 2 |
| B1565 | 7 Elmhirst Close, South Normanton | NS | 1 | | 1 | | | | 1 |
| B1659 | 3 Michaels Meadow, also known as 44 Red Lane, South Normanton | NS | 1 | | | 1 | | | 1 |
| B1732 | Land at Corner of Duke St and Water Land, South Normanton | NS | 4 | 4 | | | | | 4 |
| B1755 | 18, 19, & 23 Alfred St, South Normanton | NS | 2 | 2 | | | | | 2 |
| B1848 | The Common Post Office, 9 - 11 The Common, South Normanton | NS | 1 | 1 | | | | | 1 |
| B1860 | Land between Lea Vale and 7 Broadlands, South Normanton | NS | 1 | | 1 | | | | 1 |
| B1875 | Land between 42 & 44 Victoria St, South Normanton | NS | 1 | | 1 | | | | 1 |
| B1908 | 110 Water Lane, South Normanton | NS | 1 | | 1 | | | | 1 |
| B1920 | 35 & 50 Hazel Grove, South Normanton | NS | 1 | | 1 | | | | 1 |
| B1921 | Flat 3, 47 High St, South Normanton | UC | 1 | 1 | | | | | 1 |
| B2027 | Land Between 92 And 94 Market Street, South Normanton | NS | 1 | 1 | | | | | 1 |
| B2037 | Garden Land at 194 Carter Lane East, South Normanton | NS | 1 | | 1 | | | | 1 |
| B2040 | Land Opposite 17 Alfred Street, South Normanton | NS | 1 | | 1 | | | | 1 |
| B2096 | Land To The East Of, 154 Carter Lane East, South Normanton | NS | 1 | | | 1 | | | 1 |
| B2074 | The Old Church Hall Downing Street, South Normanton | NS | 5 | | 2 | 2 | 1 | | 5 |
| B2065 | Land To The East Of 21 Alfred Street, South Normanton | NS | 1 | | | 1 | | | 1 |
| | | | | | | | | | |
| Main Villages | | | | | | | | | |
| B0671 | Sparrowbusk Farm, Clowne Road, Barlborough | UC | 5 | | 1 | 1 | | | 2 |
| B1429 | 23 New Road, Barlborough | NS | 1 | | 1 | | | | 1 |
| B1696 | 1 Westbridge Road, Barlborough | NS | 1 | 1 | | | | | 1 |

| | | | | | | | | |
|-------|---|----|---|---|---|---|--|---|
| B1754 | Highfields, Chesterfield Road, Barlborough | UC | 1 | 1 | | | | 1 |
| B1815 | 10 California Lane, Barlborough | UC | 1 | 1 | | | | 1 |
| B1865 | The Links Centre, Ash Close, Barlborough | NS | 7 | 3 | 4 | | | 7 |
| B1900 | 16 Chesterfield Road, Barlborough | UC | 2 | 1 | | | | 1 |
| B2091 | 4 Church Street, Barlborough | NS | 1 | | | 1 | | 1 |
| B2097 | Fairytales Day Nursery, 36 Chesterfield Road, Barlborough | NS | 1 | | | 1 | | 1 |
| B1971 | 109 Duke St & 2 Duchess St, Creswell | NS | 2 | 2 | | | | 2 |
| B1056 | 38 Elmtan Rd, Creswell | UC | 7 | 4 | 1 | | | 5 |
| B1644 | Cherry House & Lilac House, Laburnum Close, Creswell | NS | 1 | | 1 | | | 1 |
| B2062 | The Rear Of 71 To 83 Duke Street, Creswell | NS | 2 | | | 2 | | 2 |
| B1877 | Croft Service Station, Sheffield Rd, Creswell | NS | 4 | 2 | 2 | | | 4 |
| B1916 | Ringer Lane Farm, Ringer Lane, Creswell | NS | 1 | | 1 | | | 1 |
| B1930 | 2 Bullivant Ave, Creswell | NS | 1 | | 1 | | | 1 |
| B1866 | 11 - 13 Elmtan Road, Creswell | NS | 2 | | | 2 | | 2 |
| B2101 | Police Station, Kings Close, Creswell | NS | 1 | | | 1 | | 1 |
| B1987 | Land adj 1 Brookhill Lane & r/o The Greyhound, Town St, Pinxton | NS | 2 | 2 | | | | 2 |
| B0872 | 53 & 57 Victoria St, Pinxton | NS | 1 | 1 | | | | 1 |
| B1627 | 7 Mill Lane, Pinxton | NS | 2 | 2 | | | | 2 |
| B1693 | 7 Redgate St, Pinxton | NS | 2 | | 2 | | | 2 |
| B1706 | 18 Wilson St, Pinxton | NS | 1 | 1 | | | | 1 |
| B1813 | Land adj 10 Hilltop Rd, Pinxton | NS | 1 | | | 1 | | 1 |
| B1823 | 9 Barley St, Pinxton | NS | 1 | 1 | | | | 1 |
| B1827 | Land adj 5 George St, Pinxton | NS | 1 | 1 | | | | 1 |
| B1839 | 42 Church St West, Pinxton | NS | 2 | 2 | | | | 2 |
| B1994 | Land And Building Between 79 And 81 To 85 Wharf Road, Pinxton | UC | 1 | | 1 | | | 1 |
| B2000 | Land To The Rear Of Leal Crest Cottage Mill Lane, Pinxton | NS | 1 | | 1 | | | 1 |
| B2050 | 94 Wharf Road, Pinxton | NS | 2 | | 2 | | | 2 |
| B2021 | Land Between, 18a Brookhill And 128-134 Town Street, Pinxton | NS | 1 | | 1 | | | 1 |
| B2002 | 4 - 5 Talbot Street, Pinxton | NS | 2 | | 2 | | | 2 |
| B2072 | The George Inn 174 Wharf Road, Pinxton | NS | 8 | | | 8 | | 8 |
| B2063 | 81 Town Street, Pinxton | NS | 2 | | | 2 | | 2 |
| B2080 | Land To The Rear Of 28 To 30, Victoria Road, Pinxton | NS | 4 | | | 4 | | 4 |
| B2093 | Land To The West Of, 11 George Street, Pinxton | NS | 1 | | | 1 | | 1 |
| B1940 | Land between 6 & 6a Babbington Street, Tibshelf | NS | 1 | 1 | | | | 1 |
| B1948 | Garden Land at 2 Peveril Rd, Tibshelf | NS | 1 | 1 | | | | 1 |
| B1961 | Land between Ford Lodge & 9 Back Lane, Tibshelf | NS | 1 | 1 | | | | 1 |
| B1964 | Garden Land adj Lincoln Close, Tibshelf | NS | 1 | 1 | | | | 1 |
| B0972 | 157-159 High St, Tibshelf | UC | 1 | | 1 | | | 1 |
| B1279 | 51 High St, Tibshelf | NS | 1 | 1 | | | | 1 |
| B1371 | Lane End Farm, King St, Tibshelf | NS | 6 | | 6 | | | 6 |
| B1997 | Meadow View Stables, Newton Road, Tibshelf | NS | 1 | 1 | | | | 1 |
| B2024 | Banks Farm, Newton Road, Tibshelf | NS | 2 | | 2 | | | 2 |

| | | | | | | | | | |
|---|--|----|---|---|---|---|---|---|---|
| B1906 | Old Station Yard Newton Road, Tibshelf | NS | 2 | | | 2 | | | 2 |
| B2064 | 1 Skye Gardens Tibshelf | NS | 2 | | | 2 | | | 2 |
| B2070 | 137 - 139 High Street, Tibshelf | NS | 5 | 5 | | | | | 5 |
| B1816 | Holding no 3, Birks Farm, Birks Farm Road, Whitwell | NS | 3 | | 3 | | | | 3 |
| B1829 | Vagheggi Beauty Salon, 11 Portland Street, Whitwell | NS | 1 | 1 | | | | | 1 |
| B1871 | 5 Queens Road, Whitwell | UC | 1 | 1 | | | | | 1 |
| B2033 | 108 Southfield Lane, Whitwell | NS | 1 | | 1 | | | | 1 |
| B1594 | Butt Hill, Farm Butt, Whitwell | NS | 5 | | 5 | | | | 5 |
| B2019 | Land To The South Of 49 Hillside, Whitwell | UC | 1 | 1 | | | | | 1 |
| B1681 | Commonside Farm, Gipsyhill Lane, Whitwell | NS | 1 | 1 | | | | | 1 |
| B2057 | Land To Rear Of Hangar Hill Farm And 27 To 33 Hangar Hill, Whitwell | NS | 1 | | | 1 | | | 1 |
| | | | | | | | | | |
| Villages | | | | | | | | | |
| B1638 | The Hideaway, Pasture Lane, Blackwell | UC | 1 | | | | | 1 | 1 |
| B1892 | 26 Alfreton Road, Blackwell | UC | 3 | 3 | | | | | 3 |
| B1870 | Old Park View Cottage, Astwith Lane, Bramley Vale & Doe Lea | NS | 1 | | 1 | | | | 1 |
| B1957 | Land Previously 5 Bramley Road, Bramley Vale & Doe Lea | NS | 1 | 1 | | | | | 1 |
| B1657 | Former St Andrews Church Hall, The Hill, Glapwell | NS | 1 | | | 1 | | | 1 |
| B1947 | Glapwell Nurseries, Glapwell Lane, Glapwell | NS | 5 | | | 5 | | | 5 |
| B2061 | Land Adjacent To 87 King Street, Hodthorpe | NS | 3 | | | 3 | | | 3 |
| B2045 | 4 Broad Place Hodthorpe | NS | 4 | | 4 | | | | 4 |
| B1975 | Field between A632 & Whaley Rd, Langwith & Whaley Thorns | NS | 1 | 1 | | | | | 1 |
| B1883 | Corner of New Scott St, Langwith & Whaley Thorns | NS | 4 | 2 | 2 | | | | 4 |
| B1790 | Hose & Hydraulics, Main St, Langwith & Whaley Thorns | NS | 6 | 3 | 3 | | | | 6 |
| B2100 | Whaley Thorns Social Club, Portland Rd, Langwith & Whaley Thorns | NS | 8 | | 8 | | | | 8 |
| B1943 | Land north of 73 Sherwood St, Newton | NS | 1 | 1 | | | | | 1 |
| B2034 | Outbuilding To The Rear Of The Farm House, Cragg Lane, Newton | NS | 1 | | 1 | | | | 1 |
| B2044 | Land to the rear of Littlemoor Farm, Newton | NS | 4 | 1 | 2 | 1 | | | 4 |
| B1945 | Land & buildings south of & including 9 Transvaal Terrace, Palterton | NS | 2 | 2 | | | | | 2 |
| B0890 | Cleveland, Back Lane, Palterton | NS | 1 | | 1 | | | | 1 |
| B2068 | Land Between Hilltop Farm And 4 Crow Hill, Palterton | NS | 1 | | | 1 | | | 1 |
| B0868 | 5 & 11 Newboundmill Lane, Pleasley | NS | 3 | | 3 | | | | 3 |
| B1998 | Land On North West Side Of Redbank House, Pleasley | NS | 1 | | | | 1 | | 1 |
| B1690 | 65 Newboundmill Lane, Pleasley | NS | 1 | 1 | | | | | 1 |
| B2052 | 44 Newboundmill Lane, Pleasley | NS | 3 | | 3 | | | | 3 |
| B2081 | Hill Crest, Carcroft Lane, Scarcliffe | NS | 2 | | 2 | | | | 2 |
| B2009 | Nunnery Farm Chesterfield Road, Shuttlewood | NS | 1 | 1 | | | | | 1 |
| | | | | | | | | | |
| Small Settlements in the Countryside | | | | | | | | | |
| B2049 | Stud Farm, Spring Lane, Elmton | NS | 2 | | 2 | | | | 2 |
| B1098 | Green Acres, Hardstoft | UC | 1 | | | | | 1 | 1 |

| | | | | | | | | | |
|-------|--|--------------|---|---|--|---|--|--|-------------|
| B1934 | Land Between 26 And 28 Church Road, Stanfree | NS | 2 | | | 2 | | | 2 |
| B1938 | Land north of 28 Church Road, Stanfree | NS | 2 | 2 | | | | | 2 |
| B1939 | Land to front of 28 Church Road, Stanfree | NS | 2 | 2 | | | | | 2 |
| | | | | | | | | | |
| | | TOTAL | | | | | | | 1551 |

Appendix 9 - Schedule C Sites - Granted permission from 01/04/2009 - 16/11/2009

Minor Sites

| Application No. | Site Address | Settlement | Total Number of dwellings on site* | Number of dwellings new on 5 year supply | Has Planning Permission? |
|----------------------|--|-----------------|------------------------------------|--|--------------------------|
| Towns | | | | | |
| 09/00133/OUT | Land Between 57 And 63 Charlesworth Street, Carr Vale. | Bolsover | 2 | 2 | |
| 09/00449/OUT | Land To The South Of Field View House, 108 Mansfield Rd. | Clowne | 1 | 1 | |
| 09/00398/FUL | 207 Creswell Road, Clowne. | Clowne | 4 | 4 | |
| 09/00094/OUT | Land To The Northern Side Of 1 Recreation Rd. | Shirebrook | 1 | 1 | |
| 09/00110/OUT | Former King Of Diamonds, Langwith Road. | Shirebrook | 8 | 8 | |
| 09/00356/FUL | Land Adjacent 1 Brookfield Crescent, Shirebrook. | Shirebrook | 1 | 1 | |
| 09/00124/OUT | 33 Water Lane, South Normanton. | South Normanton | 1 | 1 | |
| 09/00127/OUT | Site Of Former 107 And 108 Water Lane, South Normanton. | South Normanton | 1 | 1 | |
| 09/00295/FUL | Land Adjacent 29 Hamlet Lane, South Normanton. | South Normanton | 1 | 1 | |
| 09/00382/FUL | Land Adjacent 129 Alfreton Road, South Normanton | South Normanton | 1 | 1 | |
| | | | | | |
| Main Villages | | | | | |
| 09/00006/RETRO | Harrison Distribution, Wharf Road, Pinxton. | Pinxton | 7 | 3 | |
| 09/00265/OUT | Holmes Yard Brookhill Lane, Pinxton. | Pinxton | 1 | 1 | |
| 09/00277/FUL | Land Adjacent 2 Wilson Street, Pinxton. | Pinxton | 1 | 1 | |
| 09/00017/FUL | Addison Street Methodist Church, Addison Street, Tibshelf. | Tibshelf | 2 | 2 | |
| | | | | | |
| Others | | | | | |
| 09/00188/OUT | Glapwell Nurseries, Glapwell Lane, Glapwell. | Glapwell | 5 | 5 | |
| 09/00348/OUT | Land To The Rear Of 114 Main Street, Newton. | Newton | 1 | 1 | |
| 09/00178/FUL | Town End Farm, Alfreton Road, Tibshelf. | Countryside | 1 | 1 | |
| 09/00374/VARMAJ | Old Station Yard, Newton Road, Tibshelf. | Countryside | 1 | 0 | |
| 09/00427/FUL | Old Station Yard, Newton Road, Tibshelf. | Countryside | 1 | 0 | |
| | | | | | |

Total number of dwellings on Minor sites = 35 (up to 16th November 2009)

Major Sites

| Site No | Site Address | Settlement | Total Number of dwellings on site* | Number of dwellings new on 5 yr supply | Has Planning Permission? |
|-----------------|--|----------------------|------------------------------------|--|--------------------------|
| Towns | | | | | |
| 09/00217/OUTMAJ | High Ash Farm, Mansfield Road, Clowne. | Clowne / Countryside | 41 | 41 | |
| | | | | | |

Total number of dwellings on Major sites = 41 (up to 16th November 2009)

| | | | |
|----------------------------|---|------------------|------|
| Committee: | Planning Committee | Agenda Item No.: | 11. |
| Date: | 9 December 2009 | Category | Open |
| Subject: | Proposed action in default to undertake works required by a S215 notice in respect of properties at 34-44 Welbeck Street Creswell | Status | |
| Report by: | Head of Planning and Environmental Health (drafted by Principal Enforcement Officer) | | |
| Other Officers involved: | Senior Principal Solicitor Environmental Health Residential Manager | | |
| Director: | Strategy | | |
| Relevant Portfolio Holder: | Environment | | |

1 RELEVANT CORPORATE AIMS

ENVIRONMENT – Promoting and enhancing a clear and sustainable environment

Untidy land can adversely affect the amenity of the area, while proactive enforcement can improve the appearance and character of the area, making it more attractive and increasing the potential for tourism and investment. Effective planning enforcement can contribute to the delivery of all the corporate aims, but its main emphasis is in relation to the Environment.

TARGETS

Not relevant in this case.

VALUE FOR MONEY

Not relevant in this case.

1.1 THE REPORT

1.0 SITE

1.1 The site, comprising 6 derelict terraced properties, occupies a prominent position on Welbeck Street, adjacent to a butcher's shop and close to the junction with Church Street.

2.0 BACKGROUND

- 2.1 The condition of the properties first became of concern to the Council in February 2004. The Council pursued action through the service of a S215 notice. There then followed an extremely protracted period within which the owner appealed against the S215 notice through the Magistrates Court and Crown Court. The outcome was unsatisfactory. The Judge accepted the owner's word that he intended to pursue an Empty Property Grant and decreed that a period of 12 months should be allowed to bring the properties back into habitable condition. The effect of his judgement was to quash the S215 notice. Following further issues concerning the owner's eligibility, a grant offer was made and a period of 12 months allowed for the works to be carried out, as the Judge had decreed. The owner failed to take up the grant and did not undertake any works. The land and properties continued to deteriorate.
- 2.2 The matter was reported to Planning Committee at its meeting on 7 January 2009. Committee resolved to serve another S215 notice. The notice was duly served on 10 February 2009.
- 2.3 The owner appealed against the notice to the Magistrates Court. The owner requested an adjournment which the Court allowed. The owner withdrew his appeal on 23 September 2009 and the notice took effect. It requires:
- (a) within a period of 4 weeks (**i.e. by 21 October 2009**), the clearing of all litter and rubbish and removal of overgrown vegetation; and
 - (b) within a period of 12 weeks (**i.e. by 16 December 2009**) the boarding up of windows and doors, painting of the boarding, repair to roofs, walls, brickwork and pointing
- 2.4 The owner has now boarded up the windows and doors, carried out some repair works and removed overgrown vegetation to the front and rear of the properties. The appearance of the properties has significantly improved. There are, however, still some works to complete to secure full compliance with the notice. A site inspection was carried out shortly after the first compliance date. It was noted that litter and rubbish was still to be removed from the site and that overgrown vegetation was still to be removed from the back garden area. The owner has been requested to carry out these works urgently. Any progress will be reported at the Committee meeting.
- 2.5 The owner has made further enquiries about grant funding to bring the properties to habitable standards. The original grant offer is still available and will be held open to give a further period for completion up to 30 June 2010.
- 2.6 The grant works are mainly internal. The external repairs required by the grant are largely compatible with the S215 works. The grant offer does not prevent the S215 works being carried out within the notice timeframe. In the event of the grant being taken up it would not be

appropriate to insist upon the painting of the rear window boarding pending completion of the properties to residential standards by 30 June 2010.

- 2.7 Most of the powers for enforcement of planning control and untidy land are covered in the scheme of delegations and can be exercised by the Head of Planning and Environmental Health in consultation with Ward Members. Planning Committee, at its meeting on 29 April 2009, authorised a report to Standards Committee recommending an addition to the delegation scheme to include default action. Other Council services (e.g. environmental health and street services) have similar delegated powers. A report to Standards Committee is to be progressed shortly.

3.0 POLICY

- 3.1 Government Circular 2/98 "Prevention of Dereliction through the Planning System" provides encouragement to Local Planning Authorities for the use of S215 powers in tackling dereliction and arresting decay. Tackling dereliction is an important part of the Government's sustainable development strategy.
- 3.2 Government's best practice guide "Town and Country Planning Act 1990 Section 215, Best Practice Guidance" states that S215 powers can deliver important tangible and lasting results and that S215 powers have a role to play in Government's sustainable regeneration agenda. If a town is presentable people will want to visit and live there and businesses will want to locate there. Successful use of S215 notices creates a ripple effect of investment and improvements, especially in residential areas.

4.0 ISSUES FOR CONSIDERATION

- 4.1 Under S216 of the Town and Country Planning Act 1991 (the Act) the Council can prosecute the owner for any failure to comply with the notice. Such action would be instigated under the powers delegated to the Solicitor to the Council.
- 4.2 Under S219 of the Act the Council can take steps itself to secure compliance with the notice and recover its costs. Either or both of these powers are available to the Council where there is a failure to comply with a S215 notice and the specified period/s for compliance has/have passed.
- 4.3 Presently there are no delegated powers to take action in default under S219. A resolution of Planning Committee is required.
- 4.4 The matter has been outstanding some considerable time during which the amenity of local residents and the neighbourhood has suffered severely. Steps required by the first compliance date (i.e. 21 October 2009) have not been completed. The second compliance date (i.e. 16 December 2009) follows shortly after the Planning Committee meeting.

- 4.5 On previous experience, it is likely that action through the magistrates' court would be protracted and, in itself, would not bring about compliance with the notice. Whilst prosecution action should not be ruled out, it is considered that action by the Council in default would be an appropriate and proportionate remedy in this case to alleviate the harmful effects in the timeliest manner.
- 4.6 Following completion of the works the Council would recover its costs from the owner by sending an invoice and pursuing through the Council's debt recovery processes. The Council could also place a charge on the land.

The costs incurred will need to be met up to the maximum of the appropriate budget in the financial year they are incurred. Recovery of such debts may not be quick or even successful. Charges on land are not a 100% guaranteed success for recovery even when the property is ultimately sold, potentially many years after the expenditure is incurred. If the debt were ultimately to be written off, after exhausting the recovery process, this would be a cost back to the original budget.

5.0 IMPLICATIONS

Financial: This would only be cost neutral if any reasonable costs incurred by the Council in carrying out the works are recovered from the owner in the same financial year that the costs are incurred.

Legal: Possible legal action to secure recovery of costs.

Human Resources: Potential impact on officer time in organising works and recovering costs.

RECOMMENDATION (S)

- 1. The Head of Planning and Environmental Health be authorised to take action in default under S219 of the Act to secure the removal of litter and rubbish and removal of overgrown vegetation, those being the works which should have been completed by 21 October 2009.**
- 2. If, by 16 December 2009, the other works required by the S215 notice have not been completed, the Head of Planning and Environmental Health be authorised to take action in default under S219 of the Act, as appropriate, to secure compliance with the S215 notice.**

ATTACHMENT: Y
FILE REFERENCE: E04/163

Case Ref.: E04/163
Address/Location:
34 - 44 Welbeck Street
Creswell
Worksop
Nottinghamshire
S80 4AZ



Scale 1:1250

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Date Produced: 9th December 2009

| | | | |
|---------------------------|--|------------------|------|
| Committee: | Planning | Agenda Item No.: | 12. |
| Date: | 9 th December 2009 | Category | * |
| Subject: | Newton Conservation Area Appraisal Review | Status | Open |
| Report by: | Heritage Conservation Manager (Conservation Officer (Conservation Area Appraisals)) | | |
| Other Officers involved: | | | |
| Director | Director of Development | | |
| Relevant Portfolio Holder | Cabinet Member for the Environment | | |

RELEVANT CORPORATE AIMS

Environment - Promoting and enhancing a clean and sustainable environment.

One of the Council's priorities for its aim for the environment is to protect, enhance and improve the natural and built environment in a sustainable way.

The Newton Conservation Area Appraisal seeks to ensure that the historic and natural environment of the Newton Conservation Area is preserved and enhanced by defining its special character and appearance. Ensuring that this document remains up-to-date and by setting out appropriate policies and proposals will ensure that the Council continues to protect and enhance the built and natural environment in a sustainable way.

TARGETS

Achieving the milestones set in the Historic Environment Scheme by March 2011 is a specific target in the Corporate Plan. Within this target, preparing and adopting the Newton Conservation Area Appraisal and Management Plan by April 2010 will achieve one of the milestones.

VALUE FOR MONEY

Preparing and adopting Conservation Area Appraisals and Management Plans aids efforts for a more efficient planning determination process as the additional guidance they contain enables applicants to better prepare their proposals, which in turn reduces the need for amendments, and enables the district to gain better developments.

In addition to this, the proposals for enhancement that the Conservation Area Appraisals and Management Plans contain aids efforts to secure external funding for the district.

PURPOSE OF THE REPORT

To seek Committee approval to carry out a public participation exercise on the updated Newton Conservation Area Appraisal and proposed draft Management Plan and the proposed revision to the boundary of the Newton Conservation Area.

THE REPORT

Background Information

Members will be aware that the Newton Conservation Area Appraisal was adopted by the Council in January 2002.

However, Conservation Area Appraisals and Management Plans should be reviewed every 5 years to record what has changed, confirming the special interest, setting out any new recommendations and revising the management plan.

Whilst the process for the preparation of Conservation Area Appraisals and Management Plans is set out in the Historic Environment Scheme (as amended October 2009), the process for the review is less defined and little guidance is provided nationally for this stage. The limited advice available suggests that the review is likely to result in an addendum to the existing appraisal.

To take this forward, a review has been carried out using the available monitoring indicator information and feedback from a stakeholder (local experts) meeting held at the Newton Community Centre, Main Street, Newton on 22nd October 2009 to determine what has changed in both quantitative and qualitative terms.

ISSUES FOR CONSIDERATION

Conservation Area Appraisal Review Document

The Conservation Area Appraisal Review Document identifies that there has been no significant change in the Newton Conservation Area since the adoption of the document in 2002, although the document identifies that the situation has deteriorated with regard to the removal or replacement of hedgerows and other boundary treatments.

However, three new threats to the character and appearance of the conservation area have been identified and need to be included in the

appraisal. Furthermore, as the Newton Conservation Area currently has Management Plan, the Review Document has informed the preparation of a draft Newton Conservation Area Management Plan.

The Newton Conservation Area Review Document is attached as Appendix 1.

Conservation Area Management Plan

The draft Newton Conservation Area Management Plan seeks to put in place proposals for the preservation and enhancement of the conservation area based on the identified threats and opportunities and the outcome of the Conservation Area Appraisal Review Document.

In particular, proposals have been set out to cover the following:

- Enforcement and Monitoring
- Buildings and Structures Needing Urgent and Non-Urgent Repairs
- The Promotion of the Council's Historic Building Grant Scheme
- Traffic Management
- Improvements to Boundary Treatment
- Improvements to War Memorial setting

In considering when the proposed schemes for the preservation and enhancement of the conservation area should take place, regard has been paid to the Council's approved Historic Environment Scheme Work Programme.

Therefore, it is considered that the preservation proposals contained in the draft Newton Conservation Area Management Plan, such as the traffic management and the buildings and structures in need of both urgent and non-urgent repairs, can progress alongside programmed work and the consultation exercise.

The enhancement proposals, which are generally less urgent than preservation proposals, given that they pose less immediate threat to the conservation area, are considered to be desirable but not able to be delivered in the current programme without additional resources.

The draft Newton Conservation Area Management Plan is attached as Appendix 2.

Conservation Area boundary issues

Conservation areas are designated as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.' The present conservation area boundary has been considered in accordance with the Council's statutory duty to review the boundary of existing conservation areas from time to time.

The present conservation area boundary which was designated in 2002 was considered by stakeholders to be adequate and to encompass the main areas and features of interest.

However, correspondence has been received from one local resident in which they suggest a minor amendment to the conservation area boundary to remove a modern garage from the conservation area. From an assessment of this suggestion, it is noted that the garage building is unrelated to the historic Homestead Farm building and relates to the modern development on Manor Close.

In view of this, it is considered appropriate to amend the boundary accordingly and a plan illustrating the proposed revision to the Newton Conservation Area is attached as Appendix 3.

Next stage

Following consideration of these issues, it is proposed to carry out a five week public participation exercise due to the Christmas break, commencing on Monday 14th December 2009 until Friday 15th January 2010. A public meeting will be held during this period.

The outcome of the public participation exercise, stating how the responses have been considered and where necessary incorporated into the document, together with the updated appraisal and proposed management plan, will be reported to the Planning Committee at a future date.

IMPLICATIONS

Financial – cost of the public participation exercise can be met by existing budgets. The draft Newton Conservation Area Appraisal and Management Plan does not include proposals that require additional Council funds to deliver them on the timescales proposed.

Legal – none.

Human Resources – the Historic Environment Scheme Work Programme sets out the work of the Planning Conservation Team based on the current level of resources available.

RECOMMENDATION

That (1) the updated Newton Conservation Area Appraisal and proposed draft Management Plan be issued for a public participation exercise as set out in the report;

(2) the Heritage Conservation Manager be authorised to make any minor amendments necessary prior to the public participation exercise.

NEWTON CONSERVATION AREA



CONSERVATION AREA APPRAISAL REVIEW

ASSESSMENT OF CHANGE 2002-2009

December 2009

SUMMARY TABLE

| Threats (identified 2002) | | Trend from Monitoring Indicators | Feedback from Local Stakeholders | Overall Change |
|----------------------------------|--|---|---|-----------------------|
| 1 | Intensification of built development would be likely to detract from the open / dispersed character of the Cragg Lane area | N/A | ➔ | ➔ |
| 2 | Development of open countryside outside the conservation area | N/A | ➔ | ➔ |
| 3 | Removal or replacement of hedgerows and other important boundary treatments would detract from the area's character | N/A | ⬇ | ⬇ |
| 4 | Lack of design detail and / or inappropriate use of materials in repairs or new build (e.g. inappropriate replacement windows) | N/A | ➔ | ➔ |
| 5 | Appearance of the Newton Co-operative Store | N/A | ➔ | ➔ |

| Threats (identified 2009) | | Trend from Monitoring Indicators | Feedback from Local Stakeholders | Overall Change |
|----------------------------------|--|---|---|-----------------------|
| 6 | Vacant buildings | N/A | N/A | N/A |
| 7 | Ball games around the War Memorial | N/A | N/A | N/A |
| 8 | Heavy levels of traffic along Cragg Lane | N/A | N/A | N/A |

| Opportunities (identified 2002) | | Trend from Monitoring Indicators | Feedback from Local Stakeholders | Overall Change |
|---------------------------------|---|----------------------------------|----------------------------------|----------------|
| 1 | Reinstatement of original window styles and doors | N/A | ➔ | ➔ |
| 2 | Improvements to boundary treatments | N/A | ➔ | ➔ |

Key

↑ Improvement

➔ No change

↓ Deterioration

ANALYSIS

The Newton Conservation Area Appraisal Review Document identifies that there has been no significant change in the Newton Conservation Area since the adoption of the document in 2002, although the document identifies that the situation has deteriorated with regard to the removal or replacement of hedgerows and other boundary treatments.

However, three new threats to the character and appearance of the conservation area have been identified.

BOUNDARY ISSUES

The present conservation area boundary was designated in 2002. As part of the review process, the need for any boundary revisions has been considered in accordance with the Council's statutory duty to review the boundary of existing conservation areas from time to time.

Correspondence has been received from one local resident in which they suggest a minor amendment to the conservation area boundary to remove a modern garage from the conservation area. From an assessment of this suggestion, it is noted that the garage building is unrelated to the historic Homestead Farm building and relates to the modern development on Manor Close. In view of this, it is proposed that consideration should be given to revising the boundary accordingly.

ACTION PLAN

Based on the findings of the Newton Conservation Area Appraisal Review Document, it is considered that:

1. the newly identified threats to the character and appearance of the conservation area be included in the appraisal;
2. a draft Newton Conservation Area Management Plan be prepared to put in place proposals for the preservation and enhancement of the conservation area based on the identified threats and opportunities and the outcome of the Conservation Area Appraisal Review Document;
3. a conservation area boundary revision to address the issues raised at Homestead Farm be pursued.

