

# **APPENDIX A**

**BOLSOVER DISTRICT COUNCIL**

**SETTLEMENT HIERARCHY STUDY 2011**

## **Introduction**

- 1.1 The Settlement Hierarchy Study assesses the role and function of settlements in Bolsover District by considering their size, form and in particular the services and facilities they provide. The Study makes an important contribution to the evidence base needed for the new Local Plan Strategy and subsequent development plan documents.
- 1.2 The key aims of the Study are:
  - To establish the range of services and facilities available in each settlement together with their accessibility,
  - To describe key characteristics of each settlement such as the number of households and percentage of affordable housing, public open space provision, and employment opportunities;
  - To identify, from existing information, any major constraints to future development e.g. flood risks, sensitive landscapes, poor infrastructure and to make an initial appraisal of development opportunities in each settlement;
  - From these considerations to identify a settlement hierarchy for incorporation into the Local Plan Strategy.
- 1.3 The District Council has previously considered and agreed a settlement hierarchy. A hierarchy was brought forward in the Replacement Bolsover District Local Plan deposit plan (May 2004) and consequently was used in the Issues and Options Report (July 2005) and the Core Strategy Preferred Option report (October 2006). However, further consideration and external advice showed there was a need to refine the criteria used to define the hierarchy and to produce a more robust hierarchy better suited to current and future planning challenges.
- 1.4 Consequently, in 2009 the 2004 hierarchy was superseded by the hierarchy set out in this Study. This update concentrates on improving the information base in relation to each settlement. Population figures used in the study relate to 2011, hence the title of the study. The hierarchy acts as a guide for the distribution of new development between settlements. However, it is only a guide. The proposed levels of development for each settlement will be put forward more precisely in the Council's new Local Plan.
- 1.5 It should be noted at the outset that this study is concerned with settlements in terms of their service function (i.e. where services like shops, schools and surgeries are located and with matters of accessibility to such services) and not with administrative boundaries (e.g. ward and parish boundaries). However, looking at these

functions in an objective manner is essential to produce a sound basis for future planning and the Local Plan Strategy.

## 2. National and Regional Policy and Guidance

2.1 In March 2012, the National Planning Policy Framework (NPPF) replaced all Planning Policy Guidance Notes and Planning Policy Statements previously issued by the Government. The NPPF stresses that the purpose of the planning is to help achieve sustainable development and includes the following points:

- planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
- authorities should recognize town centres as the heart of their communities and pursue policies to support their viability and vitality, defining a network and hierarchy of centres that is resilient to anticipated economic changes;
- plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimized and the use of sustainable transport modes will be maximized;
- key facilities such as primary schools and local shops should be located within walking distance of most properties.

2.2 Another document which has influenced the development of the hierarchy is the East Midlands Regional Plan, which was published in March 2009. Although it is anticipated that the Regional Plan will be revoked in the near future, it is considered that its contents in relation to where development should be concentrated are still worthy of note. Paragraph 2.4.21 of the Plan, identifies Bolsover and Shirebrook as medium sized towns, and states that they continue to be the focus for shopping and service provision. However paragraph 2.4.22 states that:

*“Consideration will also need to be given to providing jobs and services in smaller settlements and rural centres to serve groups of rural settlements.”*

2.3 Sub-Regional Development Priorities are set out in Northern Sub Regional Strategy Policy 1 which requires Local Development Frameworks to identify and justify levels of development for ‘other urban areas’ including Bolsover, Shirebrook, South Normanton and Clowne where scales of development should be justified in relation to the existing level of infrastructure, range of community facilities, job opportunities, availability of public transport and existing settlement character. Policy 1 goes on to state that:

*“Within other settlements, new development will be restricted to small-scale development targeted to meet local needs. Development should be of a scale and type necessary to secure and service a balanced community.”*

Also Northern Sub-Regional Strategy Policy 2 identifies Bolsover, Shirebrook, Clowne and South Normanton as having 'town centres' for the purpose of national planning guidance.

### **3. Settlement Hierarchy: Indicators**

- 3.1 Based on the broad requirements of national policy, together with local characteristics, the following hierarchy has been approved.

#### **Towns**

#### **Main Villages**

#### **Villages**

#### **Small Settlements in the Countryside**

A set of criteria or indicators for each category is set out below. These criteria provide a strong indication as to the best fit between each settlement and a level of the hierarchy. Occasionally, however, some judgement on additional factors has been necessary where a settlement appears to fall slightly short of requirements.

#### **A. Towns**

- 3.2 Settlements classed as towns should clearly act as higher order service centres for several smaller settlements located nearby. The original designation of towns within the District was made in the East Midlands Regional Plan (as described in Section 2 above); however, analysis shows that towns within the District all share the following distinguishing features:

- A minimum population of 7,000;
- A secondary school;
- A supermarket;
- Over 1,000 employment opportunities within the existing settlement framework boundary

These criteria separate out the four towns from other settlements in the District.

#### **B. Main Villages**

- 3.3 Main or 'service' villages are settlements that provide a basic level of services and facilities in relation to needs like education, shopping, public transport, etc. They also provide access to these basic services for smaller settlements located nearby. However, most residents are likely to also require regular access to the wider range of services and facilities available in towns or other sub-regional centres. Analysis and discussion carried out during the preparation of this study has determined that the criterion for a main village is:

- **A minimum population of 3,000.** Whilst population size alone is not a foolproof method for defining the role of a settlement, there is usually a close correlation between the size of a settlement's population and the services and facilities it provides. The figure of 3,000 population is used by several other local authorities in England to identify settlements capable of acting as local service centres in rural areas. It is also the upper threshold level set by Government for village shop rate relief.
- **Employment opportunities** – a current provision of over 500 jobs within a village is a good indicator, although the ability of a village to meet employment objectives for main villages set out in the Local Plan Strategy is also taken into account.
- **A Primary School (or Infant and Junior School)**
- **Community Centre or Village Hall**
- **Local centre** - a concentration or cluster of at least five businesses in a Class A use (shops, financial services, cafes, public house, hot food takeaways) without any gaps or roads between them likely to be a significant deterrent to pedestrians, with a minimum of 100 square metres net retail space devoted to convenience goods.
- **Public Transport** - providing access to a higher order settlement with at least hourly services between 6 am and 11 pm (Monday to Saturday)
- **Post Office;**
- **Doctor's surgery**
- **Good accessibility** ( i.e. the above facilities should all be located within 800 metres of at least 80% of village residents)

3.4 The accessibility criterion has been treated as a critical factor. The issue is very pertinent to the District which has a number of villages which have a long ribbon-like form. This form limits the accessibility of any services within them and the size of catchment populations within reasonable walking distance (800 metres which equates to a 10 minute walk is widely regarded as an indicative catchment to local level facilities). Linear village forms tend to compromise the commercial viability of basic local services and also tend to encourage use of the car for short trips e.g. to school or village hall. The application of this accessibility criterion is one of the reasons why a number of settlement clusters historically identified as main villages are not included at this level in the hierarchy. The accessibility standard is difficult to satisfy if there are significant gaps between villages being considered together or if combined they have a very linear ribbon-like form.

### C. Villages

3.5 At the next level of the hierarchy, a 'Village' should be a compact settlement (i.e. not comprised of fragmented, disparate blocks of

development and mainly consist of a continuous form of development) which has:

- A minimum population of 500, or a minimum population of 300 with a significant community facility such as a primary school or a community centre;
- Public Transport providing access to a higher order settlement with at least 4 services in each of the 2 peak periods (8am-10am and 4pm to 6pm Monday to Saturday).

**D. Small Settlements in the Countryside**

3.6 Small Settlements in the Countryside are small groups of buildings either in small hamlets or in fragmented ribbon type development. They are areas that have little or no services and facilities available and consequently must rely upon the larger settlements within the hierarchy for even basic service needs.