CONSERVATION AREA APPRAISAL REVIEW BACKGROUND PAPERS

1) TREND FROM MONITORING INDICATORS

NEWTON CONSERVATION AREA - MONITORING INDICATORS (PROPOSED)

| Indicator | Ref. | Measurement | Value | Change |
|----------------------------|------|--|-------|------------|
| Designated Heritage Assets | A1 | Number of Listed Buildings and Structures | 3 | First year |
| | A2 | Number of Unlisted Buildings of Merit | 13 | First year |
| | A3 | Number of entries on the Historic Environment Record (not covered by other designations) | 3 | First year |
| | A4 | Number of Tree Preservation Orders made covering trees within the conservation area | 1 | First year |

Based on value in proposed document

| Indicator | Ref. | Measurement | Value | Change |
|------------------|------|---|-------|------------|
| Heritage at Risk | B1 | Number of listed buildings or unlisted buildings of merit identified as needing urgent and non-urgent works | 2 | First year |
| | B2 | Number of monitoring surveys not carried out by stated key date | 0 | First year |

Based on value in proposed document

| Indicator | Ref. | Measurement | Value | Change |
|---------------------|------|---|-------|------------|
| Managing Positively | C1 | Number of applications for planning permission determined where conservation area a statutory consideration | N/A | First year |
| | C2 | Number of applications for listed building consent determined | N/A | First year |
| | C3 | Number of applications for conservation area consent determined | N/A | First year |

Based on figures for financial year 08/09

| Indicator | Ref. | Measurement | Value | Change |
|------------------------------------|------|---|-------|------------|
| Enhancing the Historic Environment | D1 | Number of buildings receiving grant assistance for repair or reinstatement of historic fabric | 0 | First year |
| | D2 | Number of enhancement schemes with actions achieved by stated key dates | 0 | First year |

Based on value in proposed document

CONSERVATION AREA APPRAISAL REVIEW BACKGROUND PAPERS

2) FEEDBACK FROM LOCAL STAKEHOLDERS

Note of Meeting

Newton Conservation Area – Conservation Area Appraisal and Management Plan

Local Experts Meeting

Venue: Newton Community Centre, Main Street, Newton

Time: 7.30pm – 9.30pm

Date: 22nd October 2009

Present:

| | <u>Name</u> | <u>Title</u> | <u>Organisation</u> |
|---------|-------------------|-------------------------------|--|
| 1 | S Dubowski | | Resident |
| 2 | J M Radford | | Resident |
| 3 & 4 | P & W Rimmer | | Residents |
| 5 & 6 | L & M Porter | | Residents |
| 7 | D G Willens | | Newton Community Association |
| 8 & 9 | W E & R M Smith | | Residents |
| 10 | K M Tomlinson | | Resident |
| 11 | E Ball | | Resident |
| 12 | J G Ball | | Resident |
| 13 | D Bullock | Councillor | Blackwell Parish Council |
| 14 & 15 | A R & M R Mumford | | Residents |
| 16 | B A Higginson | | Resident |
| 17 & 18 | T & D Mellors | | Residents |
| 19 | F J Hibbert | | Residents |
| 20 | E Wilmot | | Resident |
| 21 | J Stocks | | Resident |
| 22 | M Ward | | Resident |
| 23 | G Rawson | | Resident |
| 24 | N Willens | Councillor | Blackwell Parish Council |
| 25 | A Tomlinson | Councillor | Bolsover District Council and Blackwell Parish Council |
| 26 | I Newham | Councillor | Blackwell Parish Council |
| 27 | Jonathan Moore | Conservation Officer (CAA) | Bolsover District Council |
| 28 | Chris McKinney | Heritage Conservation Manager | Bolsover District Council |

Note Prepared by: Chris McKinney

1.0 Introduction

1.1 Chris McKinney opened the meeting and explained that the District Council was working on an ambitious programme of preparing Conservation Area Appraisal and Management Plans for the 27 conservation areas in the district.

1.2 He explained that the Newton Conservation Area already had a Conservation Area Appraisal which was adopted by the Council in January 2002 and that this meeting represented part of the review process for the appraisal.

1.3 He added that this was the first Conservation Area Appraisal to be reviewed and that the purpose of the meeting was to meet with local stakeholders, such as local representatives and residents, to get an understanding of how they thought the conservation area had changed.

2.0 Boundaries and potential extensions

JM

2.1 Jonathan Moore explained that the conservation area covers an area of 3.74 hectares and that the boundary had not been reviewed since designation in 2002. He explained that the Council has a statutory duty to review conservation area boundaries from time to time and that whilst the Council had not identified any potential extensions, the Council would consider any potential extensions suggested at the meeting. He added that any suggested extension would need to be assessed and considered to be worthy of designation on the basis of its historic and/or architectural interest.

2.2 There was then a general discussion about the boundary of the conservation area and questions from residents about the line of the existing boundary were clarified. In particular, one resident asked why the boundary did not include the Primary School's playing field and asked if this would allow the playing field to be built upon. Chris explained that the boundary was drawn to reflect the area of special architectural and historic interest and that the playing field was considered to not be of specific architectural or historic interest nor make a significant contribution to the character and appearance of the area and therefore had not been included in the boundary. Chris explained that despite this the playing field would receive protection from development through other Development Plan policies that sought to protect open space and recreation sites.

2.3 After this discussion, the general view from local stakeholders was that the existing boundary was adequate and that no extensions required consideration.

3.0 Key Elements: including Unlisted Buildings of Merit previously identified JM

3.1 Jonathan advised that the Newton Conservation Area Appraisal identified 2 character areas within the conservation area, namely the Cragg Lane / Alfreton Road / Town Lane area and the Hall Lane / The Green area. Jonathan also drew attention to the distributed note (see attached) that set out the key elements and unlisted buildings of merit.

Are these still correct?

3.2 Jonathan asked whether the local stakeholders thought these were still relevant. The general view was that the key elements were still relevant. The owner of part of L-shaped building on Hall Lane advised that the building was extremely interesting and that part of it had originally been a cruck barn. He advised that he had information on the history of the building that he could share with the Council.

Is anything missing?

3.3 Jonathan asked whether the local stakeholders thought any other features merited identification in the appraisal. The general view was that there was nothing missing.

4.0 Threats and Opportunities previously identified JM

4.1 Jonathan advised that the Newton Conservation Area Appraisal identified a number of issues that could affect the special character and appearance of the conservation area and drew attention to the distributed note (see attached) that set out the identified threats and opportunities.

4.2 Chris advised that one of the key reasons for this meeting was to get an understanding from the local stakeholders of their perceived degree of change within the character and appearance of the conservation area, essentially whether things have improved or deteriorated.

Chris explained that this would form part of an Assessment of Change that would be appended to the Newton Conservation Area Appraisal and added that this would be used to inform a management plan for the conservation area that would seek to address any deterioration and to bring about further improvements.

Do they still exist?

4.3 Chris ran through the previously identified threats and asked the local stakeholders for their perception of whether things have improved or deteriorated.

- 1) Intensification of built development would be likely to detract from the open / dispersed character of the Cragg Lane area;
- 2) Development of open countryside outside the conservation area:

The consensus was that these threats still existed, given that the Housing Allocation adjacent to Cragg Lane had not yet been fully implemented and that the site was up for sale.

Chris explained that the planning permission for this residential development included a requirement for a buffer zone along Cragg Lane to ensure that the character and appearance of the conservation area would be protected. He added that if new applications were submitted, the requirement for a buffer zone would be supported by the Conservation Area Appraisal.

- 3) Removal or replacement of hedgerows and other important boundary treatments would detract from the area's character

The consensus was that this threat still existed and that the loss of important boundary treatment was getting worse.

- 4) Lack of design detail and / or inappropriate use of materials in repairs or new build (e.g. inappropriate replacement windows)

The consensus was that this threat still existed but it was unclear whether the loss of original features was getting worse.

However, it was mentioned that the Primary School had signs on its railings for before and after school events but that they had been there a long time and were now looking ragged and detracting from this important building. It was stated that the success of these events was a good thing and Chris suggested that a more permanent solution that complemented the impressive boundary treatment along Hall Lane could perhaps be pursued.

- 5) Appearance of the Newton Co-operative Store

The consensus was that this threat still existed despite some improvements to its appearance and that more efforts were required

4.4 Chris ran through the previously identified opportunities and asked the local stakeholders for their perception of whether they still existed.

- 1) Reinstatement of original window styles and doors

The consensus was that this opportunity still existed but that little improvement had been made so far.

Chris advised that there has been no take up of Historic Building Grants within the Newton Conservation Area but that this scheme still existed.

2) Improvements to boundary treatments

The consensus was that this opportunity still existed but that little improvement had been made so far.

Chris advised that there has been no take up of Historic Building Grants within the Newton Conservation Area but that this scheme still existed.

Are there new ones?

4.5 Chris asked the local stakeholders whether any new threats existed and the following new threats were identified.

1) Vacant buildings

It was mentioned that Top Farmhouse and the George & Dragon Public House had become vacant since the 2002 appraisal and local stakeholders expressed concern over the future of the buildings.

Chris explained that the recent applications for conversion of Top Farm to residential use had been withdrawn by the applicant but that it was expected that new applications would be submitted in due course. However, he added that the issue of buildings at risk of deterioration could be addressed through the proposed Conservation Area Management Plan.

It was suggested that the Old Chapel and Station Building on Main Street should be looked at also. Chris advised that these were outside the conservation area but that they would be looked at during the review stage.

The consensus was that this new threat should be included in the Conservation Area Appraisal.

2) Ball games around the War Memorial

It was mentioned that since the highway alterations around the north of the War Memorial, the pavement area has been used for ball games. It was stated that this was dangerous and detracted from this area.

Chris advised that it may be possible to look at the area and introduce landscape features that would make the area

unsuitable for ball games.

The consensus was that this new threat should be included in the Conservation Area Appraisal.

3) Heavy levels of traffic along Cragg Lane

It was mentioned that the heavy levels of traffic along Cragg Lane were dangerous and detracted from the area.

Chris advised that this issue had been raised at the stakeholder meeting for the Old Blackwell Conservation Area earlier this evening.

The consensus was that this new threat should be included in the Conservation Area Appraisal.

4.6 Chris asked the local stakeholders whether any new opportunities existed. None were identified.

5.0 Next steps

JM

5.1 Jonathan and Chris thanked everyone for attending the meeting and advised that this information would be considered.

5.2 Jonathan advised the group that the next stage was to report the draft review document to Bolsover District Council's Planning Committee followed by a consultation period. After this, it was intended that the outcome of the exercise and an updated document would be reported to Planning Committee followed by formal adoption by the Council.

Key Elements

The special character of an area comprises a variety of things: individual or groups of buildings and/or their settings, the historic street pattern and layout, local landscape and topography, land-use, boundary treatments, open spaces and use of traditional materials

- Newton is an old settlement - manor of Newton in Domesday Book (1086). Later lost its primacy to Blackwell when the parish was established
- Core of the village has remained relatively untouched – originally an agricultural settlement centred on the Old Hall with a few farmsteads located around it
- Now predominantly residential with a small number of commercial premises
- Significant expansion arising from colliery development (19th century) and then further growth in post-war period
- Located mainly within the settlement framework, but Cragg Lane area extends into open countryside
- Tree Preservation Order (TPO BOL/26) – covers two sycamore trees on Hall Lane and the mixed deciduous woodland next to Newton Farm

The 2002 Appraisal identified 2 character areas:

A) Cragg Lane / Alfreton Road / Town Lane

- Rural character with residential development
- Range of older buildings / former farms – large plots
- Boundary treatment – hedgerows + stone boundary walls
- Topography + important views over countryside and within the conservation area
- Variety of building materials and building styles
- Archaeological interest – foundations of former chapel (1696) in grounds of Newton Old Hall
- Listed Buildings:
 - Newton Old Hall - Grade II*
 - Newton Old Hall gate piers + wall - Grade II
 - Top Farmhouse - Grade II
- Unlisted Buildings of Merit:

Unlisted buildings of merit are considered to make a positive contribution to the character and appearance of the conservation area

- Cruck Cottage, Cragg Lane
- Old Hall Cottage
- Green Farm
- Homestead Farm & outbuilding
- Newton Farm

B) Hall Lane / The Green

- Predominantly development from late 19th and early 20th centuries
- Previously rural in nature – northern limb of the settlement

- Newton Primary School – built 1914
- Former Co-operative building – corner of Hall Lane
- Traditional red brick terraces – smaller plots / regimented layout
- George and Dragon public house – originally built as a railway hotel
- Mature trees and boundary hedges

- Unlisted Buildings of Merit:
 - George and Dragon public house
 - 1-5 Hall Lane
 - Newton Primary School
 - War Memorial, The Green

Threats and Opportunities

The 2002 Appraisal identified the following Threats and Opportunities:

A) Threats

- 1) Intensification of built development would be likely to detract from the open / dispersed character of the Cragg Lane area
- 2) Development of open countryside outside the conservation area
- 3) Removal or replacement of hedgerows and other important boundary treatments would detract from the area's character
- 4) Lack of design detail and / or inappropriate use of materials in repairs or new build (e.g. inappropriate replacement windows)
- 5) Appearance of the Newton Co-operative Store

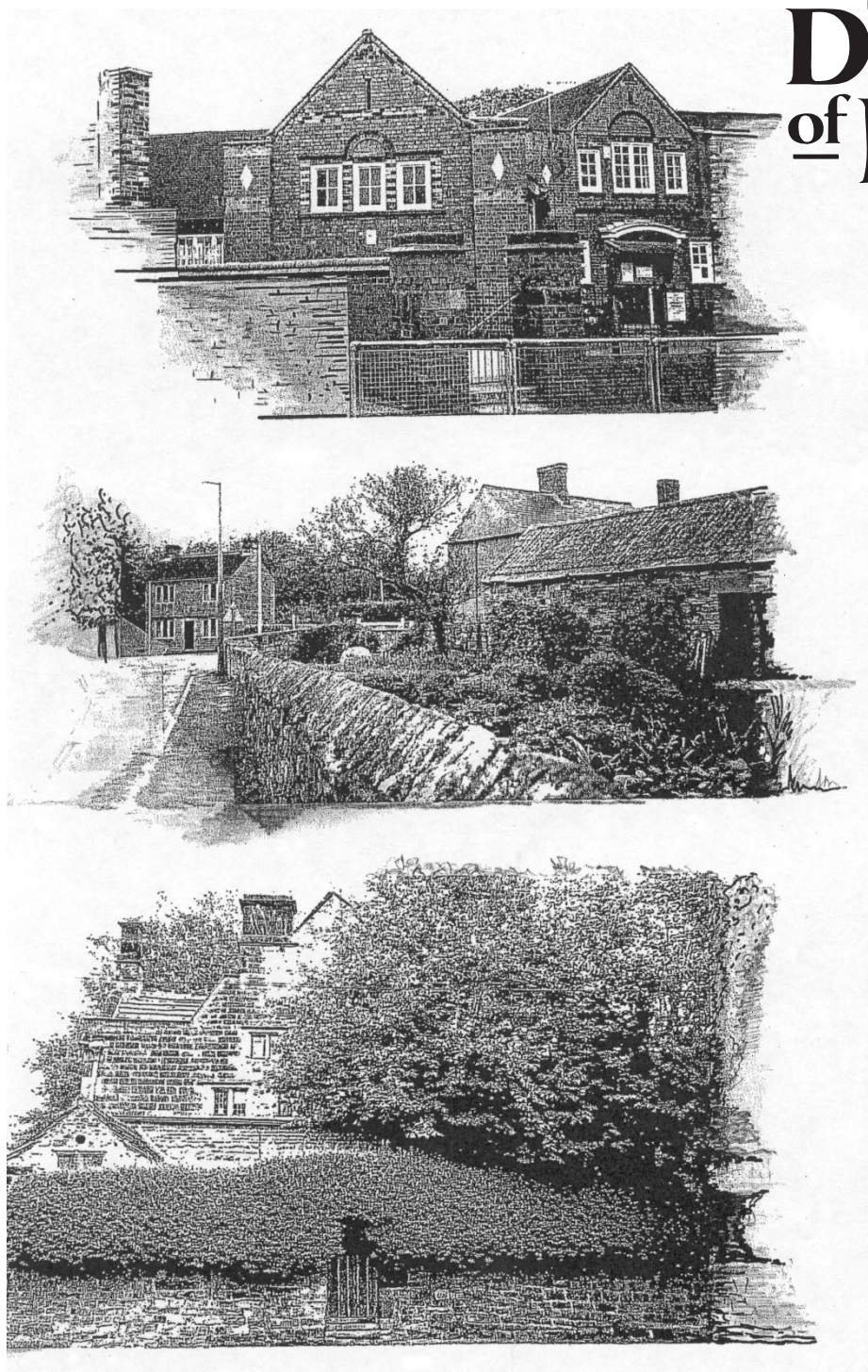
B) Opportunities

- 1) Reinstatement of original window styles and doors
- 2) Improvements to boundary treatments

**NEWTON CONSERVATION AREA
CONSERVATION AREA APPRAISAL**

Bolsover
*a beautiful
place
to
grow*

the
**District
of Bolsover**



**Supplementary
Planning
Guidance**

January 2002

Preface

To guide those designing proposals for sites within and adjacent to the Newton Conservation Area, the District Council has prepared this conservation area appraisal to identify the elements which are important to defining the character of the conservation area.

This conservation area appraisal has been adopted as Supplementary Planning Guidance to supplement the policies contained within the Conservation of the Historic and Built Environment chapter of the Bolsover District Local Plan (February 2000), and the appraisal will be a material consideration in the determination of applications within and adjacent to the Newton Conservation Area.

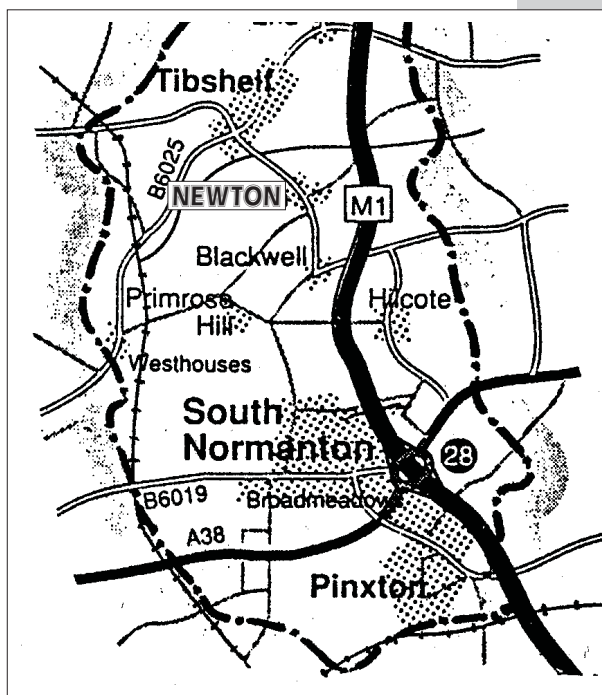
This supplementary planning guidance has been prepared in accordance with Planning Policy Guidance Note 12 "*Development Plans*" (December 1999) and it has been subject to public consultation. A statement of the consultation undertaken can be obtained separately from the District Council.

Introduction

The village of Newton is situated in the southern part of Bolsover District, close to Junction 28 of the M1. The main roads through the village i.e. Hall Lane, Alfreton Road and Cragg Lane are classified as 'B' roads, but carry relatively heavy vehicular flows.

The predominant land use in the Conservation Area is residential, although one working farm still operates in the historic core of the village at the junction of Cragg Lane and Town Lane. There are a few commercial premises scattered throughout the area, including the George and Dragon public house and some small businesses at the corner of Hall Lane. Newton Primary School occupies a prominent location in Hall Lane.

The Conservation Area lies mostly within the defined settlement framework although it extends to the south along Cragg Lane into open countryside.



Designation and statement of character

The Newton Conservation Area was designated on the 9th January 2002.

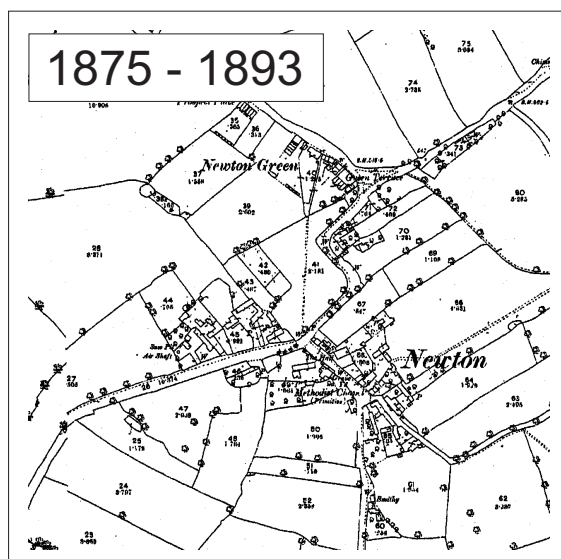
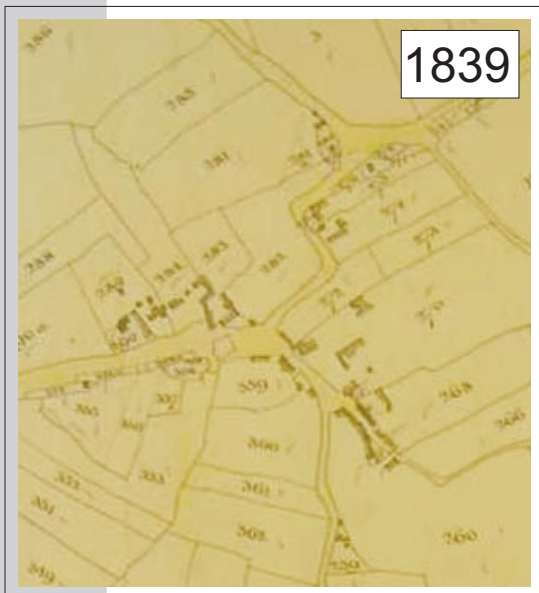
The village of Newton has seen a substantial expansion in the post-war period. However, its historical core has been largely untouched and it is considered that designation of the Newton Conservation Area is desirable principally due to the special historic interest of the area as a local example of a turn-of-the-century agricultural settlement. This rural character is enhanced by a number of impressive buildings and their relationship with their surroundings.

The boundary of the conservation area has been drawn to reflect the boundary of this historical core of the village.

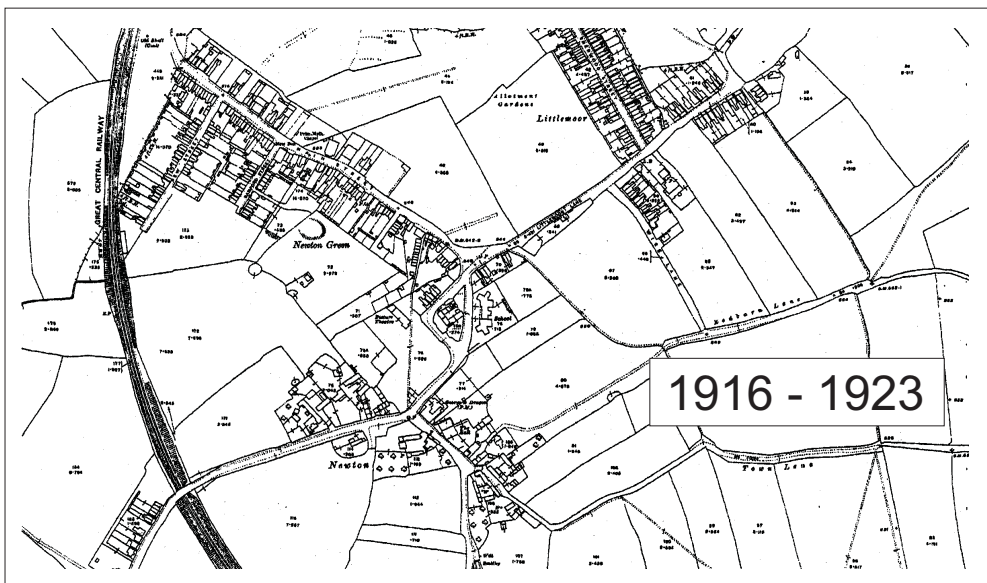
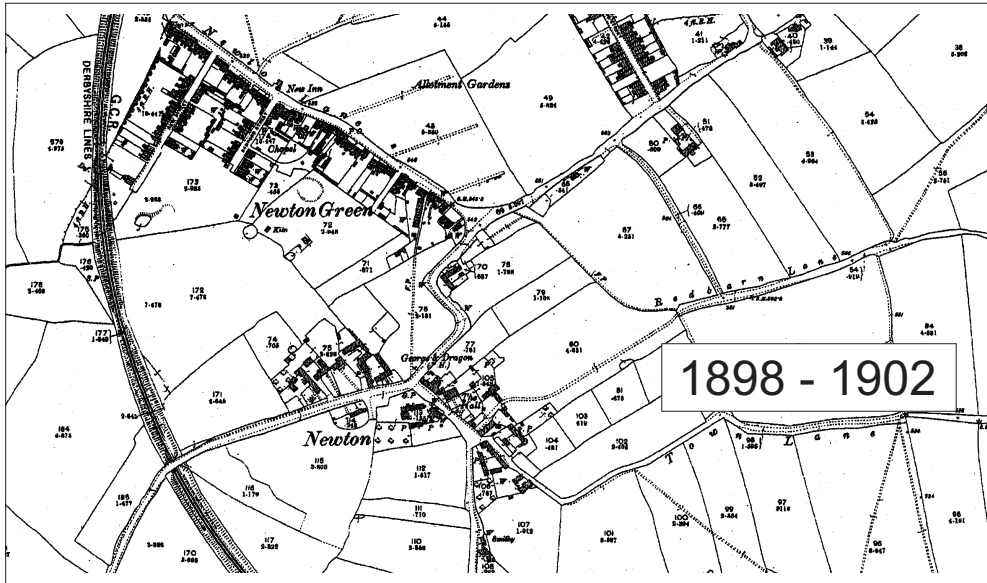
Historical Development

The history of the settlement of Newton has been traced back to the early 11th century and its origins are presumed to be as an offshoot of the settlement of Shirland which lies due west across the Westwood brook, predating the establishment of the parish of Blackwell (1). It is assumed that the village's name means 'The New Farm' but an interpretation of the Old English 'Neutone' as 'Rising Plain with Pasture' has also been suggested (2). The manor of Newton later appears in the Domesday records in 1086. By the early 12th century Newton had lost its primacy to Blackwell following the erection of a church in Blackwell and the creation of the parish, and records of the manor of Newton seem to disappear at this time.

The spatial development of Newton during the last two centuries can be traced using maps of the village. The 1839 Tithe Map for the Parish of Blackwell shows that Newton was an agricultural settlement based around the junction of Cragg Lane, Hall Lane and Alfreton Road, with the Old Hall as the central focus for the settlement with agricultural farmsteads located around it.



NEWTON CONSERVATION AREA APPRAISAL



During the second half of the 19th Century the area to the north of Newton was subject to a large amount of mining activity, with collieries being sunk by the New Hucknall and Blackwell Colliery Company and Babbington Colliery Company. The presence of the colliery companies undoubtedly had an influence on the shape and development of Newton, and by the end of the 19th century houses had been built along Newton Lane (now Main Street), New Street, and on Sherwood Street, a new road off Littlemoor Lane. These properties were likely to have been built to accommodate the growth in the number of mining families in the village, which in turn will have led to introduction of shops along Main Street and the allotment gardens to the north of Newton Lane. Also at this time a new railway line was cut running around the south-west of the village.

By the beginning of the 20th Century the growth of the village had begun to slow. However, at this time a primary school was built to cater for the children of the village, and a new stretch of Hall Lane was constructed forming a triangular enclosure around the L- shaped building now sub-divided into No. 1-5 Hall Lane. By the start of the Second World War most of the land adjacent to Main Street and Hall Lane had been developed, with the introduction of a church hall (now a community centre) and a war memorial at the top of Hall Lane.

By the post-war period Newton had grown quite substantially with residential development spreading eastwards to the railway cutting, developing the Newton Green area and the site of the former 'Metro' Picture House, and to the south of Littlemoor Lane.

(1) Information taken from the County Archivist's 1977 report on the parish of Blackwell

(2) Information taken from the E. Storer's 1994 publication 'The Parish and Parish Council of The Parish of Blackwell'

Character Assessment

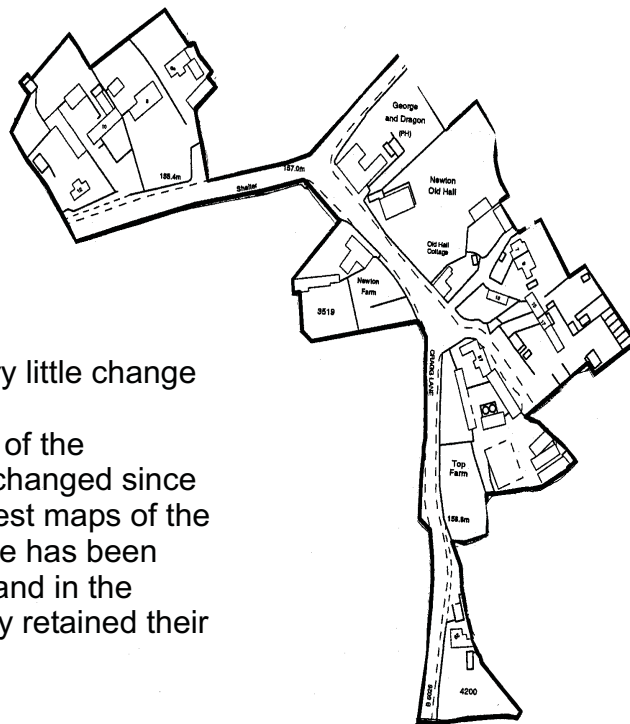
The special character of the area is made up of a variety of things - such as individual or groups of buildings and / or their settings, historic street pattern and layout, landscape quality, land-use and activity, the use of traditional materials.

The conservation area can be divided into two parts in terms of the area's character. Firstly, there is the area that includes Cragg Lane and Alfreton Road which has largely retained the dispersed rural character of the early settlement. Secondly, there is the area around the Hall Lane triangle that has a more modern developed character.

The elements that contribute to the character of each of these areas are described in detail, and the threats and opportunities that exist for each area are identified.

Cragg Lane

Cragg Lane forms the link between Newton and its neighbouring smaller but Parish settlement of Blackwell and has probably done so since the erection of the parish church in Blackwell. During the following centuries Cragg Lane has seen very little development along its route and is only developed to any substantial degree towards the junction with Alfreton Road and Hall Lane.



This has resulted in very little change along its route over the years, with the location of the buildings remaining unchanged since that shown on the earliest maps of the village. In addition, there has been little infill development and in the buildings have generally retained their original large plots.

Key Elements

The lack of development along Cragg Lane has allowed its setting to retain its rural character. This rural character is derived from a number of features which are discussed below.

An important contributor to this rural character is the boundary treatment along Cragg Lane, which comprises hedgerows and coursed stone boundary walls. The use of hedgerows and stone walls is a defining feature of the British countryside and the country lane. In addition there are no footpaths on the western side of Cragg Lane which is again a common feature of the country lane.

Added to this is the area's topography as this provides a climb along Cragg Lane on the approach from Old Blackwell which hides the more recent development and adds to the sense of remoteness along this stretch. The topography also allows a number of impressive views from Cragg Lane, in particular of St. Werburgh's Church when looking south down Cragg Lane which gives the impression of how Cragg Lane looked at the turn of the last century.