#### **4. Hierarchy: Explanation**

4.1 The hierarchy set out in this report results mainly from an assessment of the current function of each settlement. In the more marginal cases the future potential of a settlement to grow and fulfil a role in the hierarchy has also been taken into account. In some cases categorisation of a settlement against the indicators listed in Section 3 above is a straightforward process, but the text below concentrates on those situations where decisions are more finely balanced and where additional factors have come into consideration.

##### **A. Towns**

4.2 As mentioned above, the identification of settlements for the category of 'town' originally took place at regional level through work on the East Midlands Regional Plan. Although revocation of the Regional Plan is imminent, the categorisation by the Plan of specific settlements within the District was not opposed by the District Council. Work undertaken for this Study shows that the settlements of Bolsover, Clowne, Shirebrook and South Normanton have broadly similar levels of service provision and that there are no other settlements in the District with service provision at a comparable level.

##### **B. Main Villages**

4.3 Tibshelf and Creswell have all of the 9 indicators of a Main Village, and both have potential for limited growth. Whitwell has marginally less than 500 jobs within the village, but there are potential opportunities to increase employment and meet Local Plan targets for employment provision.

4.4 Pinxton has 8 of the indicators but although it has a defined local centre in the adopted Local Plan, it is now arguable whether current provision meets the criteria set out for a local centre in paragraph 3.3 above. Wharf Road in Pinxton is regarded as the main concentration of retail activity, but several shops are vacant and the area is interspersed with residential property. However, Pinxton has a good jobs provision of around 1,760 jobs.

4.5 Barlborough has 7 of the indicators. Although the adopted Local Plan identifies a local centre off High Street, current provision may struggle to meet the criteria identified for a local centre in paragraph 3.3 above. The retail uses nearby at Ash Close, mean that Barlborough currently has two mini local centres. The study estimates the 2011 population in Barlborough at 2,867 which is a little below the 3,000 minimum for a main village, but there are extant planning permissions for residential development which when built and occupied will increase the population beyond 3,000. In addition, Barlborough has a large employment base of 3,830 jobs and significant retail provision around Dobbies garden centre.

- 4.6 In view of the characteristics just described and the fact that it should be possible within the lifetime of the Local Plan to strengthen the service function of both settlements, both Pinxton and Barlborough have been identified as Main Villages.
- 4.7 Consequently Tibshelf, Creswell, Whitwell, Pinxton and Barlborough are identified in the hierarchy and in the Local Plan Strategy as 'Main Villages'.
- 4.8 In the hierarchy approved in 2004, some settlements (i.e. Blackwell and Newton; Pleasley and New Houghton; Bramley Vale, Doe Lea and Glapwell; and Langwith and Whaley Thorns) were considered together with close neighbours, and identified as 'Main Villages'. However, on re-examination such an approach to categorisation proved difficult to sustain, as the critical factor in terms of local service viability and accessibility, is the number of residents within easy walking distance of important facilities/services. If there are significant gaps between villages being considered together, or if they have a very linear ribbon like form, then viability and accessibility will both be limited. Therefore, a different approach was adopted which looked at whether the facilities/service identified in the indicators above are easily accessible (i.e. within 800 metres of 80% of local village residents).
- 4.9 Taken together Blackwell and Newton would have a population of 3,089, and both villages have a primary school. However, the combined jobs provision total only amounts to around 250 jobs. In addition, the combined settlement has a very elongated form. This reduces accessibility by foot to some facilities. In addition, neither Blackwell or Newton has a local shopping centre - as defined in this study. Whilst there is some potential land adjacent to existing settlement boundaries which could be developed for housing, there is no guarantee – given the form of the settlement(s) and the proximity to Tibshelf and South Normanton, that even development of 500 houses would generate any new facilities or services.
- 4.10 Similarly Bramley Vale, Doe Lea and Glapwell also have a very elongated form, with a small gap between Glapwell and Bramley Vale and clear accessibility limitations. Whilst, Bramley Vale and Doe Lea do have good accessibility to a primary school, the combined population of these two settlements only amounts to 746, and jobs provision is well under the indicator of 500 for main villages. Again there is no local shopping centre. The option of targeting growth at Glapwell to create a new main village was aired during consultation on the Core Strategy: Revised Preferred Options in April 2010. The associated Sustainability Appraisal considered that this option would be likely to further reinforce current out-commuting behaviour of workers resident in the District which it is a key objective of the overall spatial strategy to reduce and reverse.