Ascent to Newton
along Cragg Lane

View South
from Cragg lane



Boundary treatment
along Cragg Lane



View of
St. Werburgh's Church



The buildings situated in this part of the conservation area also contribute to this rural character. Cragg Lane is now a predominately residential area but Top Farm, which sits on the junction with Town Lane is still a working farm. The building style along Cragg Lane varies in both the materials used in construction and the size, scale and design of the resulting buildings. The dispersed layout of the buildings and their relatively unchanged state contributes greatly to the character of this area, which would be significantly altered if buildings were demolished. A number of the prominent buildings and design features are identified.

Cruck Cottage, Cragg Lane plays an important role in signalling the entrance to Newton when approaching from Old Blackwell. The cottage was originally timber framed (remnants of two cruck frames still survive internally - see Sites and Monuments Record entry no.1808) but has been altered and extended. The property has rendered walls and retains a thatched roof, one of only three remaining in the District. Due to its architectural and historic significance it has been identified as an unlisted building of merit.



Top Farm stands further along Cragg Lane and comprises a late 18th century Grade II listed farmhouse with a range of traditional stone outbuildings maintaining the rural character of the area. This L-shaped property is constructed from brick with rendered finish. The building may have been originally stone and perhaps re-fronted in brick during 19th century. It has a slate roof and sash windows.



There is a traditional low stone boundary wall fronting Cragg Lane but the wall fronting Town End has been replaced with a red brick wall and railings.



The reinstatement of a traditional stone boundary wall would enhance the setting of this group of buildings. Opposite Top Farm are fields, with Alfreton Road being visible where gaps in the hedgerow occur.

Old Hall Cottage provides an example of how sympathetic design can be employed to ensure more recent development respects and contributes to the character of the area. The historical maps show that a dwelling has stood on this prominent bend of the road at the junction between Cragg Lane and Town Lane since at least the late 19th century. The present building is a detached, double fronted cottage built at the edge of the pavement and is constructed of coal measures sandstone with a stone slate roof. This building was constructed on the footprint of an earlier building during the early 1950s following the owner of the Old Hall, Mr Thomas Cotton, commissioning the local builder Mr Fredrick Stone to build a cottage that would be in keeping with the Old Hall. The result was an attractive building that is highly visible on the approach along Cragg Lane from Old Blackwell.

The complementary appearance of the Old Hall Cottage with its neighbour, Newton Old Hall, defines the character at this bend in Cragg Lane. Despite the age of the property it has been identified as an unlisted buildings of merit.

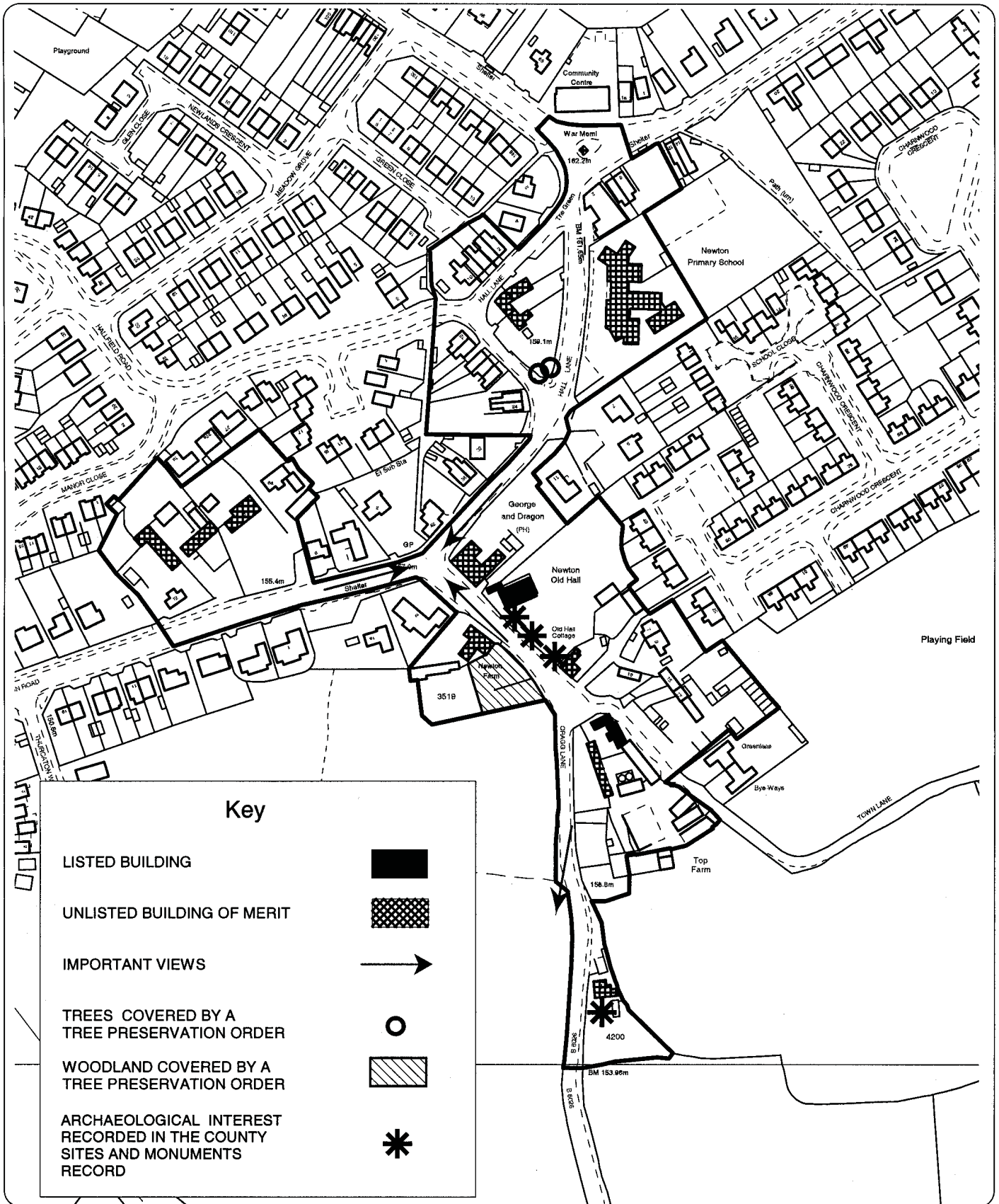


Further along Cragg Lane, partially hidden behind a tree, is Newton Old Hall, a Grade II* listed building. The current 'H' shaped building dates mainly from the late 1600s and replaces a much earlier building (circa 1550's) which was destroyed by fire prior to 1690. The Old Hall sits at right angles to the road and is constructed of coursed squared coal measures sandstone and retains a stone slate roof, one of only a handful in Bolsover District. A high stone wall defines the Hall's spacious plot boundary along Cragg Lane, with access being provided by two sets of gatepiers of 18th century origins.

The gatepiers are connected by a high rubble wall with rounded copings, and together this section is a Grade II listed feature. Foundations of a chapel dating from 1696 and related graves were found on the site of the Old Hall (see Sites and Monuments Record entries nos. 1801 and 1802).



NEWTON CONSERVATION AREA APPRAISAL



Scale 1:2500

Date: 13th December 2001
Drawing No. SK/CMK/1312/1

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Bolsover District Council, Sherwood Lodge,
Bolsover Chesterfield, Derbyshire. S44 6NF
Tel: 01246 240000 Fax: 01246 242424



List of features identified on the plan

Listed Buildings

| | |
|---|----------|
| Grade II*, Newton Old Hall, Cragg Lane (East Side) | SK 45 NW |
| Grade II, Two sets of gatepiers and attached wall at Newton Old Hall (formerly listed with Newton Old Hall), Cragg Lane (East Side) | SK 45 NW |
| Grade II, Top Farmhouse, Town Lane (East Side) | SK 45 NW |

Unlisted buildings of merit

The following buildings have been identified as making a positive contribution to the character and appearance of the Newton Conservation Area.

Homestead Farm & outbuilding to the farm, Alfreton Road
Green Farm, Alfreton Road
Cruck Cottage, Cragg Lane
Outbuildings to Town End Farm
Old Hall Cottage, Cragg Lane
Newton Farm, Cragg Lane
George and Dragon Public House, Cragg Lane
1-5 Hall Lane
Newton Primary School, Hall Lane
War Memorial, The Green

Views

The following views have been identified as important to the character and appearance of the Newton Conservation Area.

View south from Cragg Lane of St. Werburgh's Church
Views along Cragg Lane, Alfreton Road and Hall Lane of the George & Dragon public house.

Trees and Woodlands

Most trees in the conservation area are protected from immediate felling (see note at back of document). However, a tree preservation order covers the two Sycamore trees on Hall Lane and a mixed deciduous woodland by Newton Farm.

Archaeological considerations

The Newton Conservation Area also includes a number of archaeological sites of significance and the area contains four entries on the Sites and Monuments Record which is maintained by Derbyshire County Council:

- (i) Newton Chapel - buried foundations of a building of 1696 believed to have been found in the 1970s and turfed over.
- (ii) Mid 19th C burials found in the corner of the farmyard of Newton Old Hall, associated with the chapel.
- (iii) Newton Old Hall.
- (iv) Cruck Cottage, Cragg Lane - two sets of timber cruck beams survive internally.

Newton Farm is a detached farmhouse built in stone with rendered front elevation and slate roof. The property sits adjacent to the road and is enclosed by a low brick boundary wall and gate piers with decorative cast iron railings. It is at Newton Farm that the pavement on the western side of Cragg Lane ends and the small area of woodland that provides a backdrop to the farm (protected by a Tree Preservation Order) marks the end of the development on this side of Cragg Lane. Due to its prominence, it has been identified as an unlisted building of merit.



During the determination of applications for planning permission and conservation area consent, these key elements should be protected and where possible enhanced. A number of these features are identified on the conservation area appraisal plan (see pages 12-13).

Town Lane

Town Lane is an unmade lane which adds to the rural character of this part of Newton. The buildings to the left of the entrance to Town Lane are renovated versions of the buildings that formed part of the early Newton, the pair of bungalows that stood on the frontage having been demolished in the 1970s. The appearance of the buildings is not particularly special but the demolition has opened up this part of the conservation area as the land has been incorporated into the gardens of the renovated bungalows, mirroring the general dispersed layout of the buildings along the rest of Cragg Lane.



Threats and Opportunities

The character of this area is rural / agricultural in nature. The key threats to the character of Cragg Lane are identified below but the impact of all proposals on the rural / agricultural character of Cragg Lane will need to be considered before permission is granted.

The identification of unlisted buildings of merit reduces the threat of unsympathetic demolition of key buildings on the character of the conservation area. Policy CON 2 of the Bolsover District Local Plan sets out the criteria for assessing applications for the demolition of unlisted buildings or structures in conservation areas.

Given the contribution that the dispersed nature of development along Cragg Lane makes to the character of the conservation area, it is felt that intensification through infill development should not be permitted.

The current boundary of the settlement framework for Newton defines the eastern side of Cragg Lane south of Top Farm as open countryside and thus the suitability of this area for development is reduced.

The stretches of hedgerow that form the boundary treatment of the western side of Cragg Lane south of Newton Farm should be retained due to their important contribution to the character of this stretch of the conservation area.

This is particularly important as the field to the west of Cragg Lane is the subject of proposals for residential development. Local Plan policy HOU 4 - Housing Site at Alfreton Road / Cragg Lane, Newton requires the development of the land for housing to be designed to soften the impact of development by landscaping, particularly on the southern boundaries, and by building orientation and design. In order to achieve this softening the distance of at least 20 metres is proposed on the south, south western and south eastern boundaries of the site.

Development on this site could have a substantial impact on the character of this part of the conservation area by introducing a more developed character to the area. The requirements of policy HOU 4 should complement the need to protect the hedgerows on Cragg Lane and therefore development should be resisted close to the existing hedgerows and access should not be taken from Cragg Lane.

The overall design and detailing of any development on the site that would impact on the setting of the conservation area should take reference from the buildings within the conservation area, and materials should be predominantly coalmeasures sandstone with slate, pantile or thatch roof, although some red brick may be acceptable.

Any development on the site should be designed to minimise the impact on the view of St. Werburgh's Church. This will need to include protection from sensitive landscaping or screening that inadvertently damages this view.

Alfreton Road

To the west of Newton Farm along Alfreton Road is a cluster of buildings that mark the western edge of the early Newton. They probably date back to the late 18th / early 19th century, but are perhaps even earlier. These buildings have retained elements of the same rural character that is evident on Cragg Lane despite now being enclosed by post-war development and seeing a small number of recent alterations.

Key Elements

Despite the recent alterations and being surrounded by modern development, the building style and the large associated plots have largely survived, retaining the area's original character. In particular, Homestead Farm and Green Farm have retained their original form and layout and are distinguishable as former farmsteads. Both buildings are prominent from Alfreton Road and provide a visual link to the building style on Cragg Lane.

As recognition of the agricultural style of the buildings and the contribution they make to demonstrating the rural character of this part of the conservation area, Green Farm, Homestead Farm and the outbuilding to the left of Homestead Farm have been identified as Unlisted Buildings of Merit.



Homestead Farm
& Green Farm :-
examples of original
large plots



The boundary treatment of the buildings is provided by a mix of stone walls, brick walls and hedges, with Homestead Farm retaining a bar gate with stone gatepiers. These are well maintained and contribute to the character and appearance of the area.

During the determination of applications for planning permission and conservation area consent, these key elements should be protected and where possible enhanced. A number of these features are identified on the conservation area appraisal plan (see pages 12-13).

Threats and Opportunities

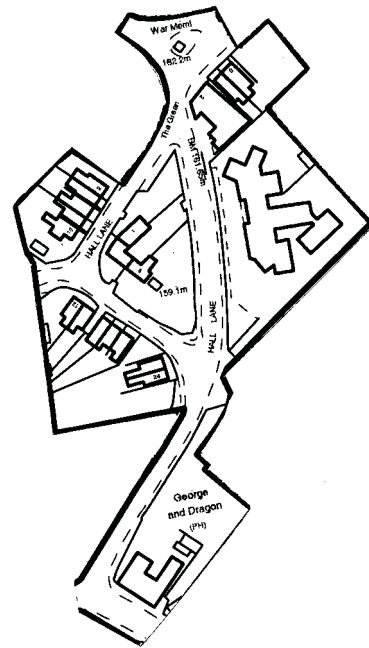
The cluster of buildings provide an attractive feature on the approach to the heart of the conservation area and the loss of the buildings and their associated curtilages would be detrimental. In particular, demolition of Green Farm, Homestead Farm or its adjacent outbuilding would be a substantial loss. For this reason these buildings are identified as Unlisted Buildings of Merit. Intensification of the plots would also detract from the dispersed nature of this cluster and as a result any significant development in front of the buildings should be resisted.

Hall Lane

The character of the Hall Lane part of the conservation area differs from the predominately rural character of the rest of the conservation area as it experienced a spate of development at the beginning of the 20th Century.

In 1839 Hall Lane was representative of the agricultural character of Newton at this time, with only the L-shaped building and two former buildings (now demolished) in existence. At that time Hall Lane formed the northern limb of the village providing the through route north to Tibshelf and Littlemoor.

However, the development at the beginning of the 20th Century has given the area a more modern character, through the introduction of the prominent primary school and public house and the group of traditional red brick terraces.



Key Elements

The buildings situated in this part of the conservation area demonstrate this more modern character, both through their design and plot layout. In particular, it is the use of red bricks of the newer buildings and the compact layout of the group of terraces that provides the contrast to the rendered frontages and stone and spacious plots that are features of the buildings on Cragg Lane and Alfreton Road. A number of the prominent buildings and design features are identified.

The George and Dragon public house, a large late Victorian / Edwardian red brick building with slate roof, marks the point of transition between the predominately rural character of the buildings and the associated large plot areas to this more modern, ordered style of development. The present building replaced the original George and Dragon hotel and now dominates this stretch of the streetscene and is highly visible from all approaches. For this reason the public house has been identified as an Unlisted Building of Merit and views of the George and Dragon from all three approaches should be protected.



The large whitewashed L-shaped building that is now enclosed by Hall Lane probably dates from the 18th century (possible earlier). The building was likely to have originally been constructed in stone but has since been rendered and now has a slate roof and has been sub-divided into a number of dwellings. The lack of a footpath on this side of Hall Lane has resulted in the building standing close to the roadside and now is surrounded by trees and hedgerows. Given the age of the building and its visual contribution to this part of the conservation area, the building has been identified as an Unlisted Building of Merit.



Standing on the newer stretch of Hall Lane is the Newton Primary School. The school was built in 1907 and was designed by G.H. Widdows, the prominent County Architect for Derbyshire at the time, and as a result the primary school is similar in style to others across Derbyshire. The school is fronted by an attractive red brick wall with cast iron railings backed by a mature hedge. This feature stretches along a large section of Hall Lane and provides a pleasant backdrop to the street. Given the connection with G.H. Widdows and its dominance on the streetscene of the newer stretch of Hall Lane, the building has been identified as an Unlisted Building of Merit.



A War Memorial to the sons of Newton stands at the junction of Main Street, Littlemoor Lane and The Green and is a prominent feature at the top of the conservation area. Its significance and prominence at the junction make it a valuable asset at the top of the conservation area and as a result it has been identified as an Unlisted Building of Merit.



The character of this part of the conservation area benefits from the presence of trees and hedgerows and their use in tandem with stone walls in the definition of property boundaries. The two trees at the southern junction of Hall Lane are also protected by Tree Preservation Orders in recognition of their contribution to the streetscene.

Following the introduction of the newer stretch of Hall Lane and the one way system on the older stretch, the volume of traffic on the older stretch is quite low which, coupled with the greenery on this stretch, has resulted in a quiet and relaxed feeling to the area.



Attractive contrast between greenery and brick

Protected trees at southern junction of Hall Lane



The group of traditional red brick terraces that run around the west and north sides of Hall Lane are set back from the road in an elevated position and were constructed in the early part of the 20th Century. The design of these properties is unified by the width of their plots, the proportions of their frontages and the shared use of decorative lintels. However, this unity has been damaged by the number of alterations that have been made to the properties' windows. The existence of sash windows at No. 20 hints at the original window style and position, and this can be used as an indicator to assess the degree of alterations that have occurred. In particular, the lowering of the entire window in one case and the use of a different colour brick is detrimental to the appearance of the group.



More Ordered Terrace style & development



Threats and Opportunities

To the north of the Primary School stands a cluster of buildings that were built in the early 1900s. At the centre of this cluster stands a large imposing building that was formerly the Newton Co-operative Store. The building has largely survived, although part of the frontage has been removed and the remaining shopfront has been subdivided. The appearance of this once impressive building has been lessened through the introduction of a number of unsympathetic alterations and additions, such as the rendering of a large section of the building frontage and the introduction of a dominant fascia sign. In addition to this, the parking of vehicles outside the property can make the area look cluttered and can detract from the appearance of the school. Improvements to the appearance of this building and a reduction of the clutter outside it would be beneficial to the appearance of this part of the conservation area.

Unsympathetic alterations and additions can affect the character of the area



The retention of the sash windows at No. 20 Hall Lane is desirable as they hint at the group's original window style and position. The re-introduction of this style of window and decorative lintel on the rest of this group of properties would be desirable. However, it is probably unlikely that this could be encouraged without financial assistance under a future conservation grant scheme.

The boundary treatment in a number of places around the Hall Lane part of the conservation area could also be improved. The opportunity will be sought to replace poor boundary treatment with more appropriate hedgerows or stone walls, either through requesting appropriate designs during the determination of relevant planning applications or through a future conservation grant scheme.

Improvements to boundary walls would enhance the appearance of the area



The northern corner of Hall Lane is now enclosed by a tall wood panel fence which is somewhat out of keeping with the rest of the boundary treatment in this part of the conservation area. Also, as the fence is set back from the road the pavement area is used as a parking space which makes the area feel cluttered. The introduction of a more sympathetic low stone wall that follows the line of the existing stone wall would be more appropriate.



Tall fence out of character with the rest of boundary treatment

The child protection fence that stands outside the gateway to the primary school looks slightly out of keeping with the more attractive iron railings and school gate and a more suitable colour and style railing would be beneficial.



This model fence is out of keeping with the rest of the school fencing

INFORMATION FOR THOSE LIVING IN OR OWNING PROPERTY IN CONSERVATION AREAS

This leaflet aims to explain what a Conservation Area is and what designation means for residents.

What are Conservation Areas?

Conservation areas are designated as recognition of an area's special architectural or historic interest with the intention of preserving and enhancing that special character. Following the designation of a conservation area, the local planning authority is then required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area when considering planning application for development. Conservation Areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

What is the effect of designation as a Conservation Area?

Probably the most important effect of designation is a greater emphasis placed on matters of design when planning a new development within the area. A duty is placed on the council to pay special attention to the desirability of preserving or enhancing the 'character or appearance of that area' when considering planning applications. This does not mean that nothing will ever change but rather that new development will respect the established character of the area, the new buildings usually being similar to the established buildings in their design, materials, location and scale.

Planning applications are also advertised more widely than normal with notice on site and in the local press.

Control over Demolitions

In considering planning applications within Conservation Areas, the council may require more detailed drawings and information on the proposed development and may insist on full rather than outline applications.

Another significant effect of designation is the degree of control over demolition. A special permission called 'Conservation Area Consent' is required for the demolition of most buildings over 115 cubic metres and many boundary walls and fences.

Conservation Areas are not designed simply to preserve the existing situation but also to encourage enhancement of the area. The Council may periodically prepare and publish proposals for the preservation and enhancement of conservation areas as resources permit. However, to be successful the responsibility for protecting and improving the area should extend beyond the council to those living and working in the area.

Extension of the need for planning permission

The designation of a Conservation Area brings a few extra planning controls to the affected area and these are listed below:

- **Extensions:** the maximum size of extension to a house allowed without planning permission is 50 cubic meters or 10% of the volume of the house (in some circumstances, for example fronting a highway smaller extensions may need planning permission, as elsewhere).

- All roof dormers require planning permission on houses within Conservation Areas.
- Satellite dishes: require planning permission if they are mounted on a chimney, on an elevation fronting a highway or public footpath or on buildings which are more than 15 meters in height.
- Most wall claddings require planning permission.

If you are thinking of altering or extending your property consult planning services first for advice on the need for planning permission

Trees in Conservation Areas

Although Conservation Areas are principally concerned with the built environment, trees can play a significant role in the character of the area. Most trees within a Conservation Area, which are not separately protected by a Tree Preservation Order, are protected from felling, lopping or destruction. It is an offence to commence work without the written consent of the Council. The Council will often permit minor works to trees but may make a tree preservation order to protect a tree if it is of particular importance to the area. Anyone intending to undertake work on such trees must notify the District Council of their intention at least six weeks before such work is done.

FURTHER HELP

For specific advice please contact the relevant officers:

General conservation and design advice and grants for repairs
Kim Carlen (Conservation Officer) Tel: 01246 242288

Trees in Conservation Areas
Tim Ball or Kay Crago Tel: 01246 242234 or 242290

The need for planning permission
The duty planning officer Tel: 01246 240000

Information on the Sites and Monuments Record
The Derbyshire County Council Archaeologist Tel: 01629 580000

GENERAL ADVICE NOTE ON THE RESTORATION OF HISTORIC BUILDINGS

Many operations of repair and restoration do not require specific approval. The information shown below is intended as an introduction to techniques that will ensure problems do not occur or they are minimised.

Anyone wishing to carry out work on their property should always seek advice from professionals experienced in the repair of historic buildings.

STONEMWORK

As a general rule, only replace if an important detail has been lost or a significant part of the feature is missing. Wherever possible piece in a new matching section of stone. It may be difficult to match the existing stone exactly as here are no local commercial sources of magnesian limestone or coalmeasures sandstone. Samples should be obtained from available commercial sources to identify the nearest match.

It should be noted that magnesian limestone in particular can vary in colour significantly from the same quarry, and a sample from the currently available store should always be used. Planning conditions may require the stone sample to be approved by the Planning Authority.

RENDER AND STUCCO

Spalled, cracked or blown smooth render or stucco should be patch repaired, but take care to match the original mix and method of application to ensure the repair is not conspicuous.

REPOINTING

Do not repoint unless necessary. Rake out joints by hand and match the tone and finish of existing mortar, using a cement / lime / sand mix (usually 1:2:9). Normally, finish with a slight recessed joint, pressed home with a narrow pointing tool.

BRICKWORK

Always match the colour and texture of existing brickwork as closely as possible. If bonding into existing work, it is important to match brick size as well. Reproduce bonding patterns. Planning conditions may require the brick used to be approved by the Planning Authority.

WINDOWS

Wherever possible, repair rather than replace. Carefully match the proportions, detail and mouldings of glazing bars, frames, mullions, etc. and avoid unnecessary alterations to window openings. uPVC replacement windows are not generally appropriate for historic buildings.

CLEANING

Inappropriate cleaning techniques can be very damaging, particularly to older buildings. Abrasive methods should be avoided and chemicals used with caution, only after taking expert advice.

ROOFS

Reuse serviceable slates or tiles where possible. Avoid old and new slates on the same slope; roof complete slopes with one or the other. Replicate features or patterns including ridge details, as exactly as possible. Artificial slates or reconstituted slate are not generally acceptable.

Natural red clay pantiles and plain tiles are preferable to concrete tiles. Interlocking natural red clay tiles are now available. Whilst natural clay tiles are very bright when first laid, they tone down in a few years to the traditional colour.

Where eaves courses of stone flags or tiles are used these should be replaced using the appropriate stone (usually magnesian limestone). Some slate roofs have diminishing courses, and should be replaced or repaired with diminishing courses.

RAINWATER GOODS

Replacement of defective rainwater goods and soil and vent stacks should be in cast metal in profiles to match the existing. Match the materials and detailing of leaded gutters and valleys.

CHIMNEYS

Rebuild to the original size and detail including the use of appropriate clay pots. Cap if not in use, or fit clay gas flue terminals where necessary.

For specific restoration advice please contact:

● **Kim Carlen (Conservation Officer)**

Tel: 01246 242288

If you have difficulty in reading or understanding this document, then please ask, it will be made available to you in a different format, or an employee of the Council will go through it with you.

Tel: 01246 242324

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Reprographic Services

Part 2: Management Plan

1. Introduction

- 1.1 This part of the Conservation Area Appraisal and Management Plan seeks to develop the management proposals for the preservation and enhancement of the Newton Conservation Area that will fulfil Bolsover District Council's statutory duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.2 The Management Plan is based on the contents of the 2002 Conservation Area Appraisal and the 2009 Conservation Area Appraisal Review Document and sets out a strategy for addressing the threats to the key elements of the character and appearance of the conservation area, and taking advantage of the opportunities to reinforce the special interest of the area.
- 1.3 The Management Plan aims to ensure that:
 - appropriate policy guidance exists to inform the assessment process during the determination of development proposals;
 - all forms of development that could have a detrimental effect on the character and appearance of the conservation area are carefully considered;
 - the planning legislation is effectively enforced and that change is monitored;
 - buildings needing both urgent and non-urgent repairs are targeted and the required works take place;
 - enhancement schemes are prepared for buildings, sites or areas of land as required
- 1.4 The proposals and the key dates identified in the Management Plan will be added to the management plan action programme in the Council's adopted Historic Environment Scheme 2008 - 2012. However, as further Management Plans for other conservation areas are prepared and completed the key dates for the proposals identified in this Management Plan may be varied if other proposals are given greater priority.
- 1.5 The implementation of the Management Plan will be monitored through the Annual Monitoring Report and any delay will be identified in this way.

2. Protecting the Existing Historic Fabric

- 2.1 The special interest of a conservation area can be eroded through the loss of key features that make up its character and appearance. Given the architectural and historic interest of the Newton Conservation Area as identified within the Appraisal and the desirability of preserving this interest, the first key function of the Management Plan is to protect the existing historic fabric. Therefore, this section sets out the tools that Bolsover District Council has at its disposal that it will use to achieve this.

Legislation and Policy

- 2.2 Development is controlled by the Town and Country Planning Acts and when a decision is to be made under the planning Acts, the decision must be made in accordance with the development plan unless material considerations indicate otherwise.
- 2.3 Where a decision (such as whether planning permission should be granted) relates to a site or building in the Newton Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, before reaching a decision.
- 2.4 Equally, development which is proposed outside the conservation area but that would be likely to have a detrimental effect on the setting and/or the character and appearance of the conservation area will be assessed in accordance with the requirements of the development plan unless material considerations indicate otherwise.
- 2.5 Given this legislative background, the policies within the Development Plan provide a key tool to protect the existing historic fabric.

The Development Plan

- 2.6 The Development Plan comprises –
- (a) the East Midlands Regional Plan (*RSS8*) (2009), and
 - (b) the development plan documents (taken as a whole) which have been adopted or approved in relation to that area, namely:
 - the saved Bolsover District Local Plan Policies
 - the emerging Bolsover Local Development Framework documents
- 2.7 Until the Bolsover Local Development Framework has fully replaced the Bolsover District Local Plan, the saved policies contained in Chapter 8 - *Conservation of the Historic and Built Environment* relating to conservation areas, listed buildings and archaeology provide the most relevant policy framework for development within the Newton Conservation Area.

The Need for Planning Permission

- 2.8 The special interest of conservation areas can be eroded through the loss of key features that make up its character and appearance and in certain cases it may be considered necessary to bring under control a number of forms of development that can generally be carried out without the need to apply for planning permission.
- 2.9 This additional control can be achieved through the making of an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008).
- 2.10 The merits of making an Article 4 Direction have been considered during the preparation of this draft document. It has been concluded that there is not sufficient justification for an Article 4 Direction due to the extent of the loss of traditional features such as timber sash and casement windows.
- 2.11 However, an Article 4 Direction may be justified if these traditional features are reinstated. Therefore, it is proposed that consideration will be given to making an Article 4 Direction when the appraisal and management plan is reviewed again five years after the re-adoption date.

ACTION 1

Consider making an Article 4 Direction to remove relevant permitted development rights.

KEY DATES

April 2015: Consider the merits of making an Article 4 Direction and if appropriate make the Direction.

Development Affecting Archaeology

- 2.12 The Appraisal identifies that the Newton Conservation Area includes an area of archaeological significance at Newton Old Hall. The interest is recorded on the Derbyshire Historic Environment Record.
- 2.13 Policy CON13 Archaeological Sites and Ancient Monuments of the Bolsover District Local Plan is relevant to the consideration of development proposals likely to affect the identified archaeological interests of the conservation area.
- 2.14 New development within this part of the conservation area could be a potential threat to the archaeological interest of the area and will be required to be preceded by a scheme of archaeological investigation and recording prior to the start of development. The scheme of investigation and recording shall be carried out in consultation with and under the supervision of the County Council's Development Control Archaeologist and in accordance with the guidance given in Planning Policy Guidance Note 16 (Archaeology and Planning).

Work to Trees

- 2.15 The Appraisal has identified that there is a Tree Preservation Order (TPO BOL/26) which covers the two sycamore trees on Hall Lane and a mixed deciduous woodland by Newton Farm. There are also a number of other trees within the Newton Conservation Area which are mature and dominant in the street scene. As such, they are considered to contribute greatly to the character and appearance of the conservation area.
- 2.16 Trees in conservation areas that are not subject to Tree Preservation Orders nonetheless enjoy, subject to certain exemptions, a generic protection conferred by Section 211 of the Town and Country Planning Act 1990. Within conservation areas, anyone intending lopping or felling a tree greater than 75mm diameter at 1.5 metres above ground level must give six weeks written notice to the local planning authority before starting the work. This gives the authority the opportunity to assess the proposed work and, where it is considered expedient to do so, to make a tree preservation order in order to exercise control over such work, or to negotiate satisfactory alternatives.

Further Guidance on Development in Conservation Areas

- 2.17 The saved policies of the Bolsover District Local Plan are supplemented by The Historic Environment Supplementary Planning Document, published by the Council in 2006, which provides general guidance on development within conservation areas, work to historic agricultural buildings, listed buildings and archaeology.
- 2.18 The northern part of the Newton Conservation Area is within the Settlement Framework as defined by the Bolsover District Local Plan and therefore the threat to the character of this part of the conservation area from normal urban development is managed by the Development Plan policies and the Conservation Area Appraisal.
- 2.19 However, the Appraisal identifies the specific threat of intensification of built development to the open / dispersed character of the Cragg Lane / Alfreton Road area that is derived from the building style and the large associated plots. The Review Document identifies that this threat still exists. Therefore, it is considered that intensification of built development in these areas, particularly through infill development, would be detrimental to the character of the conservation area and should not be permitted.
- 2.20 The southern part of the Newton Conservation Area is within the Open Countryside as defined by the Bolsover District Local Plan and therefore the threat to the rural character of this part of the conservation area from normal urban development is considered to be low and limited to developments essential to the countryside.
- 2.21 However, the planning permission for the housing site at Alfreton Road / Cragg Lane, Newton is yet to be fully implemented and whilst this permission requires a substantial landscaped area within the south, south western and south eastern boundaries of at least 20 metres to reduce the impact of the development on the open countryside and the Newton and Old Blackwell Conservation Areas, any subsequent or revised proposals could pose a threat to the rural character of this part of the conservation area. The Review Document identifies that this threat still exists. Therefore, it is considered that the requirement for a substantial landscaped area within the south, south western and south eastern boundaries of at least 20 metres should be carried forward as a minimum when considering any subsequent or revised proposals for this site.

Enforcement and Monitoring

- 2.22 Effective enforcement is vital to make sure there is public confidence in the planning system and to ensure that unauthorised development does not unacceptably affect public amenity or the existing use of land or buildings.
- 2.23 The Council has an approved Enforcement Policy that sets out how the Planning Department's Enforcement team operates and their procedures for working (further details are available on the Council's website: www.bolsover.gov.uk). To supplement this enforcement service, it is recommended that the physical environment of the conservation area and key sites adjacent to the conservation area are monitored by carrying out detailed surveys, including a dated photographic record. This will be undertaken on a three-yearly basis in order to identify any unauthorised work before enforcement action can no longer be taken. Any previously unreported unauthorised development or work identified by the detailed survey would then be addressed in accordance with the Council's approved Enforcement Policy.
- 2.24 If the condition of land is adversely affecting the amenity of the area a notice under Section 215 of the Town and Country Planning Act 1990 can be served. Such a notice can be used to secure improvements to the appearance of buildings, as well as the tidying up of unkempt land.

ACTION 2

Carry out detailed survey, including a dated photographic record, of the physical environment within (and adjacent to in particular locations) the conservation area, noting any unauthorised changes and dealing with them in accordance with the Enforcement Policy or any buildings in need of urgent or non-urgent repairs.

KEY DATES

May 2010: Baseline survey

May 2013: Follow-up survey

3. Buildings & Structures Needing Urgent and Non-Urgent Repairs

- 3.1 The Appraisal identifies the contribution made by the historic and traditional buildings to the character and appearance of the conservation area. The Appraisal Review Document identifies a small number of buildings and other structures that are in need of both urgent and non-urgent repairs in order to ensure their survival and continued contribution to the character and value of Newton.

Top Farm, Cragg Lane



Buildings at risk: Top Farm

Plan of Action

- 3.2 Top Farm represents an important group of buildings in the Newton Conservation Area and the buildings are included on the List of Buildings of Special Architectural or Historic Interest. The buildings are historically important and reflect the agricultural traditions of the 18th and 19th century farming settlement. They are fine examples of traditional farmstead buildings built in the vernacular style using local materials.
- 3.3 However, the listed farmhouse (Grade II) and several of the traditional stone barns are in a particularly poor state of repair due to their vacant condition.
- 3.4 It is understood that the buildings are currently still for sale but it is hoped that suitable proposals that would enable their preservation will come forward shortly. Therefore, it is considered to be appropriate to monitor the progress in this matter and to ensure that any proposals preserve the special interest of the buildings.

The George and Dragon Public House



The George and Dragon Public House

Plan of Action

- 3.5 The George and Dragon Public House is a prominent building located on the corner of Cragg Lane and Hall Lane. It has been identified in the Appraisal as an Unlisted Building of Merit on account of its individual architectural and historic value and its contribution to the streetscape of the conservation area.
- 3.6 However, the Review Document identifies that the public house has closed and that the building is no longer in use. As a result, its condition is beginning to deteriorate. Therefore, it is considered appropriate to monitor the situation and take action as required.

ACTION 3

Until a formal strategy is prepared and adopted to address Listed or Unlisted Buildings at Risk these buildings will continue to be tackled through the ongoing initiatives such as the Historic Building Grant Scheme, through powers under the Planning (Listed Buildings and Conservation Areas) Act 1990, or through standard enforcement powers such as Section 215 Notices

KEY DATE

December 2009 / January 2010: Invite the owners of each building identified as being at risk to the appraisal and management plan public meeting to discuss their intentions for the buildings and to discuss the potential for grant assistance through the Council's Historic Building Grant Scheme.

April 2010: Should no progress be made by adoption of the appraisal and management plan, add the buildings to the Council's Buildings at Risk Register.

December 2011: Monitor the take-up of Historic Building Grants for repair works in the conservation area.

The Former Newton Co-operative Store, Hall Lane

- 3.7 The former Newton Co-operative Store has been identified as an imposing building which sits at the northern entrance to the conservation area – it is therefore a key building in the streetscape. Whilst the building has some historic interest it is not considered to be an Unlisted Building of Merit as a number of unsympathetic alterations and additions have been carried out to the building which has reduced its contribution to the character and appearance of the conservation area. In addition, the parking of vehicles outside the building can detract from the appearance of this part of the conservation area.
- 3.8 Following the adoption of the Newton Conservation Area Appraisal in 2002 the Council took enforcement action and issued a Section 215 Notice and some progress was made by the owner of the property in improving the appearance of the buildings and its immediate environment. However, the Review Document identifies that further work is required to remove the continuing identified threat to the appearance of the area.

ACTION 4

Seek a scheme of improvement to the appearance of the building and the immediate surrounding land.

KEY DATE

December 2009 / January 2010: Invite the owner of the building to the appraisal and management plan public meeting to discuss their intentions for the building and to discuss the potential for improving the appearance of the building and the immediate surrounding land.

April 2010: Should no progress be made by adoption of the appraisal and management plan consider whether it is appropriate to request the Enforcement Team to pursue further improvements through a Section 215 Notice.

Traditional Boundary Walls and Hedgerows

- 3.9 The traditional stone and brick boundary walls and many of the mature hedgerows have been identified in the Appraisal as important features contributing to the character and appearance of the conservation area and the Appraisal identifies the threat of loss of traditional boundary walls and hedgerows.
- 3.10 However, the Review Document identifies that this threat is getting worse and it is noted that in a few locations in the conservation area there has been an incremental loss of traditional boundary treatments and that this is detracting from the character and appearance of the conservation area.

- 3.11 Therefore, it is considered to be appropriate to take action to address this problem and that an audit of the walls and hedgerows in the conservation area that are in a poor state of repair should be carried out and that discussions with the relevant owners take place to secure their repair as resources become available.

ACTION 5

Identify the owners of the walls and hedgerows at risk and initiate discussions to begin to explore the option for securing the long-term repair and maintenance of the walls and hedgerows.

KEY DATE

Outside current programme: Carry out an audit of the walls and hedgerows in the conservation area that are in a poor state of repair and initiate discussions with the relevant owners to secure their repair.

4. Enhancement Schemes

- 4.1 The Appraisal identifies the need and opportunity for a number of enhancement schemes within the conservation area.

Proposal – Historic Building Grant Scheme

- 4.2 The Appraisal and the Review Document have identified the contribution that traditional building and roofing materials, as well as window and door designs, plus other traditional fixtures and fittings can make to the character and appearance of historic buildings and the conservation area as a whole.
- 4.3 It is therefore considered appropriate to make grants available to the owners of the identified listed buildings and unlisted buildings of merit within the conservation area through the Historic Building Grant Scheme. This scheme is operated by the Council at the standard rate. Further information and guidance is available on the Council's website (www.bolsover.co.uk) or by contacting the Council's Conservation Section.

Window repair/reinstatement: 50% of total cost of works up to a maximum grant of £1,500

Re-roofing works: 25% of total cost of works up to a maximum grant of £1,500

ACTION 6

Promote the availability of the Council's Historic Building Grant Scheme for the repair and restoration of historic buildings and other important structures in the conservation area.

KEY DATE

December 2011: Monitor the take-up of Historic Building Grants for repair and restoration works.

Proposal – Traffic management

- 4.4 The Review Document has highlighted that there are a number of highway and traffic issues which have a detrimental impact on the character of the conservation area. Local residents have identified in particular problems relating to the amount of traffic using Cragg Lane and the speed of through traffic.
- 4.5 The historical context of the local road network means that it would be desirable to maintain its geography and proposals to alter the layout would therefore generally be considered to be inappropriate.
- 4.6 However, it is considered that there is a need to consider what measures could be introduced, such as traffic calming and weight restrictions that would

reduce the impact of traffic on the environment of Cragg Lane. Any proposed solutions would need to preserve the character of the conservation area.

- 4.7 Alongside this initiative, the District Council is in discussion with the County Council regarding the volume of heavy goods vehicles in other conservation areas within the district. It is proposed that the issues in the Newton Conservation Area are raised as part of these discussions.

ACTION 7

Explore sensitive measures for reducing the impact of traffic in the conservation area with Derbyshire County Council Highways and local residents.

KEY DATE

January 2010: Raise issues in Newton during discussions with Derbyshire County Council Highways regarding undertaking a survey of the volume of heavy goods vehicles around Whitwell.

Date unknown: Based on the outcome of discussions with Derbyshire County Council Highways, arrange meeting with residents to look at options and measures available.

Proposal – Improvement to the War Memorial setting

- 4.8 The Appraisal identifies that one of the important features of the Newton Conservation Area is the War Memorial at the junction of Hall Lane and Main Street. However, the Review Document has highlighted that since the highway alterations were carried out to the north of the monument the pavement area has been used for ball games and that this is considered to be a dangerous area for play and also has a negative effect on the area.
- 4.9 It is considered appropriate, in order to maintain the character of the area around the War Memorial, to investigate possible options for introducing landscape features that would make the area less suitable for ball games and other inappropriate activities.

ACTION 8

Explore options for landscaping around the War Memorial to discourage ball games and maintain the character of the area

KEY DATE

Outside current programme: Discuss with Blackwell Parish Council and Derbyshire County Council Highways the options for sensitive landscaping around the War Memorial that would discourage inappropriate activities.

5. Monitoring Indicators

- 5.1 It is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area. This data will be used to assess the impact of the protection of the special character and appearance of the Newton Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan.
- 5.2 The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.
- 5.3 Each indicator will be monitored through the Annual Monitoring Report and the monitoring of each will begin on the 1st April 2010. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2011.

| Indicator | Ref. | Measurement | Value | Change |
|----------------------------|------|--|-------|------------|
| Designated Heritage Assets | A1 | Number of Listed Buildings and Structures | 3 | First year |
| | A2 | Number of Unlisted Buildings of Merit | 13 | First year |
| | A3 | Number of entries on the Historic Environment Record (not covered by other designations) | 3 | First year |
| | A4 | Number of Tree Preservation Orders made covering trees within the conservation area | 1 | First year |

Based on value in proposed document

| Indicator | Ref. | Measurement | Value | Change |
|------------------|------|---|-------|------------|
| Heritage at Risk | B1 | Number of listed buildings or unlisted buildings of merit identified as needing urgent and non-urgent works | 2 | First year |
| | B2 | Number of monitoring surveys not carried out by stated key date | 0 | First year |

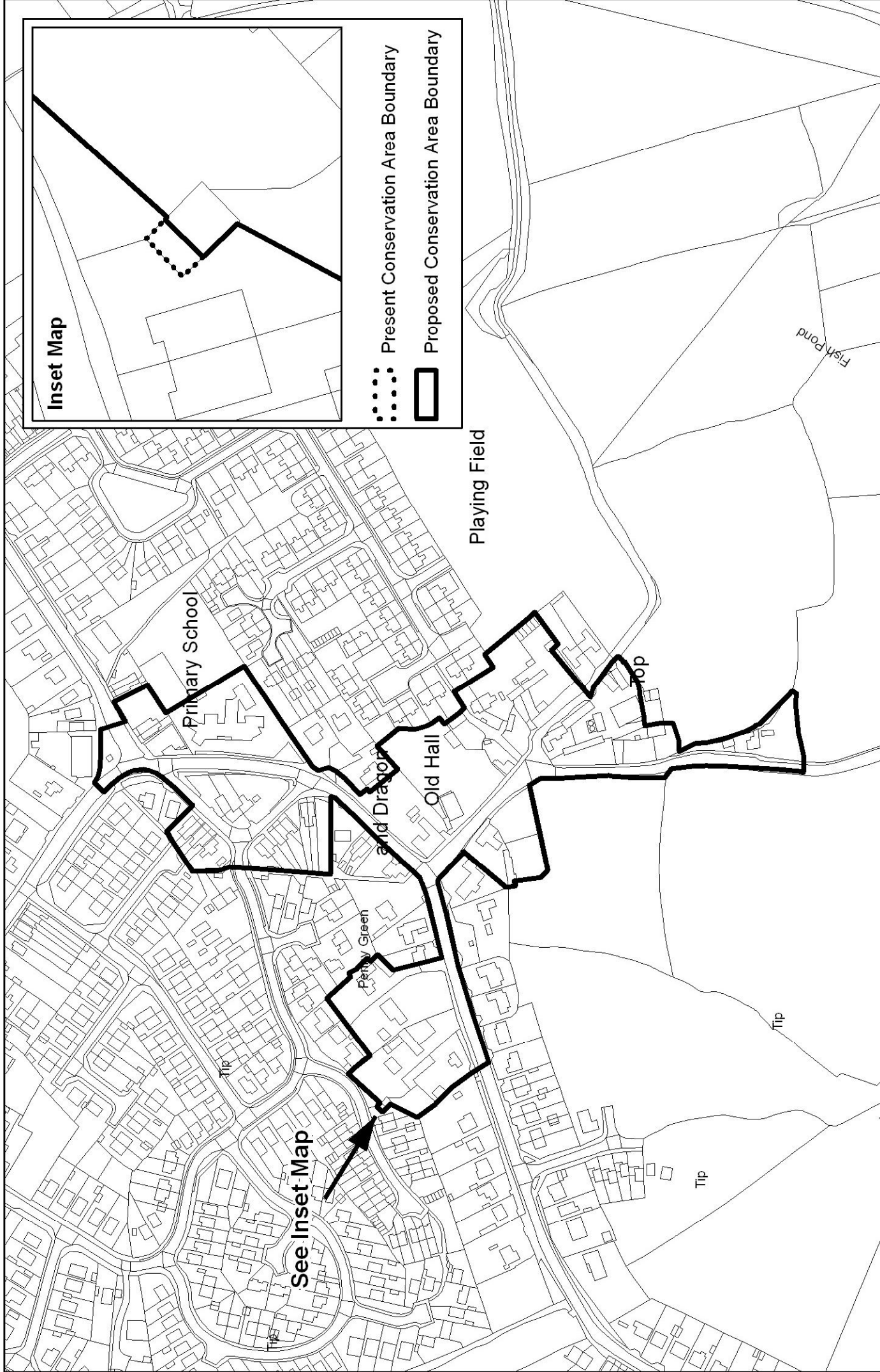
Based on value in proposed document

| Indicator | Ref. | Measurement | Value | Change |
|---------------------|------|---|-------|------------|
| Managing Positively | C1 | Number of applications for planning permission determined where conservation area a statutory consideration | N/A | First year |
| | C2 | Number of applications for listed building consent determined | N/A | First year |
| | C3 | Number of applications for conservation area consent determined | N/A | First year |

Based on figures for financial year 08/09

| Indicator | Ref. | Measurement | Value | Change |
|------------------------------------|------|---|-------|------------|
| Enhancing the Historic Environment | D1 | Number of buildings receiving grant assistance for repair or reinstatement of historic fabric | 0 | First year |
| | D2 | Number of enhancement schemes with actions achieved by stated key dates | 0 | First year |

Based on value in proposed document

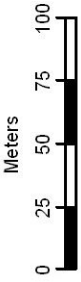


Inset Map

See Inset Map

- Present Conservation Area Boundary
- ▭ Proposed Conservation Area Boundary

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Proposed Newton Conservation Area

| | | | |
|------------------------------|--|---------------------|------|
| Council/ Committee: | Planning | Agenda Item No.: | 13. |
| Date: | 9 December 2009 | Category | * |
| Subject: | Local Development Framework : Spatial Strategy | Status | Open |
| Report by: | Planning Policy Manager | | |
| Other Officers involved: | Principal Planner (Policy) Assistant Planner (Policy) | | |
| Director | Development | | |
| Relevant Portfolio Holder | Environment | | |

RELEVANT CORPORATE AIMS

The Spatial Strategy outlines a vision and key principles to underpin the future planning and development of the District. It will provide the foundation on which further more detailed policies will be developed. As such it affects all the following aims:

COMMUNITY SAFETY – Ensuring that communities are safe and secure
 ENVIRONMENT – Promoting and enhancing a clear and sustainable environment
 REGENERATION – Developing healthy, prosperous and sustainable communities
 SOCIAL INCLUSION – Promoting fairness, equality and lifelong learning.
 STRATEGIC ORGANISATIONAL DEVELOPMENT – Continually improving our organisation.

TARGETS

The draft revised Corporate Plan includes a target to complete and adopt the Core Strategy Development Plan Document by December 2011. (The Spatial Strategy will form a key part of the Core Strategy.)

VALUE FOR MONEY

There are no specific value for money implications.

THE REPORT

1. Background

- 1.1 In October 2006, as part of the local development framework (LDF) process, the Council published two documents for consultation purposes:

Preferred Options for the Core Strategy; and
Preferred Options Site Specific and Area Based Allocations.

- 1.2 One of the key criticisms of the Core Strategy came from the Government Office who felt that the *“Core Strategy does not explicitly set out spatial strategy for the District”*. To get an independent view on this, and other issues, the Planning Officers Society Enterprises Limited were employed as a ‘critical friend’ in January 2007, to undertake a review of the Preferred Options reports. One of the key issues to emerge from this review was the failure to present a coherent suite of spatial options. Following consideration of the critical friend’s report and the responses to the Core Strategy, the Planning Committee on 3 October 2007 resolved to prepare a revised Core Strategy for further consultation before formal submission to the Secretary of State.
- 1.3 Since October 2007, considerable work has been undertaken to address the points made by the critical friend report, in particular, on improving the range and quality of the evidence base. In response to the criticisms made in paragraph 1.2 above, a fundamental consideration for the revised Core Strategy will be production of a clear spatial strategy that underpins the general approach set out in the document.

2. Issues for Consideration

- 2.1 Appendix 1 to this report attempts to set out this spatial strategy and provide a spatial vision for the District, identify key principles and provide target guidelines for the allocation of new development across the District. In producing the strategy, effort has been made to examine alternative options to each spatial principle. To a large extent the strategy incorporates the strategic thinking set out in the Preferred Options of 2006, with some changes in emphasis, responding to points made during meetings held with members of the Local Strategic Partnership since October 2007. In addition, the revised strategy seeks to create communities which have a better balance between housing and employment, and is based on the recently approved Settlement Hierarchy which identifies towns, main villages and villages.
- 2.2 The Spatial Strategy has been considered by the Local Development Framework Advisory Group, and key elements of the Strategy were discussed at a workshop for LSP members on 9 October at the

Assembly Rooms in Bolsover. Subsequently a paper outlining the Strategy was considered by the LSP Executive Group on 19 November.

2.3 The preferred principles set out below, and the options to those principles, are subject to sustainability appraisal. This is an ongoing process whereby the consequences of policy principles upon a set of formally agreed sustainability objectives are assessed. This process of sustainability appraisal must be complete and taken into account before the Council approves a Core Strategy for consultation purposes. It is hoped we will be in a position to consult on a draft Core Strategy in Spring next year. At this stage, it is important to ensure that the Planning Committee support the vision, objectives and principles set out in the attached Spatial Strategy. Work can then progress in finalising the revised Core Strategy.

IMPLICATIONS

Financial: None

Legal: None

Human Resources: None

RECOMMENDATION

That the Spatial Strategy, as set out in Appendix 1 to this report, be approved for incorporation within, and as the basis for development of more detailed policies and proposals, in the Revised Preferred Options for the Core Strategy.

ATTACHMENT: Yes: Appendix 1 Spatial Strategy

FILE REFERENCE: 112

SOURCE DOCUMENT:

A SPATIAL STRATEGY FOR THE BOLSOVER LOCAL DEVELOPMENT FRAMEWORK

1. THE CORE STRATEGY VISION

- 1.1 The proposed spatial vision for Bolsover District set out below seeks to support the vision set out in the Bolsover Sustainable Communities Strategy and the Derbyshire Sustainable Communities Strategy. This vision will be used to inform the strategy, policies and proposals of the documents that make up the LDF.

By 2026 Bolsover's communities will have become more sustainable, prosperous, safe and healthy. New development will have taken place in towns and villages in a way that enhances the environment, local distinctiveness and sense of place, strengthens local economies and improves the local quality of life. The district will have provided greater opportunities for more sustainable lifestyles by achieving a better balance between employment and housing in its main settlements, by concentrating development on public transport routes, and by implementation of low carbon energy systems. A network of green spaces will have been improved to link and enhance the setting of the District's key heritage sites, offer a wide range of opportunities for recreation and sustain wildlife.

- 1.2 The spatial strategy for Bolsover is based on this vision. The strategy must also support and conform with the East Midlands Regional Spatial Strategy (RSS). The RSS sets a context for the scale and location of new development and gives a lead on other priorities such as responding to climate change.

Realising the Vision

- 1.3 Better services and better access to them will be achieved by a strategy which recognises the distinctive roles of the District's towns and main villages, and the close relationship between many settlements and services available in adjoining districts.
- 1.4 The District will support four towns which will be important centres of service provision and employment for their hinterlands. The prosperity of the towns will be achieved by retaining and developing a range of employment generating uses in town centres, including retail, commercial, health and leisure uses. Good quality employment sites, in easily accessible locations, will be provided within or in close proximity to each town. By 2026 a higher proportion of the District's population will live and work within the district. This will provide a greater range of opportunities for local employment for a more educated workforce.

- 1.5 In order that the towns and main villages fulfil their respective roles as service centres, great emphasis will be placed on ensuring that they are as accessible as possible by guiding development to locations which are or can be well served by public transport.
- 1.6 The four towns will be of similar size and status, with major growth in Bolsover, Clowne and Shirebrook. The employment base in each town will be strengthened and diversified, and major new housing areas designed and built to high quality standards incorporating low carbon communal energy systems. South Normanton will grow at a slower rate, recognising the constraints of its situation and the need to avoid coalescence with Alfreton. However, together with the neighbouring main village of Pinxton, it will continue to be a key part of the Alfreton to Mansfield 'conurbation' which will continue to be a much sought after employment location. The emphasis in South Normanton will be on renewal with a rejuvenated town centre, supported by relatively small high quality residential developments.
- 1.7 Local centres in the District's five main villages will be supported and strengthened. Most of these villages will experience significant growth which should help to support the provision of basic services. However, in Barlborough, the constraints of the green belt limit the options for further residential growth.
- 1.8 Although new development will be concentrated in the towns and main villages, care will be taken to allow small scale development to take place in the smaller villages, where this would be in the overall interests of sustainability, efficient use of land and more balanced communities.
- 1.9 New housing will be distributed in settlements across the District reflecting the respective functions of towns, main villages and villages and the need to minimise environmental impacts. A high priority will be given to the provision of affordable housing to meet the needs of local residents. By 2026, a higher proportion of housing will be 'affordable'. All sizeable settlements will have a better balance of affordable and market housing, enabling those who want to live in a particular community, a better opportunity to do so.
- 1.10 In accommodating the major increase in housing development, a design led approach will ensure that the distinctive character of the District's towns and villages is maintained and enhanced. In addition, the carbon footprint of new developments will be minimal as a result of increasingly demanding building regulations and the use of renewable and low carbon energy systems. Bolsover will play a significant part in tackling climate change, not only through low impact built development, but through development of new renewable energy generation, most probably wind power and biomass.

- 1.11 Throughout all this significant change, the District's natural and built heritage will be treasured, protected and enhanced. The District's many conservation areas and wildlife sites will be improved through a combination of protection from harmful development and active management. Care will be taken to avoid, reduce and mitigate any adverse development impacts on the flagship sites of Hardwick Hall, Bolsover Castle and Creswell Crags and the potential of the District's green infrastructure to provide a fitting context for internationally important sites whilst enhancing daily life will be realised.
- 1.12 The historic cores of our villages and towns will be the anchor point to develop new distinctive attractive urban environments with a strong sense of place. All new buildings will enhance and develop the distinctive local character of the district and of individual settlements, retaining and respecting the best of what already exists, and where possible replacing eyesores and mediocre buildings.
- 1.13 Last, but not least, wherever possible care will be taken to reduce the impact of new development on one of the District's most important assets – high quality agricultural land. Analysis of options for development around the District's main settlements suggests that a significant amount of high quality agricultural land will need to be used for new built development in order to expand certain settlements in a sustainable manner. However, with projections of an ever increasing population, it is vital that impacts on good agricultural land are minimised wherever possible, and that this resource is protected, if other equally acceptable options for development are available.

2 : SPATIAL STRATEGY

- 2.1 The following strategic planning objectives have been set to help deliver the LDF's vision, and provide a basis for subsequent development of Core Strategy policies.

A. To promote the sustainable use of resources.

This will involve the prudent use of resources through sustainable patterns of development, increasing reuse and recycling of natural resources.

B. To mitigate against and adapt to climate change.

Greater use of renewable energy technologies will be required as part of a wide range of initiatives and policies to minimize pollution, including greenhouse gas emissions.

C. To achieve a better balance of housing and employment provision in towns and main villages.

There are major disparities in the level of employment provision in the District's urban areas. The Core Strategy will seek to deliver a more equitable distribution, so that all urban areas become balanced settlements for living and working.

D. To support the regeneration needs of urban and rural settlements.

The District contains some 'hotspots' of deprivation. New development should help to improve the social, economic and environmental conditions of particular areas of need.

E. To reduce the amount of out commuting from the District.

The Core Strategy needs to advocate policies and proposals which will encourage more people to both live and work within the District.

F. To ensure that housing provision meets the needs of all sectors of the community.

The Core Strategy must ensure that sufficient housing is provided to meet the requirements of the East Midlands Regional Plan and enable all residents of the District to have access to suitable homes which they can afford in a range of sustainable locations, tenures and house types.

G. To secure a diverse and competitive local economy.

This objective will be pursued through provision of good quality land and premises which provide a range of choice and help to diversify

employment provision by encouraging the growth of high value manufacturing businesses, business services, tourism, rural diversification initiatives and the cultural and creative industries.

H. To sustain retail, service and leisure provision in town and local centres.

This entails recognising and developing the key roles that the towns and main villages play in providing for the day to day needs of the District, and retaining and wherever possible enhancing the public transport links between service centres and surrounding villages;

I. To facilitate a transport system which improves accessibility and widens choice of transport modes.

Measures are needed to reduce the high reliance on car travel in the District and to increase the opportunities for other forms of transport. This can be achieved by focusing the majority of development in urban areas where there is a range of transport options available, by securing improvements to public transport infrastructure, and by securing facilities and agreements that promote walking and cycling.

J. To ensure delivery of high quality well designed development.

Appropriate policies are needed to ensure that development contributes to the local distinctiveness of the District, and enhances both settlement identity and the environment through the quality of design.

K. To support and enable provision of essential community facilities in accessible locations.

Many settlements in the district are not large enough to support a wide range of community facilities, therefore, it is important that accessibility is a major factor in determining the provision of community facilities.

L. To protect and enhance the District's historic and natural heritage

The Core Strategy must set the foundations for a linked network of green infrastructure, that enhances and protects the District's distinctive landscapes, woodlands, geology, and biodiversity. Particular attention must be given to safeguarding, enhancing and where necessary regenerating the District's distinctive built environment including the wider setting associated the District's outstanding heritage assets.

Devising a Spatial Strategy

- 2.2 In devising a spatial strategy for the District, account must be taken of the District's regional and sub-regional context and of strategies being pursued in neighbouring authorities. The location of the M1 means that the accessibility of the District in the north-south direction to vehicular traffic is a major asset. The A38 which links Mansfield and Derby intersects with the M1 at Junction 28 at South Normanton/Pinxton, making any open land nearby a sought after location for development. On the east side of the District, the Robin Hood line again provides for north to south movement between Worksop and Nottingham linking a series of settlements, including Whitwell, Creswell, Whaley Thorns and Shirebrook. In contrast to these excellent pieces of transport infrastructure, however, much of the district is characterised by rural style roads constructed to facilitate village to village movements rather than medium or long distance commuting.
- 2.3 The East Midlands Regional Spatial Strategy places the District in the Northern Sub-Area. Within this area the sub-regional centres of Chesterfield, Mansfield-Ashfield, Newark and Worksop are all expected to provide for significant levels of growth. With the exception of Newark, all these centres have very strong relationships with parts of Bolsover District. Accordingly care needs to be taken in looking at the cumulative cross-boundary effect of potential land allocations, particularly in the Mansfield to Alfreton 'conurbation' which will mean close liaison with planning authorities in Ashfield, Mansfield and Amber Valley.
- 2.4 Bolsover District is a partner in the Sheffield City Region, reflecting the economic relationship between North Eastern Derbyshire and South Yorkshire. The Council participates in a number of thematic Joint Issue Boards to consider initiatives at the city region scale.
- 2.5 The overall scale of provision for new housing and employment must meet the minimum requirements of the East Midlands Regional Spatial Strategy. The RSS points towards the towns of Bolsover, Clowne, South Normanton and Shirebrook as suitable candidates for significant development. On employment land, the RSS suggests consideration of land west of Bolsover and around Barlborough and eastwards towards Clowne, Whitwell and Creswell with an emphasis on brownfield land. The RSS also stresses the opportunities for environmentally led regeneration in the area and identifies the Northern Sub-Area as the part of the Region where the greatest public benefit would derive from improved green infrastructure.
- 2.6 There are clearly a number of possible ways in which future development could be accommodated within the District. The principles outlined below therefore seek to show **how** achievement of the vision and objectives will be implemented. In each case other possible options are outlined.

Spatial Principle 1: Use the settlement hierarchy for organising and focussing development and services and concentrating growth where suitable opportunities exist in the larger settlements.

Why is this the preferred Option?

- 2.7 In order to reduce the need to travel and to make the most efficient use of infrastructure and services, new development is best sited close to existing clusters of service provision. Towns tend to have more services and facilities than large villages, which usually have more services and facilities than small villages. Existing services can often be expanded to accommodate new demands more efficiently than creating new service locations. If development were to be concentrated in villages rather than towns, major investment would have to be made in making new service provision or new residents would have to travel longer distances to access services in nearby towns.
- 2.8 To a large extent a hierarchy of settlements already exists within the District. The work undertaken in the Settlement Hierarchy Study demonstrated this through its consideration of the range of services and facilities currently available in each settlement, together with analysis of other factors such as population size. The Settlement Hierarchy now proposed, reduces the number of main villages proposed in the Preferred Options report of October 2006, from 11 to 5. This reflects a more detailed and rigorous appraisal of the function of villages as local service centres.

The settlement hierarchy is shown at Appendix A to this document.