- 4.11 Pleasley and New Houghton both have good access to a primary school and a combined population of 2,245. However, there is no local shopping centre, and job provision is low. Whilst there may be interest in residential and employment development on land currently separating the two settlements, the route of the A617 dual carriageway through this area is a significant barrier to the creation of a unified village. In addition, the proximity to Mansfield means that new convenience stores are unlikely to locate in Pleasley/New Houghton.
- 4.12 Langwith and Whaley Thorns have a combined population of 2,218. There is a small gap between the two villages. Whaley Thorns has a primary school, a station on the Robin Hood Line and Langwith has a small parade of shops. Children in Langwith can attend the Whaley Thorns Primary School or the Langwith Basset Junior School. The two settlements have some potential for infill development, and there are also opportunities for limited settlement expansion. Consequently consideration has been given to whether a combined Langwith/Whaley Thorns would have the potential to become a Main Village within the lifetime of the Local Plan. Discussions have also been held with officers at Bassetlaw District Council about future policy for Nether Langwith which has a population of around 670, and which is near to Whaley Thorns. Bassetlaw have not identified Nether Langwith as a suitable location for significant development, and have no plans to encourage employment development. Given the fragmented nature of the three settlements, the low level of jobs provision (estimated at 150 in Langwith/Whaley Thorns), and the lack of developer interest in available employment sites, is not considered that creation of a main village at Langwith/Whaley Thorns would be a desirable objective.

### **C. Villages**

- 4.13 In many cases, where the necessary criteria are clearly met the categorisation of a settlement as a village is a straightforward matter. There are a few settlements, however, that fall a little short of the criteria for a population size of 500, and it is appropriate in these cases to look at other factors, particularly the presence or absence of community facilities within these settlements. The table at Appendix 1 shows that Palterton, Scarcliffe, and Hilcote all have populations under 500 but over 300. Palterton and Scarcliffe both have excellent access to a primary school. Hilcote does not have a primary school, but does have a community centre. Accordingly, all three settlements have been included within the Village category.
- 4.14 Stanfree, if Black Banks is included, has a population of around 480. However, it has not been included in the village category because it has a very fragmented form, of blocks of housing widely separated from each other. This is not compliant with the criterion of a mainly

continuous development form identified as a key requirement for designation within the village category in this study. Given the number of people living in the area, consideration has been given to whether it would be beneficial to allocate land for development so as to unite this currently fragmented settlement. Unlike much of the District, land here is not prime agricultural land, and there are public transport connections to Clowne and Bolsover. Accordingly, the possibility of targeting major growth at Stanfree to create a unified village was one of the alternative options to pursuing growth in a hierarchical manner put out for public consultation in the Core Strategy: Revised Preferred Options in April 2010. Two respondents were in favour of this alternative, but the Council felt that growth was best directed to neighbouring settlements of Bolsover, Clowne and Shuttlewood.

- 4.15 Using the above criteria and judgements, 14 settlements qualify for the “Villages” category. Most parts of such settlements are close to open countryside and therefore could be said to have a predominantly rural nature.
- 4.16 Figure one below summarises the proposed settlement hierarchy.

**Figure One : 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	Blackwell Bramley Vale/Doe Lea Glapwell Hilcote Hodthorpe Langwith New Houghton Newton Palterton Pleasley Scarcliffe Shuttlewood Westhouses Whaley Thorns
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)

## **5. Implications of categorisation and next steps**

### **A. Urban and Rural**

5.1 Sections 3 and 4 to this report set out the hierarchy for settlements within Bolsover District having regard to population size, service, facility and transport provision, accessibility characteristics, and potential for future development. Section 1 to this report reflects the general aim of the Local Plan to concentrate new development within and adjoining existing urban areas. The figure of 3,000 population is used by several other authorities in England to identify settlements capable of acting as local service centres in rural areas. It is also a figure used by Government to identify rural settlements where village shops can qualify for rate relief. Consequently, it is proposed to treat the four towns and five main villages as urban settlements, and all other settlements as rural. The hierarchy, therefore, is a useful starting point in prioritising the search for new development land allocations. In theory the following planning implications should follow:

### **B. Towns**

5.2 Towns should be considered for significant growth and expansion, and strong encouragement given to infill development, so that best use can be made of existing concentrations of services and facilities.

### **C. Main Villages**

5.3 Main villages should be expected to receive a level of new development that maintains their function as local service centres. If such development cannot be accommodated within existing settlement framework boundaries, then consideration should be given to village expansion.

### **D. Villages**

5.4 Villages will normally only be suitable for limited infill development within defined settlement boundaries, although there may be a few villages where there is case for more significant development in order to sustain local services or create a more balanced community (see section 6 below). In addition, in some villages there may be opportunities for development which helps to address local affordable housing needs.

### **E. Small settlements in the countryside**

5.5 Small settlements will not usually be appropriate locations for new development other than for agriculture or forestry. This is due to the almost total absence of existing services and facilities in such settlements to sustain growing populations. Accordingly it is

anticipated that there will be no need to define a settlement framework for these settlements in the local plan.

**F. Next Steps**

- 5.6 It should be noted that inclusion within the higher bands of the hierarchy does not mean that all such settlements should receive similar levels of growth and development. Some settlements will have more opportunities and fewer constraints than others. Some settlements may have greater needs for new development than others. These issues are being considered as part of the process of arriving at a spatial strategy for the District. However, this Hierarchy Study and the attached settlement audits provide a starting point for such consideration.

## 6. Settlement Audits and Growth Potential

- 6.1 In 2008, a survey was undertaken of services and facilities in all the District's settlements, and was updated in April 2011. In addition, information was also collected on population, access to public transport and employment opportunities. In each case the study was concerned with settlements, not with parishes, or wards. There are many instances where a settlement extends across parish or ward boundaries.
- 6.2 Wherever possible the analysis and reporting of settlements has been guided by the settlement framework boundaries established in the adopted District Local Plan. In some cases, e.g. Pinxton and South Normanton, a new boundary has been drawn for the purposes of this study.
- 6.3 The audits attached at Appendix 3 to this report indicate the general development potential of each settlement. The main sources of information used in this respect are the existing commitments (e.g. planning permissions) identified in the 2011 review of housing land supply and the sites identified in the Strategic Housing Land Availability Assessment published in 2010. Although these sources should not be regarded as providing a comprehensive assessment, they have helped in arriving at the level of growth proposed for each settlement. Further suggestions have been made since publication of the Preferred Options, but as these suggestions have not yet been screened for unresolvable constraints, they have not been included within the totals given in the settlement audits. Proposed growth levels have been described in the audits using the general terms shown in the table below.

<b>Figure Two: Terms used to describe proposed rate of growth of settlements ( Percentages relate to dwellings)</b>	
<b>Rate of Growth</b>	<b>Percentage Growth of Settlement</b>
Major	Over 25%
Substantial	20 to 24.9%
Medium	15 to 19.9%
Moderate	10 to 14.9%
Modest	5 to 9.9 %
Low	Under 5%

6.4 In assessing whether potential sites would be suitable for residential development, the Strategy Housing Land Availability Assessment (SHLAA) considered the following factors:

- Surrounding land uses
- Access
- Infrastructure
- Ground conditions
- Hazardous risks
- Pollution
- Constraints
- Presence of protected species and trees
- Agricultural land classification
- Geological interest
- Distances to town/local centres
- Distances to a range of local facilities

6.5 For the purposes of this Study, the work carried out in the SHLAA has been complemented by work looking at other factors affecting the total level of new development which can be accommodated in and around each town and village. This additional work has considered issues such as:

- Flood risks through a Strategic Flood Risk Assessment ;
- Capacity issues in the District's schools;
- Capacity issues on the District's transport network;
- Opportunities or constraints on the expansion of town centres and local centres;
- Sustainability factors;
- Potential benefits of development;
- House prices.