- 2.9 In order to comply with RSS requirements the District needs to provide a **minimum** of 8,000 new dwellings between 2006 and 2026. Under the preferred option it is intended to encourage higher growth rates in the higher order settlements during this plan period as shown in the table below:

| Category | Households in 2006 | Proposed growth rate 2006 to 2026 | New dwellings provision resulting from mid-range growth rates |
|-----------------|---------------------------|--|--|
| Towns | 17,569 | 30 % | 5,270 |
| Main Villages | 8,753 | 20 % | 1,750 |
| Villages | 6,005 | 15 % | 900 |
| Total | 32,327 | | 7,920 |

- 2.10 By pursuing this distribution of growth in a hierarchical manner, the LDF will ensure that the general thrust of national and regional policy to concentrate new development in higher order settlements is met. However, the target percentages would not be applied unvaryingly to

every settlement within each category, because each town and village has different constraints and opportunities.

- 2.11 In the towns, Bolsover, Clowne and Shirebrook all have potential for growth rates above 30%, however, major expansion of South Normanton is heavily constrained and the growth rate for this settlement is likely to be well below 30%.
- 2.12 Work on the Strategic Housing Land Availability Assessment (SHLAA) is still underway and therefore it would be inappropriate at this stage to reach rigid conclusions on how much housing each of the District's settlements can accommodate. Nevertheless, it is already clear that South Normanton has more significant constraints than the other towns in the District, particularly if it is felt important to retain open land north of the A38 between the town and its neighbour, Alfreton. It is likely therefore, that South Normanton would have a relatively low growth rate for a town of around 10%. This would need to be compensated for by growth rates above 30% in two or three towns.
- 2.13 In the main villages, expansion of Barlborough is heavily constrained by the green belt, Pinxton also has a number of constraints, whilst major growth in Whitwell and Creswell is largely dependent on the ability to facilitate development on derelict land.
- 2.14 The proposed target growth rate of 15% for the villages category, should not be taken as a general removal of the need to restrict the expansion of the smaller villages. Restrictions would apply to most villages limiting most future residential development to infill development or satisfying local affordable housing needs. Instead the proposed growth rate recognises the specific opportunities discussed in Spatial Principle 2 below.
- 2.15 The Settlement Hierarchy Study identified a possible variation on the approved settlement hierarchy that involved the inclusion of Langwith/Whaley Thorns as a main village. The analysis undertaken for the Settlement Hierarchy Study showed that these two closely related villages could meet the criteria for a main village, if considered as a single settlement. However, there is a major questionmark over whether Langwith/Whaley Thorns has the potential of recognised main villages, to accommodate significant development, particularly employment development. As employment provision in Langwith/Whaley Thorns area is already very limited, further significant residential development would merely lead to increase commuting, rather than a more balanced settlement. Consequently, it is not proposed to change the current categorisation of Langwith and Whaley Thorns as villages.
- 2.16 Bolsover was ranked 55 out of 354 local authorities in the Indices of Deprivation 2007. It is important that the LDF does what it can to reduce the level of poverty and deprivation across the district, and also to seek to

ensure that the benefits of new development help to address particular pockets of deprivation. In this regard, it is particularly important that Bolsover, Shirebrook and Langwith/Whaley Thorns benefit from new development investment.

Rejected Options

1 A Apply a consistent growth rate to all sizes of settlement

- 2.17 With a minimum of 8,000 dwellings needed between 2006 and 2026, this alternative would result in a growth rate of 24% applied to all sizes of settlement. Compared with the preferred option, this would concentrate more development in the smaller settlements e.g. villages. This might help to support services within those villages. However, this option avoids addressing the question of where new development is best located. Different towns and villages have different needs and opportunities which should be reflected in planning policy. This alternative may not be compatible with regional planning policy.

1B Create a new settlement to accommodate a large proportion of new growth

- 2.18 A new settlement could be designed from the outset for sustainable 21st century living with priority given to walking and cycling, use of low carbon and renewable energy, sustainable drainage, accessible green space, etc. It is sometimes difficult to 'retrofit' existing towns to meet modern needs. However, national and regional planning policy strongly favours concentrating new development in existing urban areas as this is usually the most efficient way of making use of existing services. A new settlement would need very strong reasons to ignore this policy e.g. a clear opportunity to create a new settlement and a lack of good development sites in and around existing towns. In the case of Bolsover District, three of the District's towns have good opportunities for further expansion.

Spatial Principle 2: Whilst pursuing residential growth in a hierarchical manner, adopt the following priority order:

Within the towns: Bolsover, Shirebrook, Clowne, South Normanton.

Within the main villages: Creswell, Whitwell, Tibshelf, Pinxton, Barlborough

And allow significant development in the following villages: Doe Lea/Bramley Vale, Hodthorpe, Langwith/Whaley Thorns, New Houghton, Shuttlewood.

Why is this the preferred option?

- 2.19 As stated already, whilst the overall strategy is to encourage development in the larger settlements, each town and village has different needs, opportunities and constraints. Principle 2 identifies the priorities for new residential development resulting from an analysis of these factors.
- 2.20 Bolsover has some major employment land commitments and is situated close to the Markham Vale Employment Zone. There appear to be several suitable opportunities for significant residential development with good access to the town centre and/or public transport. The town centre would benefit from an additional catchment population.
- 2.21 Shirebrook already has major commitments for both new employment and residential development e.g. the Brook Park development. Several initiatives are underway in the town as it seeks to restructure and recover from the loss of the colliery and address socio-economic problems such as a weak enterprise culture, a narrow employment base, higher than average levels of worklessness and economic activity, and low education attainment. Good quality residential development should widen the range of housing available and attract people with new skills into the area.
- 2.22 Clowne has several potentially suitable options for significant residential development. However, the employment base of the town is very weak. Consequently, although Clowne is likely to accommodate significant growth, this should be of a lesser order to that of Bolsover or Shirebrook.
- 2.23 Further expansion of South Normanton is heavily constrained by a development control zone to the west, and by the desire to avoid coalescence with neighbouring settlements and retain/enhance green infrastructure.
- 2.24 With regard to the main villages, the restoration of the model village appears to have rejuvenated Creswell with strong interest in residential development. Whitwell has major brownfield opportunities for expansion. Tibshelf has some limited opportunities for significant residential development, whilst Pinxton is constrained by infrastructure issues and Barlborough by green belt.
- 2.25 National and regional planning policies give a strong steer towards locating new development in and around the larger towns and villages. Whilst such guidance is reflected in the overall effect of the proposed strategy for the District, there is a danger in seeing all small villages as 'no go' areas for significant development, that opportunities are missed to facilitate development that would have clear benefits and lead to more sustainable communities. The strategy for Bolsover District, therefore, does not propose a 'one size fits all' approach to small villages, but proposes significant growth between 2006 and 2026 in each of the following villages:

Bramley Vale/Doe Lea
Hodthorpe
Langwith/Whaley Thorns
New Houghton
Shuttlewood

- 2.26 The reasons for proposing these settlements as 'growth villages' are as follows:

These villages contain existing facilities for primary school education with spare capacity to accommodate a greater number of pupils;

These villages currently support convenience shops which provide an important local service; their viability would benefit from additional customers;

These villages are adjoined by sites offering realistic opportunities for significant residential development;

Hodthorpe and New Houghton are adjoined by sites offering realistic opportunities for employment development with potential for good connections to the strategic road network, and Shuttlewood is well located close to the developing Markham Vale Employment Zone. Bramley Vale/Doe Lea is the only village in the District to have an excess of jobs to economically active residents.

Each village is well served by buses providing access to higher order centres, and in the case of Langwith/Whaley Thorns by the Robin Hood railway line.

- 2.27 The term 'significant growth', as used in relation to villages, indicates that between 100 to 300 new dwellings could be provided in each village during the plan period.

Rejected Options

2A Focus new residential development around major employment sites

- 2.28 This option would create new residential areas as close as possible to the Markham Vale Employment Zone, Barlborough Employment Growth Zone, Castlewood Employment Zone, Brook Park and Steetley Colliery in Bassetlaw (application pending to expand over the district boundary into Bolsover). This might be said to be an employment led option. Apart from the practical difficulties of accommodating residential development in these locations, there is no guarantee that the housing provided on nearby sites would be occupied by employees in local employment areas. It is also highly probable that residents of such estates would still be reliant on nearby towns in order to access services.

2B Focus development on one town

- 2.29 An argument could be made that the District lacks a major town and that rather than spread development around settlements in the District, more benefit would derive from concentrating development in one town. If the District is considered as a separate entity, then this alternative has some initial appeal. For example, if 4,000 new houses were provided in Bolsover town, the increase in population would result in a town of over 18,000 population. Such an increase in population might be expected to lead to a major improvement in the town's retail offer, for example, broadly comparable with that of a town like Retford.
- 2.30 However, such a proposal has some drawbacks. Firstly, whilst Bolsover is the administrative centre for the District, it is not a higher order service centre for the District. For example, the Retail Needs Assessment for the District carried out by White Young Green in 2006 shows that most residents in the District go outside the District to the larger sub-regional centres of Chesterfield, Worksop and Mansfield for higher order needs. Even if Bolsover were to accept most of the District's new growth, it would still be difficult to compete with the offer of these sub-regional centres either in terms of proximity and ease of access, or in terms of the service offer. The same comments would also apply to concentration of growth in Clowne and Shirebrook, whilst major expansion of South Normanton is heavily constrained.
- 2.31 Secondly, concentrating most new development in one town would necessarily lead to less development in other towns and main villages. In most of these settlements, however, there is a need for additional development to cater for people who wish to live and work locally and for additional population to support services which might otherwise be under threat from continued rationalisation.

2C Concentrate all significant development in the towns and main villages and apply restrictions on significant new development in all villages.

- 2.32 It could be argued that this option is the most consistent with national and regional planning policy which gives strong encouragement to development in urban rather than rural settlements. This option would reallocate around 650 dwellings proposed for the villages category in the preferred option above, and add them to the towns, most likely to Bolsover, Clowne and Shirebrook. With the exception of infill development it would apply a policy of general restraint on new development in all villages. However, this 'one size fits all approach' has been criticised in the Taylor Review entitled Living Working Countryside presented to Government last year. The review argued (e.g. pages 8 and 9 of the review) that a more flexible approach was needed which recognised that some development in villages can be beneficial and help to improve

sustainability. Whilst it is accepted that significant development would be inappropriate in most villages, there are some villages where such development can be justified on grounds of improved sustainability and efficient use of land.

2D Target major growth at Glapwell to create a new main village with local centre

- 2.33 One of the submissions being assessed under the Strategic Housing Land Availability Assessment, relates in effect to a proposal to create a new Main Village around Glapwell, with a local centre, primary school, employment land, open space provision and residential development of at least 2,000 dwellings. The advocates of this proposal argue that such a development would enable partial provision of the Glapwell Bypass, a scheme which is not currently identified for funding in any active capital programme. Compared with the preferred option, the effect of this proposal would be to reduce the growth envisaged for Bolsover and Shirebrook. In addition, in order to make the overall spatial strategy compliant with national and regional policy, it would probably also be necessary to reduce envisaged growth rates in other villages within the District.

2E Target major growth at Stanfree to create unified village

- 2.34 Stanfree has a population of around 500, but is not currently included in the village category of the Settlement Hierarchy because of its very fragmented form. However, the Core Strategy process gives an opportunity to consider the desirability of creating a more unified form. There are currently no local services – the Post Office shut down in 2008 – but the land here is not prime agricultural land, and Stanfree is situated on the principal bus route between Clowne and Bolsover. The nearby Oxcroft Disposal Point also offers potential as a local employment site. In order to create a local catchment large enough to support a village convenience store, at least 500 dwellings would be needed. However, this option would reduce growth in Bolsover, Clowne and Shuttlewood, where development would appear to have more benefits.

The Table at Appendix B to this document provides indicative totals for new housing provision in each town, main village and several settlements for each of the above options. The sole purpose of this table is to illustrate the possible consequences of each option in terms of housing numbers.

Spatial Principle 3: Increase employment provision so that the number of jobs provided within the District equals the number of economically active residents

Why is this the preferred Option?

- 2.35 There is a currently a marked imbalance between the number of jobs available in the District and the number of economically active residents. The Office of National Statistics provided an estimate of 35,700 economically active residents within the District in 2006 and estimated the number of jobs at 27,000. Thus the percentage of jobs to economically active residents within the District is currently around 75%. As the encouragement of sustainable lifestyles is integral to the spatial vision for the District, it is desirable to seek to balance jobs with economically active residents. This policy will provide more opportunities for more residents to live a more sustainable lifestyle and work closer to home.
- 2.36 The population of Bolsover in 2006 was estimated by NOMIS to be 73,900, of whom 35,700 were estimated to be economically active. At the same time, employment in the district was estimated at 27,000. Our population projection for 2026 is 85,553 (based on a projected household occupancy rate of 2.16). If it is assumed that the proportion of economically active residents within the total population stays the same, at 48.3% then there would be 41,322 economically active residents in 2026. If we aim to increase the percentage of jobs to economically active residents in the District from 75 % in 2006 to 100% in 2026, then we will need to plan for 41,322 jobs, an increase of 14,322. If current ratios persist then 88% of these jobs would be 'employee jobs' (rather than self-employed, government trainees, etc) meaning that an increase of 12,604 employee jobs that would need to be provided for.
- 2.37 Therefore, if new employment opportunities are provided at an average rate of 50 jobs per hectare on new employment generating sites, we will need to provide around **250 hectares** of new employment land between 2006 and 2026. This figure would include land which has already been developed or been granted planning permission since April 2006. It should be noted that employment land already developed since April 2006 or currently available through planning permissions or local plan allocations already amounts to over 170 hectares. In addition, the term 'employment generating sites' should cover not just business, industrial and storage/distribution use, but any use that generates employee jobs e.g. shops, schools, hotels, residential homes, garden centres, etc. A separate figure will be needed for business, industrial and storage/distribution use and it is suggested that a maximum of **220 hectares** would be a suitable target – this figure was suggested as a suitable target for a high growth strategy by the Employment Land Study, carried out in 2006.
- 2.38 Whilst this principle aims to encourage more living and working within the District, it could be argued that out commuting from the District is of little consequence and that what matters is the distance that employees are commuting. A three kilometre journey from South Normanton outside of the District to Alfreton, for example, is clearly more desirable than a thirty kilometre journey inside the District to Whitwell. Accordingly, to be

effective, it is very important that Principle 3 is applied together with Principle 4 as set out below.

Rejected Options

3A Restrict allocation of land for employment so that the existing proportion of jobs to economically active residents across the District is maintained.

- 2.39 It could be argued that the geography of Bolsover District makes it less imperative to try and satisfy all the employment needs of its population within the District boundary.
- 2.40 Firstly, there are several very significant sources of employment outside the District, but nevertheless situated very close (within 2 km) to settlements within the District. Examples of these are the existing Fulwood Industrial Estate and the Castlewood Employment Zone currently under construction in Ashfield but extending into the District, the Steetley development in Bassetlaw, the Cotes Park Industrial Estate in Amber Valley, and the emerging Markham Vale Employment Zone under construction in Chesterfield and North East Derbyshire, which will extend into the District in the future. In addition, Sherwood Park an employment area occupying a 'hole in the green belt' and situated five kilometres south of the District off Junction 27 of the M1, provides 6,500 job opportunities on its own.
- 2.41 Secondly, the District does not possess any sub-regional centres where employment provision tends to be most concentrated, but has the centres of Chesterfield, Mansfield, Sutton-in-Ashfield and Worksop all within 10 kilometres of the District Boundary
- 2.42 If this principle were applied, land would need to be allocated to provide for an additional 3,710 jobs (see note 1). Accordingly a minimum of only 74 hectares of new employment land would be required. As 170 hectares are currently committed through planning permissions or local plan allocations, this option would mean significant de-commitments which may well not be possible. Such a strategy might have environmental benefits, for example, less heavy traffic on the District's road network and less visual intrusion in a largely rural district from large buildings. However, this principle would not be compatible with the aim of reducing out commuting from the District. Whilst, there is no guarantee that new jobs created within the District will be taken up by local residents, there would be no prospect of a reduction in out commuting if the number of jobs provided does not at least exceed the anticipated increase in economically active residents.

3B Ensure that the quantity of new employment land provided between 2006 and 2026 narrows the gap between the number of jobs

provided within the District and the number of economically active residents within the District.

- 2.43 If we were to aim to increase the percentage of jobs to economically active residents in the District from 75 % in 2006 to 90 % in 2026,(i.e to narrow the gap), then we will need to plan for 37,189 jobs, an increase of 10,189 jobs. This would mean providing for an increase of 8,967 employee jobs.
- 2.44 Therefore, if new employment opportunities are provided at an average rate of 50 jobs per hectare on new employment generating sites, we will need to provide around **180 hectares** of new employment land between 2006 and 2026. Again, as 170 hectares are already committed, the difference of just 10 hectares would not give much option for further commitments, and little flexibility for the LDF to address the problems of low levels of employment in specific settlements.

3C Increase the allocation of land for employment to increase the proportion of jobs to economically active residents to well over 100 %.

- 2.45 There would appear to be little justification for this option, as over provision of jobs within the district would necessarily result in in-commuting from outside the District.

Spatial Principle 4: Seek a better balance between employment and housing within towns and main villages.

Why is this the preferred Option?

- 2.46 As outlined above, the District as a whole has far less employment opportunities than economically active residents. Within this overall context there are major differences in the availability of jobs at a local level , as shown in the table below.

| Settlement | Economically Active Residents 2008 | Employment (no. of employee jobs) 2008 | Jobs per economically active person |
|----------------------|---|--|--|
| Towns | | | |
| Bolsover | 4,934 | 2,184 | 0.44 |
| Clowne | 3,634 | 1,335 | 0.36 |
| Shirebrook | 4,448 | 2,139 | 0.48 |
| South Normanton | 5,380 | 3,283 | 0.61 |
| Main Villages | | | |
| Barlborough | 1,387 | 2,722 | 1.96 |
| Creswell | 2,162 | 673 | 0.31 |
| Pinxton | 1,829 | 2,601 | 1.42 |
| Tibshelf | 1,540 | 407 | 0.26 |

| | | | |
|----------|-------|-----|------|
| Whitwell | 1,673 | 380 | 0.22 |
|----------|-------|-----|------|

2.47 It can be seen that all the towns have a significant shortfall of jobs to economically active residents with Clowne being especially low. In the main villages, Barlborough and Pinxton have a surplus of jobs compared with economically active residents, whilst Creswell, Tibshelf and Whitwell have poor employment provision. In view of the Vision of this Strategy of main settlements with a better balance of employment and housing it is suggested here that the LDF should set a target that towns should provide **at least** enough employee jobs for 60% of their economically active population and that main villages should provide for **at least** 40%. On this basis the shortfall between this target and current employment provision would require the employment land allocations shown in the table below (if we assume provision at 50 jobs per hectare). Figures have been based on the increase in settlement populations which would result from the indicative totals given in the preferred option as shown in Appendix B.

| Settlement | Total Employment needed to achieve proposed targets | Additional jobs required to meet minimum target | Additional employment development needed at 50 jobs per hectare | Land developed since 2006 April or already committed |
|----------------------|---|---|---|--|
| Towns | | | | |
| Bolsover | 4,450 | 2,226 | 45 | 34.6 |
| Clowne | 2,771 | 1,436 | 29 | 0 |
| Shirebrook | 4,110 | 1,971 | 39 | 36.7 |
| South Normanton | 3,223 | 0 | 0 | 51 |
| Main Villages | | | | |
| Creswell | 1,274 | 601 | 12 | 1.3 |
| Tibshelf | 785 | 378 | 8 | 0 |
| Whitwell | 874 | 494 | 10 | 8.1 |

2.48 It should be noted that these figures would need to be revised in the final Core Strategy to reflect the anticipated population in 2026, which cannot be estimated accurately at present. Nevertheless, whilst the table shows that existing commitments make a good contribution towards meeting these targets in Bolsover and Shirebrook, they highlight the need to make major allocations for employment development at Clowne, and also for significant allocations in Creswell and Tibshelf. The minimum targets suggested would result in a more balanced distribution of employment opportunities across the District. At this stage they would appear to be generally achievable within the plan period, however, closer study would be needed of potential employment land in Creswell and Tibshelf. If it isn't possible to find an acceptable way of locating additional land for employment development in these settlements, then further housing allocations in them should be restricted as it would appear that they would

not qualify as settlements which can be expanded in a balanced sustainable manner – they would just be large ‘dormitory’ villages.

Rejected Options

4A Use the towns as the main means of providing employment both for their own population and also for main villages close by.

- 2.49 This alternative would avoid significant employment development in the main villages, but lead to greater concentration of employment development in the towns. There is some logic to this in that the towns are more accessible by public transport than the main villages, and are generally more attractive to prospective employers. It would, however, mean that some of the main villages are simply large ‘dormitory’ villages where few residents are able to find employment within the village, and must therefore look elsewhere to access a job. The aim of providing enough job opportunities for just 40% of economically active residents in main villages is a modest one, but would be a major step towards more balanced communities.

Spatial Principle 5: Seek a more balanced provision of affordable housing in every settlement through:

- a) **settlement specific requirements for provision of affordable housing on private sector led residential developments**
- b) **redevelopment of selected existing housing schemes to higher density developments including shared ownership tenures**

Why is this the preferred Option?

- 2.50 Policy 14 of the East Midlands Regional Plan sets a target for the Northern Housing Market Area of 10,000 affordable dwellings between 2006 and 2026. Bolsover District is just one part of this area, and on a pro-rata basis, its **minimum must achieve target** for provision of affordable housing would be 2,640 dwellings. (See Note 2)
- 2.51 It is estimated that the stock of affordable housing within the District in April 2006 was 6,243 which approximated to 18.8% of a total stock of 33,238 dwellings. In April 2026 there should be a minimum total stock of 41,895 dwellings, of which the affordable housing stock would be 8,883 or 21.2% if Bolsover District can achieve an additional provision of 2,640 affordable dwellings.
- 2.52 A major aim of the Core Strategy is to achieve a better mix of housing in its towns and main villages. Some settlements in the District, e.g. Shirebook already have large amounts of affordable housing, whilst others

e.g. Clowne have relatively little. Over the course of the plan period, it is proposed to reduce these disparities as shown in the table below.

| Settlement | Existing provision as % of housing stock | Indicative Requirements for provision of affordable housing from private sector developments 2006 - 2026 |
|----------------------|---|---|
| Towns | | |
| Bolsover | 21 | 25% |
| Clowne | 9 | 30% |
| Shirebrook | 29 | 20% |
| South Normanton | 11 | 30% |
| Main Villages | | |
| Barlborough | 10 | 30 % |
| Creswell | 22 | 25% |
| Pinxton | 19 | 30% |
| Tibshelf | 18 | 30% |
| Whitwell | 24 | 25% |

2.53 The principal means for delivering affordable housing in the District is provided by the planning obligations complying with Section 106 of the Town and County Planning Act 1990. Essentially these obligations are negotiated between the local planning authority and developers, where proposed developments give rise to the need to secure community infrastructure. Accordingly the issue of viability – the amount of community provision that a development can make without compromising its profitability – is a major issue in such agreements. Accordingly, the Council commissioned King Sturge, as specialist consultants, to advise them on the issue of viability in relation to provision of affordable housing within new residential developments. King Sturge reported that it would be viable for the Council to request:

20 to 30% provision of affordable housing within urban areas;

30 to 40% provision of affordable housing within rural areas.

2.54 As defined in the Settlement Hierarchy Study, all towns and main villages would be classed as urban settlements, and all villages and small settlements as rural settlements. Consequently whilst it might be desirable to request a higher percentage of affordable provision on private sector led residential development in Clowne, than that suggested in the table above, such a request would generally be unviable. The situation may be different, however, if a large strategic site e.g. of over 500 dwellings, were to be proposed in the Core Strategy. On such sites, because of economies of scale it may be feasible to request provision of up to 40 % affordable housing. This option would result in an approach which clearly relates S.106 requirements to the needs of particular communities rather

than that of the District as a whole. This approach should be more acceptable to developers and easier for the Council to uphold.

- 2.55 It is anticipated that imposition of the above requirements would result in provision of around 1,500 dwellings which would leave a shortfall of over 1,000 dwellings from the 2,640 minimum new affordable dwellings required between 2006 and 2026. This shortfall, therefore, would need to be filled by direct provision by public sector housing providers either:

through attainment of social housing grant levels enabling the social housing sector to purchase additional units;
through the recycling of existing public sector affordable housing land redeveloped at higher density.

- 2.56 Currently there are 5,388 local authority owned dwellings. Some of these dwellings were built in low density schemes, when there was more demand for large gardens and land was relatively cheap. If it were possible to take 20% of this stock and rebuild at double density, then an additional 1,000 affordable dwellings would result. In addition, the opportunity would be taken to diversify tenures by including provision of shared ownership properties. (Further work is needed to determine whether such redevelopment is feasible and if so to identify suitable sites)
- 2.57 It should then be possible to provide at least the remaining shortfall of 140 dwellings, partly through provision on rural exception sites,(i.e. development of small 100% affordable housing schemes in or adjacent to the District's villages and small settlements,) and partly by the Council and/or its partners bringing forward new 100% affordable schemes on land within urban settlements.
- 2.58 If this policy approach were to be pursued, a policy on developer contributions would be needed in the Core Strategy to outline the situations in which planning obligations will be sought to support provision of additional or improved infrastructure, amenities or facilities.

Rejected Options

5A Set higher requirements

- 2.59 At present, the delivery of affordable housing in England is heavily reliant on the private housing sector to deliver affordable housing as part of new residential development, through the mechanism of Section 106 agreements. However, even during the peak of the housing boom, it has proved difficult to obtain a major contribution from such sites to affordable housing. Only 34 affordable dwellings were provided between April 2006 and April 2008, out of a total net additional provision of 434 dwellings i.e less than 8% of total provision. Although the situation should be kept under review, it is not considered practical at present to set higher

minimum target figures. The King Sturge viability appraisals have demonstrated that to ask for more affordable housing than is economically viable, limits profitability and therefore the likelihood of sites coming forward.

5B Set lower requirements

- 2.60 The LDF must comply with the provisions of the Regional Plan, so it must therefore set out suitable policies and proposals to achieve target figures set in the Regional Plan.

5C Set same requirements in all settlements and in urban and rural areas

- 2.61 This option would be simpler to pursue and might be regarded by some as more equitable. However, the preferred option is based on advice from consultants King Sturge on what is a viable requirement. It incorporates a range of possible provision which should enable an effective response to the different circumstances of each site and settlement. It is good practice to relate a Section 106 requirement on a developer to the particular circumstances of the settlement that a development falls within. The Council has also been advised that it is generally easier to achieve provision of affordable housing in rural areas than in urban areas.

Spatial Principle 6: Restrict further development in Bramley Vale/Doe Lea, and maintain a strategic gap between Glapwell and Pleasley.

Why is this the preferred Option?

- 2.62 Ease of access to the M1 motorway has been of undoubted value in helping the economic development of the District. However, one of the aims of this LDF is to increase the proportion of people who both live and work in the District. Bolsover District experiences a high level of out commuting. In 2001, over 18,100 residents travelled out of the district to work, particularly to adjoining districts in Derbyshire and Nottinghamshire. Given the narrow nature of the District, the lack of local employment and the proximity of sub-regional centres, this is hardly surprising. Whilst local cross boundary commuting is completely acceptable, use of the District as a residential base by large numbers of people for long distance commuting would be undesirable and therefore, in order not to encourage such lifestyles, significant residential development close to motorway junctions should generally be avoided. However, residential development may be allowed in settlements close to the M1 on suitable sites as long as they have good pedestrian access to a town or local centre, or are within two kilometres of an employment zone.
- 2.63 The major remaining opportunity in the District for significant residential development outside of towns and main villages, in close proximity (under

3 km) to a motorway junction is along the A617 through Bramley Vale/Doe Lea and Glapwell. These settlements have a long linear form, lack a local centre and are within 3 kilometres of Junction 29 of the M1. Although there is some significant employment provision in Bramley Vale/Doe Lea, there are no outstanding commitments for future employment development. Consequently, residential development in this location would be likely to give rise to increased car usage and increased commuting to work outside of the District.

- 2.64 Mansfield District Council is considering proposals for significant development along the A 617 up to the District Council boundary at Pleasley. Similarly, North East Derbyshire are considering the options of concentrated development along the A 6175 from Clay Cross to Holmewood. Accordingly without a restrictive approach to development in Bramley Vale/Doe Lea and Glapwell; and protection of a gap between Glapwell and Pleasley there is a danger of creating an almost continuous belt of intensive development over 20 kilometres long running from east Mansfield to Clay Cross.

Rejected Options

6A Allow significant development in Bramley Vale/Doe Lea, and Glapwell.

- 2.65 The alternative would be to allow significant additional residential development in and around Bramley Vale/Doe Lea, and Glapwell. Locations in these villages would no doubt be attractive to the market and such development might help to support existing local shops, but other benefits are hard to identify. Such development would be likely to add proportionately more traffic to the M1 than similar developments elsewhere in the District, and exacerbate the problem of out commuting.
- 2.66 It should be noted that house completions since 2006 and existing commitments as of April 2008 in Bramley Vale/Doe Lea will result in an additional 198 dwellings to the 2006 housing stock level in any event.

6B Allocate a strategic development site adjacent to Bramley Vale/Doe Lea or Glapwell

- 2.67 Major development of around 1,000 dwellings would be needed in one or other of these settlements to create a catchment population large enough to develop and sustain a local service centre. In the absence of such a centre, and of additional employment provision, a strategic development site would be likely to add proportionately more traffic to the M1 than developments elsewhere in the District, and exacerbate the problem of out commuting. This scale of development would reduce growth in Bolsover and Shirebrook which have higher levels of service provision and which are appropriate locations for new residential development

Spatial Principle 7: Promote major mixed use developments, villages and neighbourhoods as an essential part of strategy to address climate change

Why is this the preferred Option?

- 2.68 Mixed use developments, where employment, community, retail and residential uses are intermingled or in close proximity to each other, have a number of advantages. They reduce the need to travel to access jobs, shops or services. They facilitate more integrated communities. They also enable establishment of more cost effective communal energy systems e.g. combined heat and power systems. In guiding future development, therefore, the Council will encourage a greater diversity of land use within villages, neighbourhoods and in major new developments. This means that proposals to use large areas of land for a single type of use will need to demonstrate exceptional need. It also means that the LDF will not seek to allocate large areas of land (e.g. major settlement extensions) for a single use, unless special circumstances have been demonstrated.

Rejected Options

7 A : Encourage large predominantly single use developments

- 2.69 It could be argued that residential uses do not mix well with uses such as employment, retail or even some community uses, and that mixed use may lead to reduced residential values, and to unwelcome constraints on how businesses operate. However, most of the conflicts that occur between existing land uses come about through a lack of planning, and in most cases such conflicts can be avoided through good design.

Spatial Principle 8: Give strategic level importance to the protection and enhancement of the core heritage assets of Bolsover Castle, Creswell Crags and Hardwick Hall

Why is this the preferred Option?

- 2.70 The District is fortunate to contain three heritage assets of outstanding importance. Whatever else happens in the District, there is a duty of stewardship to future generations to hand on these assets in good condition. This duty extends beyond merely seeking to maintain and retain these assets; it means taking active conservation and enhancement initiatives and it means safeguarding and if possible improving the setting of such assets. This has significant consequences for the immediate environs of these assets (e.g. it could mean that certain types of development are not allowed within certain zones, or that heights of buildings are strictly controlled). At the same time, it is important that these assets do not unnecessarily constrain new development in large areas of

the District. Detailed guidance would be needed therefore to show how development needs can be accommodated in a satisfactory way.