Accordingly a large number of factors are taken into account in assessing what level of growth is suitable for each settlement.

<b>Figure Three: Proposed Growth of Towns and Main Villages</b>		
<b>Settlement</b>	<b>Rate of Growth</b>	<b>Comments</b>
Bolsover	Major	The eastern half of Bolsover has few constraints other than the presence of good agricultural land. However, this good agricultural land is the easier land to develop, and often the most accessible to the town centre. The town is well positioned to take advantage of its proximity to a new motorway junction and the Markham Vale Enterprise Zone. Opportunities for further employment development exist on brownfield land within the settlement framework boundary. Potential impacts of large scale development on the highway network are capable of mitigation.
Clowne	Medium	There are several options for significant expansion of the town and there is clear developer interest. However, most options would involve loss of good agricultural land. Issues caused by a poor highway network and barrier effect of disused railway are not easily resolved.
Shirebrook	Moderate	Shirebrook already has a lot of land with planning permission for residential and employment development. House prices are low and past completion rates have been disappointing. However, construction of a major new foodstore is imminent and prospects for further employment development are good.
South Normanton	Medium	The Hazardous installation at EPC Explosives is a major constraint. This coupled with the need to avoid coalescence with adjoining settlements means future expansion of South Normanton is heavily constrained. However, it has the strongest economic base of any town in the District.
Barlborough	Medium	Strong employment base, high levels of green space provision, and good access to the motorway mean that viability of residential development is good, but the green belt and the motorway are major constraints on further residential development.
Creswell	Medium	The main constraints are good agricultural land east and west of the settlement, and flood risk along the River Wollen. However, existing sites with planning permissions mean that there is still considerable potential for residential development.

Pinxton	Moderate	Whilst there are some opportunities for further growth, there are concerns over sewerage capacity which will need to be addressed, and the need to enhance access to countryside. Another major concern is the suitability of the road network to accommodate high levels of development.
Tibshelf	Moderate	The proposed new Secondary School, coupled with the need to support the local centre and a variety of potential options for future development makes Tibshelf a desirable location for growth. However, the village is poorly connected to the strategic highway network and new employment development is desirable to produce a more balanced community.
Whitwell	Medium	The main constraint is good agricultural land, but options may arise in connection with reclamation of and development on the former colliery tip, however, impacts on traffic through the old centre may need to be resolved. There is a need for further employment development in and around Whitwell.

6.6 In most villages, growth rates will be either low or modest. However, it is felt that there is a case for supporting major growth (i.e. higher than 25%) in the following villages, which have clear development opportunities and which would benefit from additional development to support local service provision.

- Hodthorpe: New development would be well located in relation to the Hodthorpe Primary School, and would help to support provision of a local shop which the village has lacked in the last few years;
- New Houghton: New development would be well located in relation to the Anthony Bek Primary School which has significant spare capacity; and would also help to support local shops;
- Shuttlewood: Shuttlewood has a number of development opportunities, is close to the Markham Vale Business Park and the additional population would be well located to access the primary school and support local shops.

In addition, growth rates in Bramley Vale/Doe Lea will also exceed 10% over the 2011 to 2031 plan period, as existing planning permission for residential development is implemented.

## APPENDIX 1: ESTIMATED POPULATION OF SETTLEMENTS IN BOLSOVER DISTRICT

Settlement Name	Classification	Population
Bolsover (including Hillstown and Carr Vale)	Town	10,830
Clowne	Town	7,542
Shirebrook (including Langwith Junction)	Town	10,902
South Normanton (including Broadmeadows)	Town	10,510
Barlborough	Main Village	2,867
Creswell	Main Village	5,476
Pinxton (excluding Broadmeadows)	Main Village	4,394
Tibshelf	Main Village	3,512
Whitwell	Main Village	3,659
Blackwell	Village	1,565
Bramley Vale/Doe Lea	Village	754
Glapwell	Village	1,504
Hilcote	Village	441
Hodthorpe	Village	649
Langwith	Village	1,138
New Houghton	Village	1,311
Newton	Village	1,524
Palterton	Village	392
Pleasley	Village	934
Scarcliffe	Village	363
Shuttlewood	Village	899
Westhouses	Village	636
Whaley Thorns	Village	1,080

Population estimates for April 2011 were made by identifying residential properties from the latest GIS data, applying revised household occupancy rates from parish data and then adjusting for compatibility with the latest population estimate for the District.

## **Appendix 2: Settlement Audits 2011**

# BARLBOROUGH

Proposed Settlement Hierarchy Classification: **Main Village**

Proposed Rate of Growth: **Medium**



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<b>Population</b>		
<b>GIS estimate: 2,867</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Barlborough is located in the north-west of the district and immediately adjoins the M1 motorway at junction 30. It lies midway between Chesterfield and Worksop on the A619, and is the closest village in the district to Sheffield, which is approximately 11 miles to the north-west.		
<b>Form</b>		
The village has a fairly compact urban form, but the main roads through the village, the A619 and the A616/A6135 divide the village into segments, and there is no residential development south of the A616 where the large industrial growth zone of Barlborough Links has been developed. Apart from the south-west side, the village is surrounded by designated green belt and an important open area which constrains further outward development. The historic village centre is located in the north of the village, and is no longer central to the whole village.		
<b>Function</b>		
The village was originally a farming village, also providing a service function for the nearby Barlborough Hall, and it then developed as a mining village. Following the demise of the mining industry locally, the village now has the largest employment zone within the north of the district, which houses a wide variety of different types of employment and service uses. The location of the village close to the M1 makes it attractive for commuters.		
<b>Physical Character</b>		
The older northern part of the village is very attractive and forms part of a large conservation area, which also includes Barlborough Hall, a grade 1 listed building and its parkland, which lies immediately to the north of the village. Within the last hundred years the village has expanded to the west and to the south. In recent years the Barlborough links development has expanded the village significantly to the south and the A616 has been re-routed through this development between the new residential area and the employment areas. The original village is developed on the edge of the magnesium limestone ridge which is steeper to the north and west of the village, and the newer development extends down the ridge southwards.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	The settlement has the Barlborough Village Hall on High Street in the northern part of the village.