Rejected Option

8 A Rely on statutory duty powers alone to safeguard settings.

- 2.71 Local authorities have a statutory duty to have special regard to the desirability of preserving the setting of a listed building, so in a legal sense there is no alternative to the preferred option in respect of Bolsover Castle and Hardwick Hall, although Creswell Crags does not enjoy statutory protection of its setting. However, what is highlighted here is the intention not to be merely reactive to proposals that are submitted to the Council, but to ensure that the LDF plans in a pro-active manner to safeguard the settings of these assets.

Spatial Principle 9: Tackle green infrastructure deficiencies around South Normanton and Pinxton

- 2.72 Bolsover's Green Infrastructure Study has taken a detailed look at the strategic green open space resource within the District, following the emphasis given to the possible benefits of green infrastructure in the area by the East Midlands Regional Spatial Strategy. The study found that the sites and uses surrounding South Normanton and Pinxton presented a poor green infrastructure context for these important settlements. Open areas, public open space, and footpaths can be safeguarded from harmful development by planning policies, but positive action is also needed to improve the setting of these settlements and enhance opportunities to access and enjoy adjacent open areas. At a more local level, there are many other areas within the District which would benefit from improvement in green space, but at a strategic level South Normanton and Pinxton stand out as being in need of better countryside access opportunities, and an improved landscape setting.

Rejected Option

9A Do nothing

- 2.73 The Council or its partners are not obliged to do anything to improve the surrounds of South Normanton or Pinxton. It may be considered that action as identified under the preferred option would not have enough benefits for the likely costs involved, or would be too difficult. However, without positive action, adjacent landscapes are likely to deteriorate further.

Notes

1. $5,622 \text{ additional economically active residents} \times 75\% \text{ (existing ratio of jobs to economically active residents)} \times 88\% \text{ (ration of employee jobs to total jobs)} = 3,710$
2. Nevertheless, our Housing Market Area assessment by Fordhams identified a higher need in this district, of 40% of all new houses i.e. 3,200. This remains as the aspirational target and the Council should use every opportunity to lobby Government and the relevant agencies for the funding and implementation mechanisms to realise this target.

APPENDIX A TO SPATIAL STRATEGY: SETTLEMENT HIERARCHY

| Category | Classification | Settlement |
|---|-----------------------|--|
| Towns | Urban Area | Bolsover Clowne Shirebrook South Normanton |
| Main Villages | Urban Area | Barlborough Creswell Pinxton Tibshelf Whitwell |
| Village | Rural Area | Bramley Vale/Doe Lea Blackwell Newton Pleasley New Houghton Glapwell Hilcote Hodthorpe Langwith/Whaley Thorns Palterton Scarcliffe Shuttlewood Westhouses |
| Small Settlements in the Countryside | Countryside | Astwith Ault Hucknall Barlborough Low Common Belph Bentinck Row Bolsover Woodhouse Elmton Hardstoft Old Blackwell Oxcroft Settlement Rowthorne Stainsby Stanfree Steetley Stony Houghton Upper Langwith Whaley Whaley Common Whitwell Common Worksop Road (Mastin Moor) |

Appendix B to Spatial Strategy : Indicative new housing provision between 2006 and 2026

| | Commitments | Preferred Option | Option A | Option B | Option C | Option D | Option E |
|--|--|---|--|--------------------------|--|---|---|
| Figures given relate to provision of new dwellings. All options aim to comply with Regional Guidance and steer the bulk of development to the larger urban settlements, wherever there are are potential suitable opportunities. The options are variants on this general approach. The figures given for new housing take account of existing commitments. Possible option figures for towns and main villages are to the nearest 50. | Commitments include dwellings completed between April 2006 and March 2008, and dwellings not yet built but with outstanding permission as at April 2008. | Enables development to be targeted at a few specific villages which would benefit from additional development. Most villages would have only limited development. | Focus new residential development around major employment sites both existing and potential. | Focus growth on one town | Concentrate all significant development in the towns and main villages and apply restrictions on significant new development in all villages, other than that which is already committed. As a consequence, more development is targeted at Bolsover, Clowne and Shirebrook. | Target major growth at Glapwell to create new main village with local centre. Reduces growth in Bolsover and Shirebrook, and in other villages. | Target major growth at Stanfree to create unified village. Reduces growth in Bolsover and Clowne. |
| Towns | | | | | | | |
| Bolsover | 280 | 2,200 | 2,400 | 4,000 | 2,400 | 1,550 | 2,000 |
| Clowne | 265 | 1,100 | 1,250 | 1,000 | 1,250 | 1,100 | 900 |
| Shirebrook | 1097 | 1,650 | 1,850 | 1,200 | 1,850 | 1,200 | 1,650 |
| South Normanton | 191 | 450 | 700 | 300 | 450 | 700 | 450 |
| Sub-Total | 1833 | 5,400 | 6,200 | 6,500 | 5,950 | 4,550 | 5,000 |
| Main Villages | | | | | | | |
| Barlborough | 18 | 200 | 200 | 200 | 200 | 200 | 200 |
| Creswell | 425 | 600 | 450 | 500 | 600 | 600 | 600 |
| Plinxton | 72 | 250 | 250 | 200 | 250 | 250 | 250 |
| Tibshelf | 31 | 300 | 50 | 200 | 300 | 50 | 300 |
| Whitwell | 8 | 350 | 350 | 100 | 350 | 50 | 350 |
| Sub-Total | 554 | 1700 | 1300 | 1200 | 1700 | 1150 | 1700 |
| Villages | | | | | | | |
| Doe Lea/Bramley Vale | 163 | 163 | 163 | 163 | 163 | 163 | 163 |
| Glapwell | 6 | 6 | 6 | 6 | 6 | 2,000 | 6 |
| Hodthorpe | 6 | 150 | 6 | 6 | 6 | 6 | 150 |
| Langwith/Whaley Thorns | 17 | 100 | 17 | 17 | 17 | 17 | 100 |
| New Houghton | 17 | 200 | 17 | 17 | 17 | 17 | 200 |
| Shuttlewood | 78 | 250 | 78 | 78 | 78 | 78 | 150 |
| Other Villages | 115 | 115 | 115 | 115 | 115 | 115 | 115 |
| Sub Total | 402 | 984 | 574 | 402 | 402 | 2396 | 884 |
| Small Settlements | | | | | | | |
| Stanfree | 13 | 13 | 13 | 13 | 13 | 13 | 500 |
| Other small settlements | 41 | 41 | 41 | 41 | 41 | 41 | 41 |
| Sub-Total | 54 | 54 | 54 | 54 | 54 | 54 | 541 |
| Total | 2843 | 8,138 | 8,128 | 8,156 | 8,106 | 8,150 | 8,125 |

PLANNING COMMITTEE

AGENDA

Wednesday 9th December 2009 at 10:00 hours

| Item No. | | Page No.(s) |
|----------|---|-------------|
| | PART 1 – OPEN ITEMS | |
| 1. | To receive apologies for absence, if any. | |
| 2. | To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4 (b) of the Local Government Act 1972. | |
| 3. | Members should declare the existence and nature of any personal or prejudicial interests in respect of:- a) any business on the agenda b) any urgent additional items to be considered c) any matters arising out of those items and, if appropriate, withdraw from the meeting at the relevant time. | 3 |
| 4. | To approve the minutes of a meeting held on 11 th November 2009. | 4 - 8 |
| 5. | To approve the minutes of a site visit held on 9 th November 2009. | 9 |
| 6. | Applications to be determined under the Town and Country Planning Acts. | 10 - 26 |
| | (i) Planning Application No. 09/00080/RETRO – Land to the rear of 2 – 12 Alfreton Road & 1 – 3 Brookhill Lane, Pinxton. | 16 - 26 |
| 7. | Bolsover Green Space Strategy. | 27 - 33 |
| 8. | South Normanton & Pinxton Masterplans – Final Draft Report. | 34 - 36 |
| | Please note that both South Normanton Town Centre Masterplan and Pinxton Master plan are separate documents to the agenda. | |
| 9. | Old Blackwell Conservation Area Appraisal and Management Plan – start of public participation. | 37 - 49 |

- | | | |
|-----|--|-----------|
| 10. | The Fifth Annual Monitoring Report – 1 st April 2008 – 31 st March 2009. | 50 - 122 |
| | Please note that this report is a separate document to the agenda. | |
| 11. | Proposed action in default to undertake works required by a S215 Notice in respect of properties at 34 – 44 Welbeck Street, Creswell. | 123 - 127 |
| 12. | Newton Conservation Area Appraisal Review. | 128 - 132 |
| | Please note that the Newton Conservation Area Appraisal review, the Management Plan and the proposed Conservation Area Boundary map are separate documents to the agenda. | |
| 13. | Local Development Framework Spatial Strategy | 133 - 162 |
| | PART 2 – EXEMPT ITEMS <i>The Local Government (Access to Information) Act 1985, Local Government Act 1972, Part 1, Schedule 12a</i> | |
| 14. | Exempt - Paragraph 2 Historic Building Grant – HBG 04/09 | 163 - 166 |

OLD BLACKWELL CONSERVATION AREA



Appraisal and Management Plan

Consultation Draft

December 2009

This document addresses the following corporate aim:-



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Church of St Werburgh, Old Blackwell

Introduction

- i. Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.
- ii. Section 71 of the same Act requires the Council to formulate and publish proposals for the preservation and enhancement of conservation areas in the district. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Role of Conservation Area Appraisals and Management Plans

- iii. Conservation Area Appraisals and Management Plans do not form part of the Development Plan but do provide part of the evidence base for the emerging Bolsover Local Development Framework documents.
- iv. In addition to this, Bolsover District Council will adopt Conservation Area Appraisals and Management Plans that have been prepared with public participation as a material consideration so that they are taken into account when a determination is to be made under the planning Acts.

Public Participation in the Preparation of the Conservation Area Appraisal and Management Plan

- v. The preparation of this document commenced in September 2009 and has been carried out under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with the Council’s Statement of Community Involvement.
- vi. An initial stakeholder meeting was held at the Newton Community Centre, Main Street, Newton on 22nd October 2009. Local councillors, residents and other stakeholders were invited to the meeting to consider the issues to be included in this draft Appraisal and Management Plan.
- vii. This draft document has been issued for public consultation and written responses are invited. All responses will be recorded and considered prior to preparation of the final document and adoption by the Council.

Content and Document Period

- viii. The document is comprised from two separate but complementary parts:

Part 1) Conservation Area Appraisal

This part defines the character and appearance of the conservation area and identifies those elements which make important contributions to the character and appearance. It also identifies threats that could be detrimental to, and opportunities to enhance, the character and appearance of the conservation area.

As part of the appraisal process listed buildings, unlisted buildings of merit and other features which contribute to the special architectural or historic interest of the area have been identified and are listed in the Features of Interest section. The reader should not assume that omission from this list implies that other features are not of significance.

Part 2) Management Plan

This part includes policies and proposals derived from the contents of the Appraisal that seek to preserve and enhance the character and appearance of the conservation area.

- ix. To remain relevant, Conservation Area Appraisal and Management Plans need to be reviewed and kept up to date. Bolsover District Council intends to review these documents every five years. Therefore, the period of coverage is five years from publication, although the Appraisal and Management Plan will remain relevant beyond this period until reviewed.

Additional Guidance

- x. Additional guidance and advice on conservation areas can be found in the following English Heritage publications:
- ❖ '*Guidance on conservation area appraisals*' (2006)
 - ❖ '*Guidance on the management of conservation areas*' (2006)
- xi. Government guidance relating to historic buildings and conservation areas is set out in Planning Policy Guidance Note 15: *Planning and the Historic Environment* (1994).
- xii. Government guidance relating to archaeology and planning is set out in Planning Policy Guidance Note 16: *Archaeology and Planning* (1990).

Part 1: Appraisal

1. Introduction

- 1.1 Old Blackwell is a small village situated in the district of Bolsover in Derbyshire. It is in the parish of Blackwell and contains the parish church of St Werburgh. The settlement of Blackwell lies approximately 1 kilometre to the west, South Normanton about 2 kilometres to the south and Newton about 1 kilometre to the north.
- 1.2 The Old Blackwell Conservation Area was designated by the Council on 5th July 1978 and encompasses an area of 17.5 hectares. For its relatively small size a significant proportion of the buildings are architecturally or historically interesting and a range of other elements add to the character and appearance of the conservation area.
- 1.3 The local topography adds variety and interest to the views into and within the conservation area. Intermittent views of the village can be obtained from the approach roads, with the Church of St Werburgh being particularly prominent in the landscape. Mature hedgerows and boundary trees reduce the range of vistas available from some locations, but add to the overall rural character and appearance of the conservation area. The settlement is surrounded by agricultural land with the M1 motorway to the east.
- 1.4 The village has a simple street pattern of two minor roads. The B6026 (Huthwaite Lane), which becomes Cragg Lane, enters the village from the east and then loops northwards towards Newton. Church Hill joins the B6026 at the point where it turns to the north. The local road network has remained largely unaltered since at least the early 19th century and is historically important.

2. Summary of Character

- 2.1 Old Blackwell is a small, linear settlement which retains a strong rural character, despite the significant changes witnessed elsewhere in the Derbyshire Coalfield from the mid 19th century onwards.
- 2.2 The layout of the village appears to be a variation on the traditional nucleated village.¹ Although the core of the settlement appears to have been determined to some degree by the local topography, being located on the plateau to the east of the church, there is some evidence to suggest that an older medieval settlement once existed centred principally on Church Hill and the church.
- 2.3 Old Blackwell is situated within a pleasant, gently undulating landscape typical of the Derbyshire coalfields; the topography of the area adds significantly to the character of the conservation area. Church Hill is prominent as a sandstone ridge rising above the lower plain to the west and south west and forms a plateau upon which the village is situated.
- 2.4 The village is surrounded by agricultural fields and open green spaces on three sides, some of which are encompassed within the boundary of the conservation area. The eastern boundary of the settlement is effectively truncated by the substantial embankment of the M1 motorway, forming a rather artificial boundary to the settlement. The motorway is an incongruous feature in the local landscape, although views of it from the public realm within the conservation area are relatively limited.
- 2.5 Long distance views of Old Blackwell can be obtained from Cragg Lane to the north, and west from the direction of Blackwell. The Church of St Werburgh is particularly prominent as it sits on higher land and its three-tiered tower is visible from a number of locations. Views from other directions are more restricted due to the undulating nature of the local landscape and presence of mature boundary hedgerows and trees, particularly along the approaches to the village. Views from the east are restricted by the line of the motorway.
- 2.6 There is an interesting mix of boundary walls found within the conservation area with the local Coal Measures sandstone being dominant around the older properties and red brick visible elsewhere. Many of the field boundaries are delineated by mature hedgerows and there are also a large number of mature trees, including yews, on display throughout the conservation area.
- 2.7 The survival of many of the farmhouses, attached barns and outbuildings which formed the core of the farming community in the late 18th and 19th centuries is central to the character of the area. A high proportion of the buildings are of architectural and historic interest, including several that are listed in their own right. A significant number of other buildings in the conservation area are considered to be unlisted buildings of merit because of

¹ Nucleated villages are one of the main settlement types traditionally seen in the English countryside where the settlement normally develops around a central point, such as a village green or church.

their local architectural and/or historic interest and the contribution they make to the character and appearance of the conservation area. Consistency in the use of local building materials also reflects the vernacular building traditions in this area of Derbyshire.

- 2.8 Some of the former outbuildings associated with the farms have been converted to residential properties. In addition, there are a small number of modern buildings which, on the whole, are sympathetic to the character and appearance of the conservation area in terms of their architectural styling and the use of materials.
- 2.9 However, a few of the buildings are suffering from an incremental loss of detail, including alterations to door and window openings, the inappropriate use of modern materials, and the replacement of traditional doors and windows with modern examples.
- 2.10 The streetscape within the village is enhanced in places by the building line of the cottages, farm buildings and traditional outbuildings where they directly abut the road, and by the combination of boundary treatments. Some elements of the streetscape, such as the street surfaces and street lighting could be improved.
- 2.11 The local roads are essentially rural in character, although they are heavily used. This can have a detrimental impact on the character of the area by reducing the tranquil nature of the village.

3. Historical Development

- 3.1 Blackwell is thought to derive its name from the Old English *blaec waella*, meaning dark spring or well.² Several wells are indicated on the 1877 Ordnance Survey map: according to Cameron it is the spring near the entrance to the church which gives the settlement its name.³
- 3.2 Interestingly, the settlement does not appear in the Domesday Book of 1086 and was apparently first recorded during the reign of Henry I (1100-1135). It is likely however that a settlement existed which pre-dated the Norman era by several centuries and its origins are therefore likely to be Anglo-Saxon.
- 3.3 Evidence in the form of the remains of a carved stone shaft from a Saxon cross, which has been dated to the 7th or 8th century, and the dedication of the church to St Werburgh would attest to this Anglo-Saxon ancestry. The worshipping of Anglo-Saxon saints was suppressed by the Normans and it is highly unlikely that they would have dedicated a church in such a name, had it already existed.

Local Point of Interest

Werburgh (or Werburga) was a Princess of Mercia, born at Stone in Staffordshire. She became the Abbess of the Convent of Ely and died in 699. After being buried at Hanbury, Staffordshire her remains were removed to Chester upon the approach of the Danes in the 9th century. She is now the patron saint of Chester.

- 3.4 Before the Norman era churches were relatively rare and often consisted more of a spiritual centre than an actual building. The presence of the ancient stone cross may indicate that Blackwell was an early centre for religious gathering that would serve several settlements. The 'dark spring' would have been useful for baptism.
- 3.5 The neighbouring settlement to the north, Newton, does appear in the Domesday Book and it is therefore considered that at that time Blackwell formed part of the manor of Newton. In 1086 the manor belonged to Ralph fitz Herbert and was held by him personally, rather than a knight in his service. Prior to 1066 the lands had been held jointly by two Englishmen, probably brothers, called Levenot (Leofnoth) and Leuric (Leofric). Their estates in Derbyshire and Nottinghamshire appear to have passed wholly to Ralph fitz Herbert.
- 3.6 Once a church is built the parish normally takes its name from the location of the church – so the manor of Newton became the parish of Blackwell,

² Derbyshire County Council (1978), *Archivist Notes: Blackwell*

³ Cameron, K (1959), *Place Names of Derbyshire*

probably in the early 12th century. Blackwell then grew and outstripped Newton as the main settlement.

- 3.7 During the 12th century the manor of Blackwell appears to have been granted to a knight in the service of the lord and it is then through his descendents that the lands are divided and pass through a succession of families until the mid 15th century. The history is complex but some of the identifiable family names are: fitz Ranulph, de Orreby, Solney, Longford, Somerville, Frecheville, de Chaworth, Trussebut, and Babington.
- 3.8 The family names of Solney and Trussebut are particularly interesting because during the 15th century the manor was split into two areas known as Sulney and Trussebut.

Local Point of Interest

Church Hill was once known locally as 'Mount Siniai' which may be a corruption of 'Sulney', the name of one of the former local manors in the 15th century.

- 3.9 The division of manorial ownership continued right through the 16th and 17th centuries. In 1742 the Duke of Devonshire purchased that part of the manor held by Gilbert Holles, Earl of Clare, and held onto the lands until the early 20th century when the land and estate farms were sold. The other part of the manor had passed by marriage to the Earl of Carnarvon. A surviving boundary marker with carved lettering 'DD' and 'EC' on adjoining faces can still be seen at Church Hill Farm.



Boundary marker, Church Hill Farm

- 3.10 The local economy was dominated by traditional mixed farming until well into the 18th century. Coal mining on a small-scale was also taking place until the early 19th century before it developed into a major industry with the sinking of the deep pits in the area later that century. The other trade found in the area

was the small-scale manufacture of stockings; local records indicate that there were a number of cottages on Church Hill where stocking frames were found. The stockings were made from white cotton and taken to Huthwaite to be dyed black.⁴

Local Point of Interest

Jedediah Strutt (1726-1797) is best known for his pioneering work in the cotton spinning industry in Derbyshire and the founding of the cotton mills at Belper. In the 1750s he is recorded as having inherited from an uncle the stock of a farm in Blackwell, which is believed to be Three Lane End Farm. In those days the farm belonged to the Duke of Devonshire. It is not known whether Strutt actually lived at the farm.

- 3.11 In the medieval period rural communities tended to be small nucleated settlements and an 'open-field' (i.e. unenclosed) method of agriculture was usually found. Until about 1800 it would have been unusual for farms or cottages to be located outside a settlement boundary. The average village would have its church, manor house, and cottages all clustered together, and the open land around would be divided into thin strips. There would often be meadows, pasture and woodland held 'in common', and only the lord of the manor would have his own, private land or 'demesne'.
- 3.12 The enclosure of land into regular fields divided by boundary walls and hedges from about the 1600s to the 1800s led to the increased complexity in form of the village. This had a huge effect on settlements and new patterns of farm holdings developed away from the traditional village centre. This may well account for the loss of the medieval village and migration of dwellings eastwards from Church Hill towards Huthwaite Lane.
- 3.13 By the late 18th century and into the 19th century the plan form of Old Blackwell visible today was largely set, with a number of farms displaying many of the typical characteristics of farmyard development from that period. Generally, the farm buildings would be located around a central farmyard being influenced by the widespread extension of farm mechanisation and the adoption of industrial and scientific principles to the accommodation and feeding of increasing numbers of livestock. The layout of the buildings enabled a range of functions to be undertaken within a relatively compact area thereby minimising labour and the movement of materials around the farm.
- 3.14 The development of the collieries during the 19th century led to an expansion of the population in the area generally and facilitated the introduction of other developments in the village such as the railway, a new public house, and a larger school.

⁴ Storer (1994), *The Parish and Parish Council of The Parish of Blackwell*

The Church of St Werburgh

- 3.15 The earliest record of the church tells us that it was given by William fitz Ranulph, Lord of Alfreton, to Thurgarton Priory in Nottinghamshire sometime during the reign of Henry II (1154-1189). Thenceforward until the Dissolution of the monasteries in the 1530s, the patron of the church was the Prior of Thurgarton and his successors. The Dukes of Devonshire were the patrons from 1742 until 1923 when the patronage was transferred to the Bishop of Southwell. The first known vicar of Blackwell was Ralph de Chisleton (1297).
- 3.16 From the early days the church was in the Diocese of Lichfield and Coventry, but was transferred sometime between 1879 and 1890 to the Diocese of Southwell. It was subsequently transferred to the Diocese of Derby in 1927.
- 3.17 The Saxon church had been rebuilt during the Norman era and this building lasted until the 1820s when it was recorded as being in a particularly poor state of repair. The expected cost of the new building is recorded in the Brief for the demolition and rebuilding works as £1050, exclusive of old material. The rebuilding works were carried out in 1827-28.
- 3.18 Writing in 1875, Cox was quite critical of the work undertaken and noted that "Of the church at Blackwell there is but little to say, as there are hardly any fragments left of the old building...The only portion of the old building that seems to remain is the pillars, and perhaps arches, on the north side of the nave." The 'old building' he is referring to is the Norman church.⁵
- 3.19 Substantial further re-building was undertaken, with the exception of the tower in 1879 under the guidance of architect J B Mitchell-Withers. A closing service was held in the old church on 14th July 1878 and it was re-opened on 13th August 1879.

Village School

- 3.20 Storer tells us that the first school in Old Blackwell was established in 1835 and was endowed with £15 per year from the lords of the manor for which 12 children were taught for free.⁶ The original school was a small stone building situated adjacent to the church's lych gate. In 1857 the school master was William Mountany, and he was also the Registrar of births and deaths. He lived in a cottage on Hilcote Lane.
- 3.21 By 1873 a larger school accommodating 127 boys and girls had been built in the village on the corner of Church Hill and Huthwaite Lane. The school was subsequently enlarged in 1884 and 1887 and eventually accommodated 220 children. The school is shown on the 1877-88 Ordnance Survey map.

⁵ Cox (1875) *Notes on the Churches of Derbyshire*

⁶ Storer and Creswell (1955) *The Church of St Werburgh, Blackwell*

The Great Central Railway

- 3.22 In the last decade of the 19th century the Great Central Railway Company undertook the construction of its Derbyshire lines to meet the Great Northern line at Annesley Junction and its trains to Nottingham. The first section of mainline, from Beighton to Staveley Works, was brought into use in 1891 and the public traffic between Beighton and Staveley town began in 1892. The next section of main line, from Staveley Town to Annesley Junction was opened later the same year. A number of branch lines were also constructed to connect with nearby collieries.
- 3.23 The mainline was dismantled in the 1960s under the Beeching Reforms of the railways and most of the line was filled in. The short section which passes through the conservation area is no longer distinguishable as a former railway line and its eastern section is truncated by the motorway embankment.

4. Archaeology

- 4.1 No scheduled ancient monuments are recorded within or close to the conservation area.
- 4.2 The county Historic Environment Record (HER) is the principal source of information about unscheduled archaeological sites and finds in Derbyshire. There are currently four HER records relating to sites or finds within the conservation area. These relate to:
- Church of St Werburgh - of Saxon origin
 - decorated stone cross dated to the 7th or 8th century (Saxon)
 - former entrenchment and earthworks at Church Hill – possible location of the former manor house
 - route of the former Great Central Railway, Derbyshire Main Line

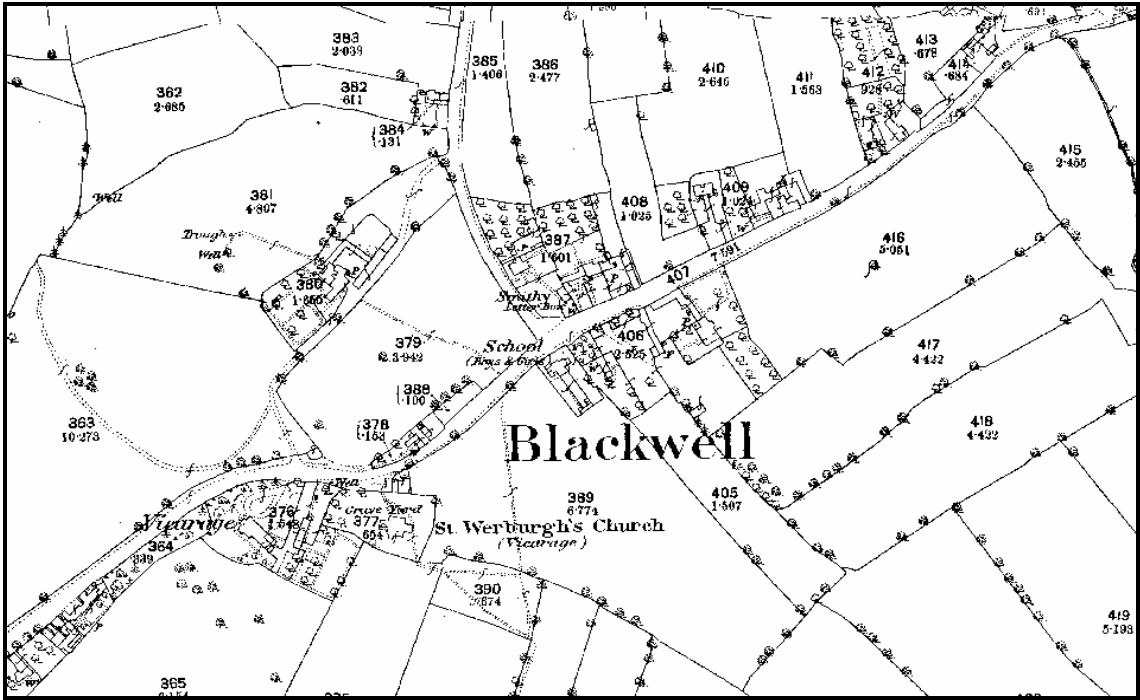
These features are identified on the Features of Interest Plan (page 46)

Area of Special Archaeological Interest – Medieval Settlement

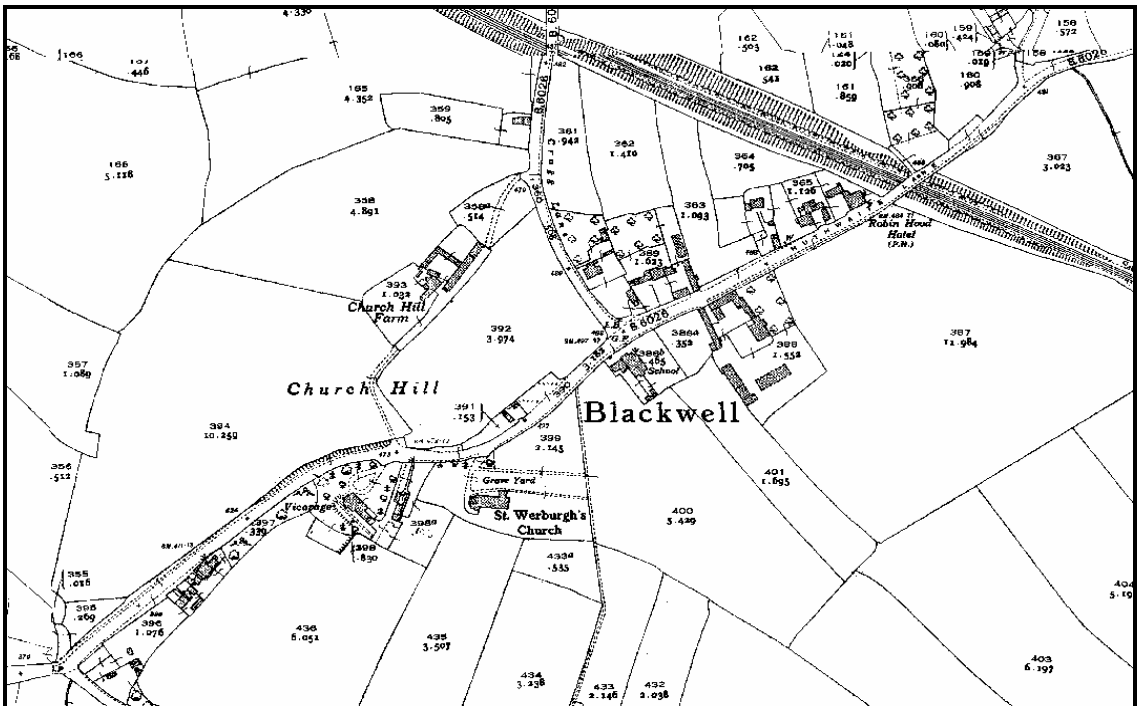
- 4.3 Old Blackwell is recognised as one of the settlements in the district that has potential for medieval archaeology. The area of Church Hill in particular is considered to be archaeologically important and may well have been the location of a medieval settlement and manor house. There is some evidence of a former wide entrenchment and earthwork which follows the contour of Church Hill on its western edge, creating an enclosed hilltop plateau. A detailed archaeological survey of the area has yet to be undertaken.
- 4.4 The Council's Supplementary Planning Document, *The Historic Environment* (2006), identifies the boundaries of the core medieval settlements in the district based on early map evidence. Inside the core medieval settlements any development that is likely to disturb the ground will be referred to the Development Control Archaeologist at Derbyshire County Council so that proposals can be evaluated for their impact on archaeology.

The Post-Medieval Settlement

- 4.5 Comparison of Ordnance Survey maps reveal that the settlement has undergone relatively little change during the 19th and 20th centuries, particularly when compared to other communities in the Derbyshire Coalfield area. The Ordnance Survey 1877-1888 edition shows the village prior to the building of the Great Central Railway's mainline. By comparing the form of the local road network, field boundaries, location of buildings, and other features against later Ordnance Survey maps it is possible to see how little Old Blackwell has changed over the last 100 years.



Ordnance Survey 1877-1888



Ordnance Survey 1938-1939

4.6 It is also interesting to note the following:

- the Robin Hood Hotel first appears on the 1899-1900 Ordnance Survey map following the opening of the railway in 1892.

Local Point of Interest

The original public house was called the 'Robin Hood and Little John', but was known locally as 'The Thack' on account of its thatched roof. This building was located to the east of the site of the present public house. It had been demolished sometime prior to 1916.

- the former boys and girls school which was built in 1873 is shown located at the junction of Church Hill and Huthwaite Lane. The building is still being used as a school in the late 1930s.
- at the corner of Cragg Lane there is a former smithy shown – the building is still situated within the garden of Craig House.
- a couple of small buildings, possibly cottages can be seen opposite the church on Church Hill. By 1938-1939 these structures have largely disappeared – today there are no buildings in this area which was once known locally as 'The Ponds'.
- the original Vicarage was built in the late Victorian period and would appear to be a substantial property set in its own landscaped and formal grounds. The current building dates from the 1960s.
- in the late 19th century there are still a number of orchards in the village - over time these can be seen to reduce in number.

5. Key Elements of the Built and Natural Environment

- 5.1 The unique character of a place is formed from a composite of different elements ranging from the broad-scale influence of the landscape to the local features of the street-scene and architectural detailing of individual buildings. Identifying the key elements of a place helps to focus on the special characteristics of that place and highlight any management issues.

Key Element – Landscape Setting and Views

- 5.2 Old Blackwell has an intrinsic historical association with the agricultural landscape within which it sits. The significance of the landscape component is critical in setting the overall context for the buildings of the conservation area.
- 5.3 At a broad-scale the settlement sits on a low ridge in the gently undulating landscape of the Derbyshire Coalfield at a height of about 150m – 160m AOD. This landscape has been formed by the erosion of alternating bands of sandstone, shale, mudstone and coal together comprising the geological group known as the Coal Measures. It is the erosion of sandstone that creates the low ridges and the erosion of the softer shale, mudstone and coal that forms the shallow valleys.⁷
- 5.4 The coalfield soils are predominantly heavy and traditionally support a pastoral agriculture. In those places where the soils are freer draining over sandstone, there is a stronger presence of arable cropping. The wider landscape is also characterised by a heavy presence of scattered woodlands, copses and linear tree-belts, both the fragmented remains of the pre-industrial landscape and later planted estate woodlands.
- 5.5 The landscape is also characterised by a range of settlements of varying size. Some communities expanded significantly during the industrialisation of the coalfield area and little of their pre-industrial character now remains. Other settlements, such as Old Blackwell, have managed to retain something of their agricultural origins and rural character.
- 5.6 A dominant feature in the landscape is the M1 motorway which cuts through the landscape from north to south and lies immediately east of the village. Intermittent views of the motorway can be obtained from certain locations within the conservation area, particularly from the churchyard looking south towards South Normanton and eastwards along Huthwaite Lane where the B6026 passes beneath the motorway. The steep motorway embankment is particularly prominent and is considered to detract from the character and appearance of the eastern end of the conservation area.
- 5.7 The local topography, surrounding agricultural fields and undulating approaches to Old Blackwell along Cragg Lane, Huthwaite Lane and Church

⁷ Derbyshire County Council (2007) *The Landscape Character of Derbyshire*, pp.103-106

Hill are all conducive to mid- and long distance views towards the buildings and open areas of land surrounding them. The views make an important contribution to the character and appearance of the area by framing the conservation area in the context of the wider surrounding landscape.

5.8 Internal views of the street scene along the roads through the conservation area, bordered by mature trees and hedgerows and a combination of stone and brick boundary walls also make an important contribution to the appearance and setting of the conservation area.

5.9 Some of the important views into, within and from the conservation area are shown below.



St Werburgh's Church from Cragg Lane



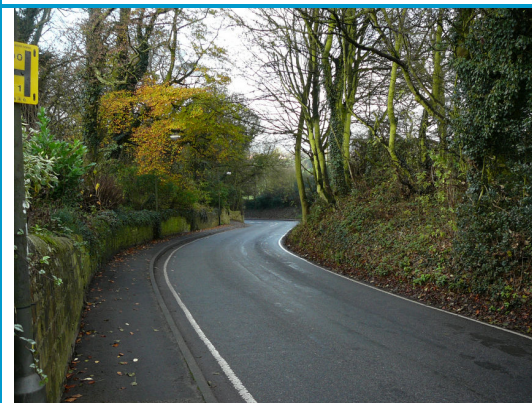
View west from Cragg Lane



View north west from Church Hill



St Werburgh's Church from Hilcote Lane



Church Hill, looking west



Huthwaite Lane, looking east

Key Element – Settlement Pattern and Layout

- 5.10 Old Blackwell is essentially a nucleated village, albeit with a slightly unusual morphology, in that most of the village is located away from the church around Huthwaite Lane giving it something of an elongated plan. As such, there is no defined centre or core feature, such as a village green.
- 5.11 The topography of the area is likely to have influenced the settlement pattern to some degree as the village is situated on a relatively flat plateau which slopes away to the south, west and north west. The medieval village is thought to have been centred on Church Hill and this is also where the manor house is likely to have been located. The shift in focus of the settlement eastwards probably occurred during the 18th to 19th centuries as the community grew and a number of estate farms were established. The farmsteads are interspersed with a mix of both earlier and later buildings resulting in a distinctive and irregular pattern of development around Cragg Lane and either side of Huthwaite Lane.
- 5.12 To the west of Cragg Lane the area has a much more agricultural and open feel with the only built development being Devonshire Cottage, Church Hill Farm and its range of outbuildings. The parish church stands alone on the southern edge of the village. The former Vicarage, which is now a private residential property called Willow House, was rebuilt in the 1960s. It is set in its own grounds and is largely hidden from view as the road descends Church Hill.
- 5.13 The older farmhouses and residential properties generally lie within generous plots and tend to sit back from the road or lane they face, with gardens or open areas to the front, sides and rear. Several buildings, such as Devonshire Cottage and Craig House lie at right angles to the road, whilst a number of the farm outbuildings directly abut the road, effectively enclosing the farmyards behind.
- 5.14 Plot boundaries are defined by a mix of traditional stone and red brick walls and hedgerows. The various boundary treatments help to provide continuity in the streetscape and are a key characteristic of the area adding considerably to the character and appearance of the conservation area. The boundary walls are generally well maintained throughout the village although there is an occasional loss of sections of walling and their replacement with non-traditional boundary treatments.

THREAT 1

If sections of the stone or brick boundary walls are removed or replaced with non-traditional boundary treatments which are not in keeping with the character of the area this would detract from the overall value of the conservation area.

- 5.15 Overall, the properties are charmingly irregular in their alignment and are representative of a settlement that has evolved over a considerable period of time. The Church of St Werburgh is an important landmark in the area.
- 5.16 The village has a simple street pattern of two minor roads. The B6026 (Huthwaite Lane), which becomes Cragg Lane, enters the village from the east and then loops northwards towards Newton. Church Hill joins the B6026 at the point where it turns to the north. The local road network has remained largely unaltered since at least the early 19th century and is historically important.
- 5.17 Local residents have identified as a particular concern the amount of traffic using the local roads through Old Blackwell and the speed of through traffic – there is currently a 40mph speed restriction on the B6026, although Derbyshire County Council Highways is currently proposing that this is reduced to 30mph.
- 5.18 If this measure is introduced then it should help in reducing one aspect of the traffic issues identified by residents. However, it may still prove beneficial to also consider other ways in which the impact of traffic can be further reduced. This will need to be undertaken in consultation with Derbyshire County Council Highways and local residents. Any proposed solutions will need to take into account the historic importance of the conservation area and the historic nature of the road layout.

THREAT 2

Heavy levels of traffic and its excessive speed on the roads through the conservation area can have a detrimental impact on the character and appearance of the conservation area.

OPPORTUNITY 1

Explore opportunities for traffic calming and/or traffic reduction measures in collaboration with Derbyshire County Council Highways and local residents.

Key Element – Open Spaces and Trees

- 5.19 Although Old Blackwell lacks a village green or communal open space there are a number of open spaces within the conservation area that are considered to be important to its character and appearance. A number of these areas comprise the gardens of private dwellings or agricultural fields and therefore tend to be enclosed and in some cases hidden from view behind substantial boundary walls or mature hedgerows.
- 5.20 To the east of the churchyard there is a public footpath which climbs up the hill from Hilcote Lane and then follows the eastern boundary of the churchyard before exiting onto Church Hill. This route affords important views on the approach to the church across the open agricultural fields surrounding the churchyard.
- 5.21 The churchyard itself is an important open space, with its lawns and flowerbeds, formal footpaths, benches and mature trees, including several impressive yews. The churchyard is enclosed by a variety of boundary treatments comprising stone, red brick and more recent wooden fencing. The burial ground has been extended in recent years to incorporate what was formerly adjacent agricultural land to the south. The area has been fenced off and a hawthorn hedgerow planted along the southern border.



Yew tree, Church of St Werburgh



View of the churchyard

- 5.22 Elsewhere in the conservation area there is a mixture of stands of trees as well as impressive individual specimens. Many of the field boundaries are interspersed with the occasional mature tree, principally oak and ash, which may be an indicator of an ancient, species rich hedgerow.
- 5.23 None of the trees within the conservation area are currently covered by a Tree Preservation Order (TPO), although there are two extant TPOs covering trees lying immediately outside the conservation area:

- TPO BOL/19 (1986): covers a single sycamore tree on land to the rear of the old school.
- TPO BOL/24 (1988): covers three mature lime trees to the south of the church within the extended burial ground. The trees are known as the 'Three Sisters' and are considered to be a significant and valuable amenity feature on the approach to the church along the public footpath from Hilcote Lane.

5.24 Trees in conservation areas that are not subject to this level of protection nonetheless enjoy, subject to certain exemptions, a generic protection conferred by Section 211 of the Town and Country Planning Act 1990. As a result, anyone proposing to cut down or prune a tree greater than 75mm diameter at 1.5 metres above ground level is required to give six weeks written notice to the local planning authority. This gives the authority the opportunity to assess the proposed work and, where it is considered expedient to do so, to make a Tree Preservation Order in order to exercise control over such work, or to negotiate satisfactory alternatives.

THREAT 3

The loss of mature trees and hedgerows could have a negative impact on the character and appearance of the conservation area.

OPPORTUNITY 2

Where it is considered appropriate and beneficial to the amenity of the conservation area replacement tree planting will be encouraged where existing trees die or they are removed because they succumb to disease.

Key Element – Traditional Building Materials and Details

- 5.25 The contribution that the buildings and other structures make to the character of the conservation area in large part relates to their age and the survival of traditional building materials and architectural details. These features and the scale of the buildings tend to reflect the local vernacular style of building.
- 5.26 It is very easy however to undertake inappropriate alterations and/or use materials that are not sympathetic to the existing building when carrying out repairs or alterations to historic buildings. This can detract from the character and appearance of the conservation area and can remove the historical narrative on display. As a general rule any repairs or alterations to historic buildings should be carried out using materials selected to match the original materials as closely as possible.
- 5.27 The addition of modern fixtures and fittings, satellite receivers and aerials, CCTV camera systems, alarm boxes, external lighting and renewable energy devices can also detract from the intrinsic quality and value of historic buildings. In most cases these fixtures can be located in less conspicuous locations on the building. Unauthorised alterations or new building could lead ultimately to enforcement action by the Council so it is always advisable to check with the Council before undertaking work.

Building materials

- 5.28 The main traditional building material on display in the conservation area is Coal Measures sandstone, reflecting the influence of local geology on the vernacular buildings. Many of the boundary walls are also constructed of the same stone and capped with coping stones. Gate posts are often single large pieces of stone set vertically into the ground.
- 5.29 The stone is laid in courses of varying depth which can depend on the age of the building and reflects the nature of the stone. It is a relatively soft stone which is susceptible to erosion and evidence of this is found throughout Old Blackwell. The poor quality of the stone may explain why some of the properties have been rendered: the render acts as a sacrificial layer to protect the underlying stone. On some of the cottages and farmhouses dressed stone is also seen used for elements of decorative detailing, such as lintels, quoins and stone coped gables.



Examples of eroded Coal Measures sandstone and a rendered façade

- 5.30 The church is also constructed from the local Derbyshire sandstone which is reported to have come from the quarries at Wingerworth.⁸ The majority of the external faces are of good quality tooled ashlar with plain ashlar dressings. It is interesting to observe the differential patterns of weathering and patina across the different faces of the church which add to the building's character.
- 5.31 Red brick was used increasingly from the 19th century onwards and became a mass-produced and therefore cheaper alternative to stone. Initially bricks would have been used on a smaller-scale for outbuildings and extensions, repairs to stone buildings, and chimney stacks. By the late 19th century brick became the dominant building material and there are several fine examples in Old Blackwell where full use has been made of this material to add character and interest to the facades of the former school and school house and the Robin Hood Hotel. The modern buildings constructed within the grounds of the former school have been built to reflect the use of materials and architectural styling seen in the old school buildings.

THREAT 4

Traditional buildings and walls will require re-pointing at some time. If a cement-based mortar mix is used, if excessive mortar is smeared over the surface of the stone or brick, or if strap pointing occurs, this can be detrimental to the structural integrity and appearance of the stone or brickwork and detracts from the character and appearance of the conservation area. Pointing should be carried out using a lime-based mortar with a flush finish.

Roofing materials

- 5.32 The buildings in the conservation area display a range of roofing materials which in part reflects the different ages of the various buildings and their respective uses. Although natural slate roofs are particularly evident on the cottages, farmhouses and Victorian buildings no one material dominates, thereby adding variety to the streetscape.

⁸ Storer and Creswell (1955) *The Church of St Werburgh, Blackwell*

- 5.33 Some of the buildings, such as Thistledown Barn and Pipes Farm, display clay pantile roofs, although this is less common than in other parts of the district. One of the outbuildings at Three Lane End Farm has an eaves course of stone slate which is quite unusual. Devonshire Cottage is a building of particular note on account of its thatched roof, a sight now rare in the district.
- 5.34 The colour of the roofing materials contrasts well with the stone and brick buildings and is a traditional feature in this part of the district. The roofs are considered to be an important feature of architectural and historic interest reflecting the building traditions of Derbyshire.
- 5.35 There are also instances where more modern materials, such as concrete pantiles and corrugated metal and asbestos sheeting have been used to replace traditional roofing materials. The use of modern materials can lead to a building losing an element of its individual character and can detract from the overall composition of the conservation area.
- 5.36 There is a mixture of both stone and brick-built chimneys on display with a variety of chimney pot designs. Some of the farm buildings that have been converted to residential accommodation have modern flues.



An assortment of different building materials, Church Hill Farm

THREAT 5

The replacement of traditional roof coverings with concrete tiles and other modern alternatives, and the use of non-traditional roofing materials on new buildings will generally have an adverse effect on the character of the conservation area. Flattening roof slopes and adding incongruous features would also detract from the character and appearance of the area.

OPPORTUNITY 3

The replacement of concrete tiles and other modern alternatives with traditional roofing materials will enhance the character and appearance of the building and the area.

Rainwater goods

- 5.37 The efficient disposal of water is essential to the well-being of all buildings. If the rainwater goods (gutters, hoppers, downpipes etc) work correctly water should be prevented from penetrating the built fabric. Cast iron has traditionally been one of the most popular materials for the manufacture of rainwater goods. Where traditional cast iron rainwater goods remain in place, such as on the church and Robin Hood Hotel they contribute to the character and appearance of the building and should be retained.
- 5.38 Faulty rainwater goods should be repaired if possible to prevent problems escalating. If the original rainwater goods need to be replaced then this should be carried out on a like for like basis. Plastic rainwater goods should not be used to replace cast iron.

THREAT 6

The replacement of cast iron rainwater goods with modern alternatives would have a detrimental affect on the character of the building.

OPPORTUNITY 4

The replacement of plastic rainwater goods with cast iron rainwater goods would preserve the character of the building. For extensions and new buildings in the conservation area, fitting cast metal rainwater goods instead of plastic examples would contribute to the character of the area.

Windows and doors

- 5.39 Windows and doors are key features which influence the overall appearance of a building and they make a significant contribution to the character and appearance of the area. Where original windows and doors remain they should be retained and repaired if possible. Replacements should accurately replicate the originals in terms of materials, detailed design and paint finish.
- 5.40 The introduction of different window designs, staining colour and glazing patterns affect the appearance of the building and of the area as a whole. Generally, modern windows, particularly uPVC, do not replicate the thickness and moulding of traditional glazing bars, the size and arrangement of panes and the size of window frames. Therefore, decisions about window type and glazing need to be carefully considered.

- 5.41 A variety of window and door styles have been introduced in Old Blackwell which are non-traditional and uPVC replacement windows and doors are evident. Collectively, these alterations detract from the character and appearance of the conservation area.

THREAT 7

The loss of windows and doors which are original or which replicate the original style, and the introduction of non-traditional materials and styles would be detrimental to the character and appearance of the conservation area.

OPPORTUNITY 5

The repair and re-instatement of traditional designs and materials for windows and doors would enhance the character of the buildings and the conservation area as a whole.

Key Element – Contribution of the Buildings and Other Structures

- 5.42 The buildings within the Old Blackwell Conservation Area principally range in date from the early 18th to the late 19th centuries, with a few 20th century infill developments and a number of conversions. Building types include traditional cottages and farmhouses, a broad range of farm outbuildings, the church, the former school and public house. Individual building styles are quite eclectic reflecting changing tastes, requirements and the use of different materials over time.
- 5.43 The oldest domestic buildings in the village are Devonshire Cottage, Craig House, Church Hill Farm, Rose Cottage, Three Lane End Farm, Old Farm Cottage, and Blackwell House Farm. All have witnessed some changes to their fabric and a degree of modernisation and alteration due to their respective ages and the changing tastes of society over time. Most of the farms also have a range of outbuildings which vary considerably in form, function and condition.
- 5.44 The 19th and early 20th century buildings are distinguishable from their neighbours in terms of the use of materials, styling and scale. These buildings - The School House, The Old School, Boucher House, and the Robin Hood Hotel - appear more dominant in the streetscape as they have steeper pitched roofs which give the impression of height. They also tend to lie closer to the front of their respective plots therefore making them more noticeable in the streetscape.

Listed Buildings

- 5.45 A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is normally required from the local planning authority before any works of alteration, extension or demolition can be undertaken. The listed buildings in the conservation area are identified on the Features of Interest Plan (page 46). These are:

Church of St Werburgh – Grade II

- 5.46 Although the church originates from the Saxon and Norman periods, the building we see today dates principally from the latter quarter of the 19th century when it was substantially rebuilt. The tower largely dates from an earlier phase of rebuilding in the 1820s, although Pevsner notes that some earlier architectural fragments of medieval provenance were preserved.⁹

⁹ Pevsner (1986), *The Buildings of England: Derbyshire*



The Church of St Werburgh, Old Blackwell



The south porch

- 5.47 The church is built of tooled ashlar with plain ashlar dressings and slate roofs with stone coped gables. There is a stone ridge cross to the chancel gable. A three-tiered tower lies to the west. The tower has a deep plinth, with a wide band between the first and second stage with a narrower band over and a plain sill band to the bell stage. Over the double chamfered pointed west door there is a plaque inscribed 'Rebuilt AD 1824 J Gill and Adlington Church Wardens'.
- 5.48 The tower has clock faces to all sides except the east side and there are pointed louvred, Y-tracery bell openings over. The tower also has a stepped eaves band and embattled parapets with a crocketed corner pinnacle to each corner. A couple of the heavily eroded pinnacles from the earlier church can be seen near the south porch.
- 5.49 The church was extended in 1993 to form a small kitchen and toilet area adjacent to the south porch. The extension is built from sandstone with detailing to match and has a parapet roof. The stone has still to darken and blend in with the original stonework. Cast iron rainwater goods and lead-lined spouting are also evident.

Local Point of Interest

Within the churchyard there is a double tombstone which is Grade II listed in its own right. It is located close to the south porch and is dedicated to Richard and Hannah Brown who died in 1719 and 1734 respectively.

Old Farm Cottage, Huthwaite Lane – Grade II

- 5.50 This two-storey stone cottage dates from the mid 17th century with a number of 20th century alterations and additions. The stone is rendered and there are ashlar dressings. There is a concrete tile roof with a re-built central ridge stack. The entrance doorway is centrally located and has chamfered quoins surrounding. The doorway is flanked by three-light recessed and chamfered

mullion windows with similar windows above. The door and fenestration are modern and are of no special interest.



Old Farm Cottage, Huthwaite Lane

Three Lane End Farmhouse, Huthwaite Lane – Grade II

- 5.51 The farmhouse dates from the early 18th century with 19th century re-fronting. It is two-storeys and comprises two bays. The building is partly rendered and is built of coursed squared stone with painted stone dressings. It has a steeply pitched slate roof with stone coped gables on moulded kneelers. There is a central brick chimney along the ridge, plus another example to the east gable. There is a glazed panelled door in a raised plain surround to the far left of the building and two, four pane sashes in similar surrounds to the right. There are two similar windows above.
- 5.52 There is a large range of outbuildings within the curtilage of the farm which form an interesting and traditional historic farm group. The main outbuildings are built principally of stone and are likely to be contemporary in date with the farmhouse. These buildings are particularly noticeable from Huthwaite Lane and face directly onto the road, enclosing the main farmyard behind.



Three Lane End Farm – the farmhouse and traditional stone outbuildings

- 5.53 There is also an assortment of brick-built buildings, wooden sheds, open barns and miscellaneous shelters to the rear of the main farm buildings. The buildings have a mixture of slate, pantile, and corrugated sheet roofs.
- 5.54 The group of buildings generally, including the farmhouse, are in various states of disrepair. Although the buildings both individually and as a group have considerable architectural and historic value their current poor condition reduces their positive contribution to the character and appearance of the conservation area. They will continue to deteriorate in condition unless action is taken to preserve them.

THREAT 8

The loss of these buildings would be detrimental to the character and appearance of the conservation area.

OPPORTUNITY 6

The repair and re-use of these buildings would be beneficial to the character and appearance of the conservation area. It would benefit the conservation area if some of the more modern structures that are derelict and/or redundant were removed.

Rose Cottage, Huthwaite Lane

- 5.55 Rose Cottage is not listed in its own right. However, by virtue of being attached to the adjoining listed farmhouse of Three Lane End Farm it is considered that the building benefits from the same considerations applied to a listed building.
- 5.56 The building dates from the late 1700s and is a traditional, double-fronted stone cottage with a slate roof. The building has been rendered and there are two brick-built chimney stacks which are also rendered. The windows are of timber and there are some side-opening casements. The property is set well back from Huthwaite Lane, hidden largely from view by a wooden gate and high hedgerow to the front.

Unlisted Buildings of Merit

- 5.57 Within the conservation area a number of buildings have been identified as Unlisted Buildings of Merit. This category recognises those buildings where their style, detailing and use of building materials is traditional in character and they provide interest and variety to the streetscape. The buildings are considered to make a positive contribution to the character and appearance of the conservation area.
- 5.58 In some instances it is recognised that the buildings have undergone changes or alterations that may have diminished their traditional character. Even in cases where those changes are relatively significant they may still warrant the designation because the alterations can often be reversible, such as replacing uPVC windows with timber frames to the traditional design. Similarly, where the traditional outbuildings have lost their original roofs and have been replaced with corrugated sheeting it may be possible to reinstate the original type of roof covering.
- 5.59 Where a building has been heavily altered and the building has lost a significant part of its traditional character it is not included in this category. Similarly, modern buildings are generally excluded because they normally lack a historical context. This does not mean that modern buildings cannot contribute to the character or appearance of the conservation area: the recent residential development within the grounds of the former school where sympathetic use of materials, building styles and detailing reflects the traditional character of the neighbouring buildings is especially noticeable.
- 5.60 The following buildings have been identified as Unlisted Buildings of Merit:
- Church Hill Farm and the traditional red brick outbuildings
 - Devonshire Cottage
 - Craig House
 - The old smithy, Craig House
 - Old Farm Cottage – the traditional outbuilding fronting Huthwaite Lane
 - Boucher House
 - The Robin Hood Hotel
 - The Cottage, Pipes Farm
 - Blackwell House Farm and traditional outbuildings
 - Thistledown Barn
 - The School House
 - The Old School

The following photographs show some of these buildings.



Church Hill Farmhouse – stone and slate farmhouse; brick chimney stacks. Dating from the early 1800s



Traditional outbuilding range, Church Hill Farm – red brick and slate, with replacement corrugated sheet in places. May be contemporary with the farmhouse



Devonshire Cottage, Cragg Lane – stone and thatched cottage dating from the late 1700s. Recently extended with rendered gables.



Craig House, Cragg Lane – two-storey extended cottage; rendered with concrete tiles. Dating from the early 1800s



The former smithy, Craig House – stone and originally pantiled roof, although now has a replacement corrugated sheet roof



The School House, Church Hill – substantial late Victorian former school house. Red brick and slate with a range of interesting detailing



The Old School, Huthwaite Lane – former school converted in 2006 to two residential properties. Red brick and slate with a range of interesting detailing including gothic style windows



Outbuilding at Old Farm Cottage, Huthwaite Lane – stone and brick with corrugated sheet roof



Boucher House, Huthwaite Lane – brick and slate with an older derelict stone building to the rear; currently being refurbished.



The Cottage, Pipes Farm – rendered facades with concrete tile roof and modern windows



The Robin Hood Hotel - substantial late Victorian former public house. Red brick and slate with a range of interesting detailing. Modern windows.



The former Robin Hood Hotel – view looking east with the M1 motorway running along the edge of the conservation area

Key Element – The Public Realm

- 5.61 The quality of the local environment and the public realm are important elements of an area and the way in which the streets, street furniture and open spaces are designed and managed is often essential to giving a place an identity and character.

Street surfaces and lighting

- 5.62 The street surfaces found in the conservation area are predominantly a combination of hard urban materials and narrow grassed verges. Although the grassed verges help to soften the appearance somewhat the pavement surfaces are of uniform tarmac and standard concrete kerbing. There is therefore no element of local distinctiveness which would add to the character of the conservation area.



Huthwaite Lane and Church Hill showing standard street surfaces and pavements

- 5.63 However, it is recognised that the roads through Old Blackwell are busy routes and it is essential to retain pavements for pedestrians along all routes into the village. There may be opportunities to enhance the characteristics of the paving in the conservation area by working with the Highway Authority.
- 5.64 English Heritage advises that well-laid paving is fundamental to the appearance and functionality of a street and that the choice of surface materials should be appropriate to the surroundings and respect local traditions.¹⁰
- 5.65 In 1994 Derbyshire County Council designated the stretch of stone block setts on Church Hill outside the churchyard as a ‘High Amenity Surface’ (ref: 5/BL/193/1). This means that, under the terms of the New Roads and Street Works Act 1991, the surface is effectively protected and would require exact reinstatement should it be affected by works to the adjoining pavement.

¹⁰ English Heritage (2005) ,*Streets for All (East Midlands)*

- 5.66 The rural character of the roads and settlement is maintained by the relatively low level of street lighting, although it is noticeable that the number of street lights increases at the eastern end of the conservation area as Huthwaite Lane approaches the motorway.
- 5.67 In rural areas it is important that where lighting is provided it is carefully structured to provide the right amount of lighting to be effective whilst avoiding over-illumination. In Old Blackwell it is considered that sufficient street lighting already exists. However, the current street lights are of a standard design more fitting to an urban setting. The conservation area would benefit from the installation of replacement street lights that reflect the rural nature of the setting.



Standard design street light at the intersection of Church Hill and Huthwaite Lane

OPPORTUNITY 7

The replacement of existing standard paved surfaces and street lighting with surfaces and lighting more in keeping with the rural character of the settlement would help to enhance the quality of the streetscape.

Street furniture and signage

- 5.68 In many streets and public spaces the presence of street furniture and signage can present a cluttered look which detracts from the local character of the area. Old Blackwell is fortunate in that it does not have masses of street furniture and signage. There are a few directional road signs and warning signs on the approach roads to the village and around the Church Hill/Huthwaite Lane junction, but these do not appear to be particularly intrusive.
- 5.69 The main elements of street furniture are spread along either side of Huthwaite Lane and comprise a red telephone kiosk, a post box, a village notice board, and a wooden bus shelter. The telephone kiosk and post box in

particular are considered to be important local facilities by both the local residents and Blackwell Parish Council and both are features that should be retained.

Telephone Kiosk

- 5.70 The telephone kiosk is located on the corner of Cragg Lane and Huthwaite Lane and is visible from the junction with Church Hill. It is a K6 type which was first introduced in 1935 and was designed to commemorate the silver jubilee of King George V (1865 – 1936). This model was the first to be used extensively outside London and came to be a British icon.



K6 telephone kiosk located on the corner of Cragg Lane and Huthwaite Lane

- 5.71 In 2008 the Council applied to English Heritage to spot list the telephone kiosk along with several others in the district. The criteria for listing a K6 telephone kiosk is that it is situated in a 'heritage location', meaning in a location where there are a number of listed buildings clearly within view of the kiosk. The Council argued that the telephone kiosk at Old Blackwell fulfilled the listing criteria. However, English Heritage considered the application but concluded that the kiosk does not qualify for listing. Notwithstanding this the Council considers that the retention of the telephone kiosk is important, as both a community facility and an important feature of the conservation area, and will therefore resist any proposals to remove or replace it.

Post Box

- 5.72 The post box is located to the east of the telephone kiosk on Huthwaite Lane outside Three Lane End Farm. It may have replaced an earlier example which would appear from the 1877-1888 Ordnance Survey map to have been located on the corner of Cragg Lane. The current post box is dedicated to Queen Elizabeth II and is mounted on what would appear to be the shaft of an old gas street lamp. The post box is considered to offer an important local facility and should be retained.



Post box situated outside Three Lane End Farm

THREAT 9

The removal or replacement of the red K6 telephone kiosk or the post box would represent a loss of community facilities. The Council will continue to resist any proposals to remove or replace these important local facilities.

Bus Shelter and notice board

- 5.73 On Huthwaite Lane outside Thistledown Barn there is a wooden bus shelter and village notice board. These facilities are owned by Blackwell Parish Council. According to local residents there is no longer a bus service which passes through this part of the village and therefore the shelter is effectively redundant. It was therefore suggested that the shelter be moved to a more suitable location.



Bus shelter and notice board on Huthwaite Lane

OPPORTUNITY 8

Explore the possibility of moving the bus shelter to a more suitable location in consultation with Blackwell Parish Council and other relevant bodies, such as Derbyshire County Council Highways and the public transport provider.

6. Proposed Boundary Change to the Conservation Area

- 6.1 The existing conservation area was designated in 1978 and the boundary has remained unchanged since. The boundary was established to recognise primarily the special historic and architectural interest of the area including the parish church and neighbouring farms and residential properties. The Appraisal has highlighted that the rural and relatively undeveloped setting of the Old Blackwell Conservation Area is also a significant feature adding considerable value to its overall character and appearance.
- 6.2 At the stakeholders' meeting in October 2009 it was suggested by local residents that the conservation area should be extended to the south of the burial ground to include an area of land that has been incorporated into the burial ground since the conservation area was designated. The land was gifted to the church in the 1990s.
- 6.3 This area of the burial ground lies to the south of St Werburgh's Church on ground which slopes to the south towards Hilcote Lane. Part of the site is laid out with formal paths and a number of memorial seats. The area is surrounded by agricultural fields and is delineated by both traditional boundary walls and more recently planted hawthorn hedgerows and wooden fencing. Because this area of land currently straddles the conservation area boundary it creates something of an anomaly in that part of the extended burial ground lies inside the conservation area and the other part lies outside. There is no discernible difference in character between the two areas.
- 6.4 Along the southern boundary there are also three lime trees which are protected by Tree Preservation Order (TPO BOL/24). The trees are known as the 'Three Sisters' and are considered to be a significant and valuable amenity feature on the approach to the church along the public footpath from Hilcote Lane.



Part of the proposed extension area and the 'Three Sisters' lime trees

- 6.5 The area of land that it is proposed to extend the conservation area to include is identified on the Conservation Area plan (page 8) and the Features of Interest plan (page 46).
- 6.6 The proposed boundary change will be considered as part of the public consultation exercise and the views of the public and other stakeholders will be taken into account before a final recommendation is made.

7. Features of Interest

Defined Elsewhere

Listed Buildings and Structures

- Grade II: Church of St Werburgh
(Date listed: 8th July 1966; Ref. 12/49)
- Grade II: Double tombstone (dated c.1734)
(Date listed: 23rd March 1989; Ref. 12/50)
- Grade II: Old Farm Cottage
(Date listed: 23rd March 1989; Ref. 12/55)
- Grade II: Three Lane End Farmhouse*
(Date listed: 23rd March 1989; Ref. 12/56)

Note: Rose Cottage is also considered to be a listed building by virtue of being attached to Three Lane End Farmhouse.

Entries on the Derbyshire Historic Environment Record

- Church of St Werburgh (HER No.1803 – MDR5880)
- Stone cross, Church of St Werburgh churchyard (HER No.1804 – MDR5860)
- Earthworks, Church Hill (HER No.1807 – MDR5882)
- Great Central Railway, former route of (HER No.99023 – MDR11055)

High Amenity Surface

- Stone paving on Church Hill (ref: 5/BL/193/1)

Tree Preservation Orders

Currently there are no Tree Preservation Orders made which cover trees inside the Old Blackwell Conservation Area. However, the following Tree Preservation Orders cover trees immediately outside the conservation area:

TPO BOL/19 (1986) – single sycamore tree to the south of the old school

TPO BOL/24 (1988) – three lime trees to the south of the Church of St Werburgh

Defined in the Appraisal

Unlisted Buildings of Merit

The following buildings have been identified as buildings of special local architectural and historic interest:

- Church Hill Farm and the traditional red brick outbuildings
- Devonshire Cottage
- Craig House
- The old smithy, Craig House
- The traditional outbuilding fronting Huthwaite Lane, Old Farm Cottage
- Boucher House
- The Robin Hood Hotel
- Blackwell House Farm and traditional outbuildings
- Thistledown Cottage
- The School House
- The Old School
- The Cottage, Pipes Farm

Important Open Spaces

The following areas of land have been identified as important open spaces:

- St Werburgh's churchyard and burial ground
- Open fields at Church Hill
- Open fields to the east of the church
- The private gardens and adjoining land of properties along Cragg Lane and Huthwaite Lane

Important Views

The following views have been identified as important to the character and appearance of the conservation area:

- Views from Cragg Lane looking south and west
- Views up Church Hill from the west
- Views from the conservation area to the south, west and north west
- Intermittent views of St Werburgh's Church from Hilcote Lane and the south
- Internal views along Church Hill, Cragg Lane and Huthwaite Lane

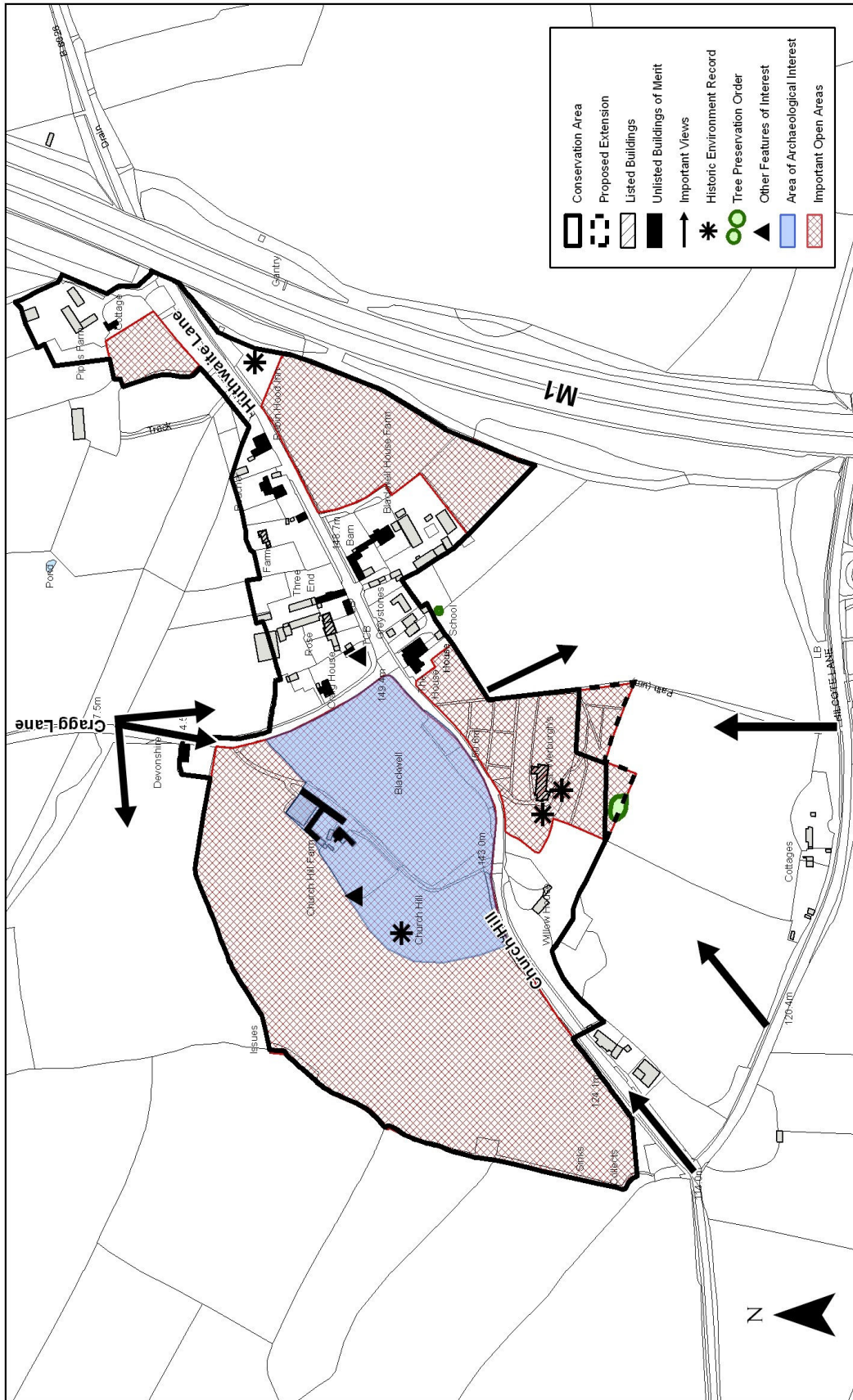
Important Natural Features

The following are considered to be important natural features in the conservation area:

- Mature trees and hedgerows throughout the conservation area

Note on features identified in the Appraisal

The Unlisted Buildings of Merit and Important Open Spaces will be added to the Local List part of the Historic Environment Record when this measure is introduced through the enactment of the draft Heritage Protection Bill.



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**Old Blackwell Conservation Area
Features of Interest**



Part 2: Management Plan

8. Introduction

- 8.1 This part of the Conservation Area Appraisal and Management Plan seeks to develop the management proposals for the preservation and enhancement of the Old Blackwell Conservation Area that will fulfil Bolsover District Council's statutory duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.2 The Management Plan is based on the contents of the Conservation Area Appraisal and sets out a strategy for addressing the threats to the key elements of the character and appearance of the conservation area, and taking advantage of the opportunities to reinforce the special interest of the area.
- 8.3 The Management Plan aims to ensure that:
- appropriate policy guidance exists to inform the assessment process during the determination of development proposals;
 - all forms of development that could have a detrimental effect on the character and appearance of the conservation area are carefully considered;
 - the planning legislation is effectively enforced and that change is monitored;
 - buildings needing both urgent and non-urgent repairs are targeted and the required works take place;
 - enhancement schemes are prepared for buildings, sites or areas of land as required
- 8.4 The proposals and the key dates identified in the Management Plan will be added to the management plan action programme in the Council's adopted Historic Environment Scheme 2008 - 2012. However, as further Management Plans for other conservation areas are prepared and completed the key dates for the proposals identified in this Management Plan may be varied if other proposals are given greater priority.
- 8.5 The implementation of the Management Plan will be monitored through the Annual Monitoring Report and any delay will be identified in this way.

9. Protecting the Existing Historic Fabric

9.1 The special interest of a conservation area can be eroded through the loss of key features that make up its character and appearance. Given the architectural and historic interest of the Old Blackwell Conservation Area as identified within the Appraisal and the desirability of preserving this interest, the first key function of the Management Plan is to protect the existing historic fabric. Therefore, this section sets out the tools that Bolsover District Council has at its disposal that it will use to achieve this.

Legislation and Policy

9.2 Development is controlled by the Town and Country Planning Acts and when a decision is to be made under the planning Acts, the decision must be made in accordance with the development plan unless material considerations indicate otherwise.

9.3 Where a decision (such as whether planning permission should be granted) relates to a site or building in the Old Blackwell Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, before reaching a decision.

9.4 Equally, development which is proposed outside the conservation area but that would be likely to have a detrimental effect on the setting and/or the character and appearance of the conservation area will be assessed in accordance with the requirements of the development plan unless material considerations indicate otherwise.

9.5 Given this legislative background, the policies within the Development Plan provide a key tool to protect the existing historic fabric.

The Development Plan

9.6 The Development Plan comprises –

(a) the East Midlands Regional Plan (*RSS8*) (2009), and

(b) the development plan documents (taken as a whole) which have been adopted or approved in relation to that area, namely:

- the saved Bolsover District Local Plan Policies
- the emerging Bolsover Local Development Framework documents

9.7 Until the Bolsover Local Development Framework has fully replaced the Bolsover District Local Plan, the saved policies contained in Chapter 8 - *Conservation of the Historic and Built Environment* relating to conservation areas, listed buildings and archaeology provide the most relevant policy framework for development within the Old Blackwell Conservation Area.

The Need for Planning Permission

- 9.8 The special interest of conservation areas can be eroded through the loss of key features that make up its character and appearance and in certain cases it may be considered necessary to bring under control a number of forms of development that can generally be carried out without the need to apply for planning permission.
- 9.9 This additional control can be achieved through the making of an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008).
- 9.10 The merits of making an Article 4 Direction have been considered during the preparation of this draft document. It has been concluded that there is not sufficient justification for an Article 4 Direction due to the extent of the loss of traditional features such as timber sash and casement windows and the replacement of traditional roof coverings.
- 9.11 However, an Article 4 Direction may be justified if these traditional features are reinstated. Therefore, it is proposed that consideration will be given to making an Article 4 Direction when the appraisal and management plan is reviewed five years after the adoption date.

ACTION 1

Consider making an Article 4 Direction to remove relevant permitted development rights.

KEY DATES

April 2015: Consider the merits of making an Article 4 Direction and if appropriate make the Direction.

Development Affecting Archaeology

- 9.12 The Appraisal identifies that the land around Church Hill Farm is recognised as an area of special archaeological interest relating to the potential for medieval archaeology. The area is recorded on the Derbyshire Historic Environment Record (HER No.1807) and identified in the Council's Supplementary Planning Document, *The Historic Environment* (2006).
- 9.13 Policy CON13 Archaeological Sites and Ancient Monuments of the Bolsover District Local Plan is relevant to the consideration of development proposals likely to affect the identified archaeological interests of the conservation area.
- 9.14 New development within this part of the conservation area could be a potential threat to the archaeological interest of the area and will be required to be preceded by a scheme of archaeological investigation and recording prior to the start of development. The scheme of investigation and recording shall be

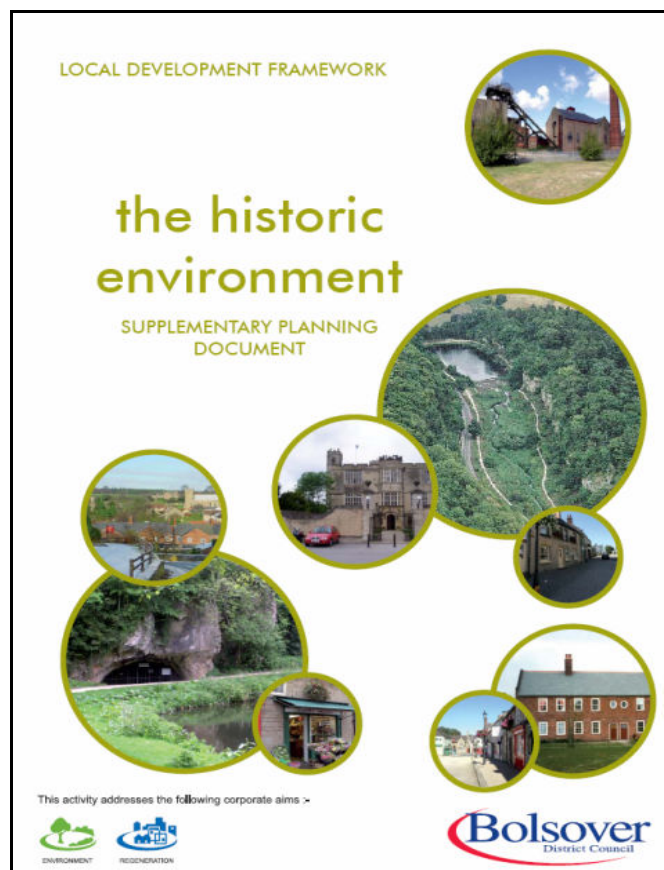
carried out in consultation with and under the supervision of the County Council's Development Control Archaeologist and in accordance with the guidance given in Planning Policy Guidance Note 16 (Archaeology and Planning).

Work to Trees

- 9.15 The Appraisal has identified that there are a significant number of trees within the Old Blackwell Conservation Area many of which are mature and dominant in the street scene. As such, they are considered to contribute greatly to the character and appearance of the conservation area.
- 9.16 Whilst there are no Tree Preservation Orders covering trees in the conservation area, trees in conservation areas that are not subject to this level of protection nonetheless enjoy, subject to certain exemptions, a generic protection conferred by Section 211 of the Town and Country Planning Act 1990. Within conservation areas, anyone intending lopping or felling a tree greater than 75mm diameter at 1.5 metres above ground level must give six weeks written notice to the local planning authority before starting the work. This gives the authority the opportunity to assess the proposed work and, where it is considered expedient to do so, to make a tree preservation order in order to exercise control over such work, or to negotiate satisfactory alternatives.

Further Guidance on Development in Conservation Areas

- 9.17 The saved policies of the Bolsover District Local Plan are supplemented by The Historic Environment Supplementary Planning Document, published by the Council in 2006, which provides general guidance on development within conservation areas, work to historic agricultural buildings, listed buildings and archaeology.
- 9.18 As the whole of the Old Blackwell Conservation Area is within the Open Countryside as defined by the Bolsover District Local Plan, the threat to the rural character of the area from normal urban development is considered to be low and limited to developments essential to the countryside.
- 9.19 In these exceptional cases, it is considered that sufficient general guidance on development in conservation areas and on development affecting listed buildings, historic agricultural buildings and archaeology is provided by the Historic Environment Supplementary Planning Guidance when taken together with the contents of the Appraisal.



Enforcement and Monitoring

- 9.20 Effective enforcement is vital to make sure there is public confidence in the planning system and to ensure that unauthorised development does not unacceptably affect public amenity or the existing use of land or buildings.
- 9.21 The Council has an approved Enforcement Policy that sets out how the Planning Department's Enforcement team operates and their procedures for working (further details are available on the Council's website: www.bolsover.gov.uk). To supplement this enforcement service, it is recommended that the physical environment of the conservation area and key sites adjacent to the conservation area are monitored by carrying out detailed surveys, including a dated photographic record. This will be undertaken on a three-yearly basis in order to identify any unauthorised work before enforcement action can no longer be taken. Any previously unreported unauthorised development or work identified by the detailed survey would then be addressed in accordance with the Council's approved Enforcement Policy.
- 9.22 If the condition of land is adversely affecting the amenity of the area a notice under Section 215 of the Town and Country Planning Act 1990 can be served. Such a notice can be used to secure improvements to the appearance of buildings, as well as the tidying up of unkempt land.

ACTION 2

Carry out detailed survey, including a dated photographic record, of the physical environment within (and adjacent to in particular locations) the conservation area, noting any unauthorised changes and dealing with them in accordance with the Enforcement Policy or any buildings in need of urgent or non-urgent repairs.

KEY DATES

May 2010: Baseline survey

May 2013: Follow-up survey

10. Buildings & Structures Needing Urgent and Non-Urgent Repairs

- 10.1 The Appraisal identifies the contribution made by the historic and traditional buildings to the character and appearance of the conservation area. A small number of buildings are in need of both urgent and non-urgent repairs in order to ensure their survival and continued contribution to the character and value of Old Blackwell.

Three Lane End Farm and outbuildings

- 10.2 Three Lane End Farm has been identified as an important group of buildings in the Old Blackwell Conservation Area. The buildings are historically important and reflect the agricultural traditions of the 18th and 19th century farming settlement. They are fine examples of traditional farmstead buildings built in the vernacular style using local materials.
- 10.3 However, the buildings, including the listed farmhouse (Grade II) and several of the traditional stone barns, are in a particularly poor state of repair. In their current state their positive contribution to the appearance of the Huthwaite Lane area is reduced. Ultimately they will continue to deteriorate in condition unless action is taken to preserve them.



Buildings at risk: Three Lane End Farm

- 10.4 The preservation of these buildings is considered to be important and a future rural use would be desirable. As the buildings are in open countryside, acceptable uses may be difficult to secure but consideration could be given to non-countryside uses if a rural use is not viable, and this would secure their preservation without adversely affecting the character and appearance of the conservation area. It is considered appropriate to explore the options for securing the long-term future of these buildings.

Plan of Action: Due to the deteriorating condition of the buildings they have been identified on the Derbyshire County Council Buildings at Risk Register as grade 4. Action to secure the repair of the buildings and investigate possible alternative long term uses for the buildings is considered to be urgently required. Certain elements of their repair could be addressed through the Council's Historic Building Grant Scheme.

Outbuildings at Church Hill Farm

- 10.5 The red brick outbuildings at Church Hill Farm have been identified in the Appraisal as Unlisted Buildings of Merit on account of both their individual value as fine examples of traditional farm buildings and their value as part of the farmstead group. In a similar manner to those outbuildings at Three Lane End farm they are good examples of traditional farmstead buildings built in the vernacular style.
- 10.6 However, the buildings are showing signs of deterioration and will continue to deteriorate unless action is taken to preserve them. In addition, a large proportion of the traditional slate roofs have been replaced with modern corrugated sheeting which effectively reduces the contribution these buildings make to the conservation area.



The outbuildings at Church Hill Farm

Plan of Action: Discussion with the owner of the buildings will be needed to explore options for securing the long-term repair and maintenance of the buildings. It is proposed that certain elements of their repair could be addressed through the Council's Historic Building Grant Scheme.

The Old Smithy, Craig House

- 10.7 The old smithy may well be one of the oldest buildings still standing in the conservation area and is an important feature in the local environment. Because it is not visible from the public realm it is considered that the building does not detract from the appearance of the conservation area.
- 10.8 The building is not in a particularly poor state of repair but it would benefit from some essential maintenance, such as re-pointing. The original roofing material has been replaced with modern corrugated sheeting. It would improve the appearance and character of the building if this roof were replaced with one of a more traditional appearance.



The old smithy, Craig House

Plan of Action: Discussion with the owner of this building will be needed to explore options for securing the long-term repair and maintenance of the building. It is proposed that certain elements of its repair could be addressed through the Council's Historic Building Grant Scheme.

Outbuilding at Old Farm Cottage, Huthwaite Lane

- 10.9 The original roofing material of this building which is situated adjacent Huthwaite Lane has been replaced with modern corrugated sheeting which does not enhance the character or appearance of the conservation area, particularly as it is so visible from the public realm.
- 10.10 It would improve the appearance and character of the building if this roof were replaced with one of a more traditional appearance.

Plan of Action: Discussion with the owner of this building will be needed to explore options for replacing the existing roofing material with that of a more traditional appearance. It is proposed that certain elements of the work could be addressed through the Council's Historic Building Grant Scheme.



Outbuilding at Old Farm Cottage, Huthwaite Lane

ACTION 3

Until a formal strategy is prepared and adopted to address Listed or Unlisted Buildings at Risk these buildings will continue to be tackled through the ongoing initiatives such as the Historic Building Grant Scheme, through powers under the Planning (Listed Buildings and Conservation Areas) Act 1990, or through standard enforcement powers such as Section 215 Notices

KEY DATE

December 2009/January 2010: Invite the owners of each building identified as being at risk to the appraisal and management plan public meeting to discuss their intentions for the buildings and to discuss the potential for grant assistance through the Council's Historic Building Grant Scheme.

April 2010: Should no progress be made by adoption of the appraisal and management plan, add the buildings to the Council's Buildings at Risk Register.

December 2011: Monitor the take-up of Historic Building Grants for repair works in the conservation area.

Boundary Walls

- 10.11 Both the traditional stone and brick-built boundary walls have been identified in the Appraisal as an important feature contributing to the character and appearance of the conservation area. However, there are a few places in the conservation area, particularly around the churchyard, where their condition is deteriorating and their loss would detract from the character and appearance of the conservation area.

ACTION 4

Identify the owners of the walls at risk and initiate discussions to begin to explore the option for securing the long-term repair and maintenance of the walls.

KEY DATE

Outside current programme: Carry out an audit of the walls in the conservation area that are in a poor state of repair and initiate discussions with the relevant owners to secure their repair.

11. Enhancement Schemes

- 11.1 The Appraisal identifies the need and opportunity for a number of enhancement schemes within the conservation area.

Proposal - Historic Building Grant Scheme

- 11.2 The Appraisal has identified the contribution that traditional building and roofing materials, as well as window and door designs, plus other traditional fixtures and fittings can make to the character and appearance of historic buildings and the conservation area as a whole.
- 11.3 It is therefore considered appropriate to make grants available to the owners of the identified listed buildings and unlisted buildings of merit within the conservation area through the Historic Building Grant Scheme. This scheme is operated by the Council at the standard rate. Further information and guidance is available on the Council's website (www.bolsover.co.uk) or by contacting the Council's Conservation Section.

Window repair/reinstatement: 50% of total cost of works up to a maximum grant of £1,500

Re-roofing works: 25% of total cost of works up to a maximum grant of £1,500

ACTION 5

Promote the availability of the Council's Historic Building Grant Scheme for the repair and restoration of historic buildings and other important structures in the conservation area.

KEY DATE

December 2011: Monitor the take-up of Historic Building Grants for repair and restoration works.

Proposal – Traffic management

- 11.4 The Appraisal has highlighted that there are a number of highway and traffic issues which have a detrimental impact on the character of the conservation area. Local residents have identified in particular problems relating to the amount of traffic using the local roads through Old Blackwell and the speed of through traffic.
- 11.5 The Appraisal has identified that the road network has remained relatively unaltered for several centuries; this historical context means that it would be desirable to maintain the geography of the local road network and proposals to alter the layout would generally be considered to be inappropriate.
- 11.6 Derbyshire County Council Highways is currently proposing to implement a 30mph speed restriction along the B6026 through the village; if this is introduced it should help to alleviate one of the concerns of local residents. Notwithstanding this, there will still be a need to consider what other measures, such as traffic calming, might be introduced to reduce the impact of traffic on the environment of the village. Any proposed solutions would need to preserve the character of the conservation area.
- 11.7 Alongside this initiative, the District Council is in discussion with the County Council regarding the volume of heavy goods vehicles in other conservation areas within the district. It is proposed that the issues in the Old Blackwell Conservation Area are raised as part of these discussions.

ACTION 6

Explore sensitive measures for reducing the impact of traffic in the conservation area with Derbyshire County Council Highways and local residents.

KEY DATE

January 2010: Raise issues in Old Blackwell during discussions with Derbyshire County Council Highways regarding undertaking a survey of the volume of heavy goods vehicles around Whitwell.

Date unknown: Based on the outcome of discussions with Derbyshire County Council Highways, arrange meeting with residents to look at options and measures available.

Proposal – Development of an amenity trail

- 11.8 Local residents would like to see the former railway line which runs to the north east of the village established as an amenity trail. The mainline was dismantled in the 1960s under the Beeching Reforms of the railways and most of the line was filled in. The short section which passes through the conservation area is no longer distinguishable as a former railway line and its eastern section is truncated by the motorway embankment. It would not be practicable to try to reinstate this short section of line.
- 11.9 However, an opportunity might exist to establish a dedicated amenity trail as an extension to the Five Pits Trail by improving access to and along the section of the former line which can be accessed from Cragg Lane to the north of Devonshire Cottage.
- 11.10 It is likely that there will be a need to address a range of issues, including how to prevent inappropriate uses, such as off-road motorbikes, from using the route. These issues should be identified during discussions with the County Council Countryside Service.

ACTION 7

Explore opportunities for developing a new dedicated amenity trail along the disused former railway line and options for improved access to the route with the County Council Countryside Service.

KEY DATE

December 2009 / January 2010: Contact Derbyshire County Council Countryside Service to establish the feasibility of the scheme.

Proposal – Free Tree Scheme

- 11.11 The Appraisal identifies that one of the defining characteristics of the Old Blackwell Conservation Area is the abundance of mature trees in the landscape. Depending on the size, location and species, the loss of mature trees would represent a potentially negative impact on the character and appearance of the conservation area.
- 11.12 Where an existing tree in the conservation area is removed because it dies and/or succumbs to disease it would be appropriate to consider whether the tree should be replaced.
- 11.13 Bolsover District Council operates a Free Tree Scheme on an annual basis and it is considered that this should be promoted to landowners within the conservation area.

ACTION 8

Encourage replacement and/or new tree planting to maintain the character of the area

KEY DATE

December 2011: Monitor successful applications for trees through the Free Tree Scheme in the Annual Monitoring Report.

Proposal – Improvements to the public realm

- 11.14 As identified in the Appraisal, Old Blackwell is primarily a rural settlement and a significant amount of its character derives from the relative seclusion it affords. There is already a limited amount of street lighting and paved surfaces along the roads through the conservation area which is considered to be sufficient – additional lighting could have a negative effect of urbanising the environment and additional paved surfaces are considered unnecessary.
- 11.15 However, local residents consider that it would be desirable to try and enhance the character of the existing street lighting provision and the quality of the existing paved surfaces. There may be opportunities to enhance the characteristics of the paved surfaces (including the High Amenity Surface), and street lighting to better reflect the rural character of the settlement. It will be important that any new street furniture and other proposed changes should be of an appropriate design and use materials that respect the historic nature of the conservation area.
- 11.16 In addition, it is considered that the large lay-by opposite the churchyard on Church Hill (once known as The Ponds), in its current state, detracts from the appearance of the conservation area. It would be appropriate to look at ways in which the appearance of this area can be enhanced.
- 11.17 It may also be appropriate to consider moving the wooden bus shelter to a more appropriate location in the conservation area. The bus shelter is owned by Blackwell Parish Council and therefore any decision would have to be taken in association with it.

ACTION 9

Prepare a public realm survey and explore sensitive measures to enhance the quality of street lighting and paved surfaces with Derbyshire County Council Lighting and Highways, and local residents. Also, consider the options for improving the environment around ‘The Ponds’ and for moving the bus shelter to a more appropriate location in the conservation area.

KEY DATE

Outside current programme: Undertake public realm audit.

Outside current programme: Contact Derbyshire County Council Lighting and Highways to explore sensitive measures for enhancing the quality of street lighting and paved surfaces. Based on the outcome of those discussions arrange meeting with residents to look at options and measures available.

Outside current programme: Discuss with Blackwell Parish Council and Derbyshire County Council Highways the possibility of moving the bus shelter.

12. Monitoring Indicators

- 12.1 It is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area. This data will be used to assess the impact of the protection of the special character and appearance of the Old Blackwell Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan.
- 12.2 The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.
- 12.3 Each indicator will be monitored through the Annual Monitoring Report and the monitoring of each will begin on the 1st April 2010. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2011.

| Indicator | Ref. | Measurement | Value | Change |
|----------------------------|------|--|-------|------------|
| Designated Heritage Assets | A1 | Number of Listed Buildings and Structures | 5 | First year |
| | A2 | Number of Unlisted Buildings of Merit | 19 | First year |
| | A3 | Number of entries on the Historic Environment Record (not covered by other designations) | 3 | First year |
| | A4 | Number of Tree Preservation Orders made covering trees within the conservation area | 0 | First year |
| | A5 | Number of High Amenity Surfaces in the conservation area | 1 | First year |

Based on value in proposed document

| Indicator | Ref. | Measurement | Value | Change |
|------------------|------|---|-------|------------|
| Heritage at Risk | B1 | Number of listed buildings or unlisted buildings of merit identified as needing urgent and non-urgent works | 4 | First year |
| | B2 | Number of monitoring surveys not carried out by stated key date | 0 | First year |

Based on value in proposed document

| Indicator | Ref. | Measurement | Value | Change |
|---------------------|------|---|-------|------------|
| Managing Positively | C1 | Number of applications for planning permission determined where conservation area a statutory consideration | 0 | First year |
| | C2 | Number of applications for listed building consent determined | 0 | First year |
| | C3 | Number of applications for conservation area consent determined | 0 | First year |

Based on figures for financial year 08/09

| Indicator | Ref. | Measurement | Value | Change |
|------------------------------------|------|---|-------|------------|
| Enhancing the Historic Environment | D1 | Number of buildings receiving grant assistance for repair or reinstatement of historic fabric | 0 | First year |
| | D2 | Number of enhancement schemes with actions achieved by stated key dates | 0 | First year |

Based on value in proposed document

References

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English Heritage, (2007) *Agricultural Buildings Selection Guide*

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Planning Policy Guidance Note 15, (1994) *Planning and the Historic Environment*, HMSO

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Storer, S and Creswell, H G, (1955) *The Church of St Werburgh, Blackwell*

Storer, E, (1994) *The Parish and Parish Council of The Parish of Blackwell*

Agenda Item No. 6
Planning Committee
9th December 2009

COMMITTEE UPDATE SHEET
SUPPLEMENTARY REPORT OF THE HEAD OF PLANNING AND
ENVIRONMENTAL HEALTH

Summary of representations received after the preparation of the main Committee Report and any recommendation based thereon. This sheet is to be read in conjunction with the main report.

Agenda Item No. 6: Planning Applications to be determined:-

Planning Site Visits held on 4th December 2009 commencing at 1000 hours.

PRESENT:-

Members:

Councillors J.A. Clifton, R. Holmes, D. Kelly (Chairman), J. Morley, T. Rodda, J.E. Smith, A.M. Syrett, R. Turner, A. Waring.

Officer:

T Ball (PPDC)

APOLOGIES

Apologies were received from Councillors P.M. Bowmer, B.R. Murray-Carr, S. Wallis.

SITE VISITED

Applications

09/00080/RETRO Residential Gypsy Caravan Site, land to the rear of 2 -12
Alfreton Road and 1 – 3 Brookhills Lane, Pinxton.

The meeting concluded at 1100 hours.

Agenda Item No. 6 (i): 09/00080/RETRO Residential Gypsy Caravan Site, Pinxton

Additional Information

The applicant's agent has submitted revised block and location plans. The location plan excludes a further small area of land along the western boundary from the application site which is not in the control of the applicant. The revised block plan resolves the inconsistency previously noted between the location plan and block plan. The revised block plan also shows the position of the approved dwelling and garage in relation to the mobile home (although the dwelling shown is slightly smaller than that approved). If the dwelling were constructed this would leave a shared 3m wide driveway to give access to the residential gypsy site if the approved garage was not built. The mobile home is over 4m wide. It has not therefore been demonstrated that there is an adequate and safe access to the residential gypsy caravan site.

NO CHANGE TO THE RECOMMENDATION