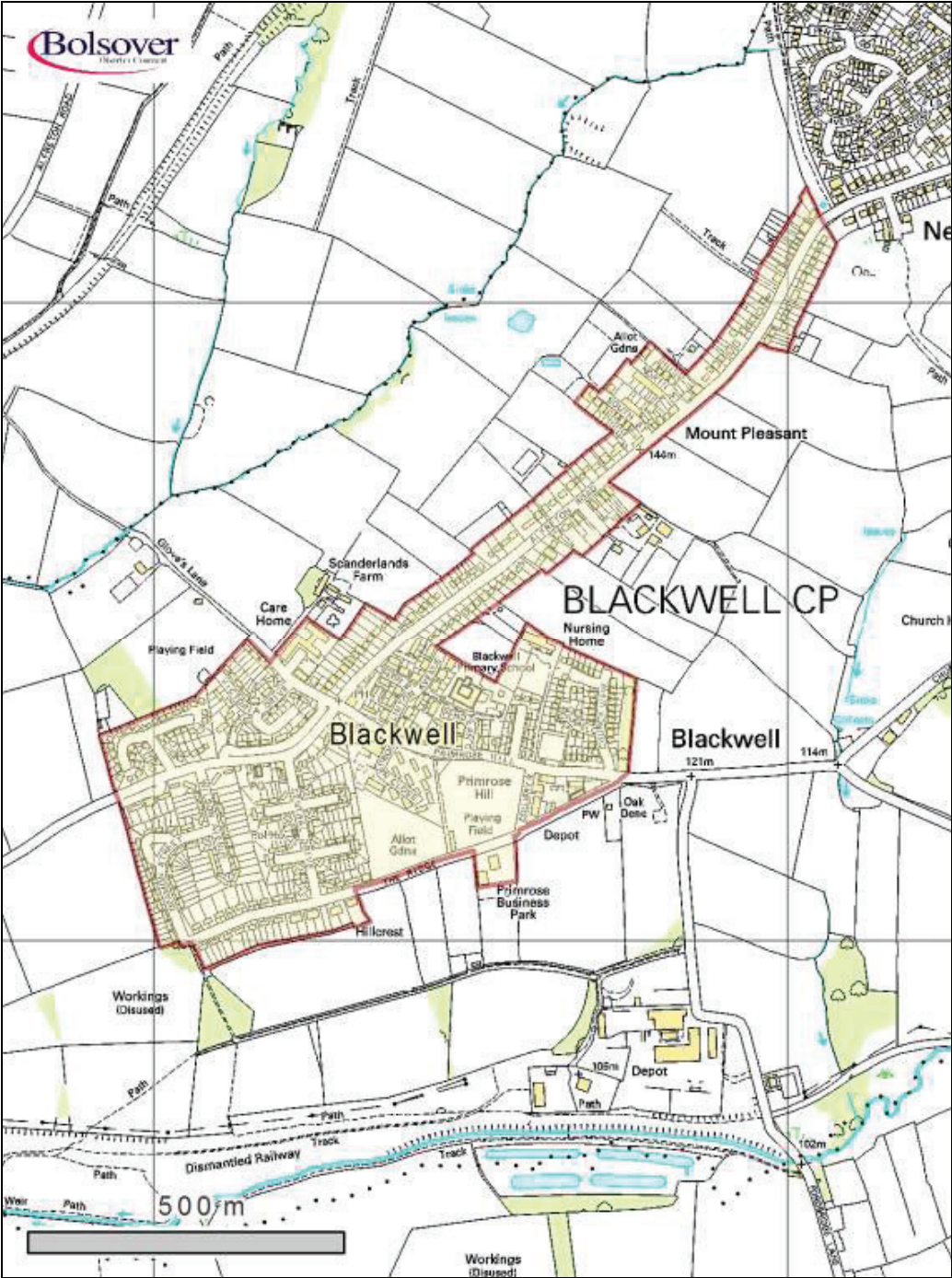
Doctor's Surgery	Yes	Barlborough has a medical practice on Worksop Road. There is also the Barlborough Treatment Centre at Barlborough Links, which is a regional health facility.
Local centre	No but equivalent	Although the Local Plan identifies an area as a local centre around High Street, retail uses are very limited. More significant local retail provision is now located off Ash Close.
Primary School Education	Yes	Yes, the village has a primary school.
Accessibility to basic services	Good	Most residents live within 800 m of local services and facilities.
Public Transport	Good	Regular bus services run to Creswell, Whitwell, Clowne and Bolsover.
<b>B. Higher Order Facilities</b>		
Secondary School	No	The nearest secondary school is in Clowne
Town Centre	No	Although the village has significant 'leisure retail' provision, it is not regarded as having a town centre.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		4
Additional potential capacity <sup>2</sup>		170
<b>Total:</b>		<b>174</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available or achievable and are listed in the following document L:\Development\Pig + EH\Pig\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		1,246
Registered Social Landlord Properties <sup>2</sup>		14
Council Owned Stock <sup>3</sup>		116
<b>Total Affordable Housing</b>		<b>130</b>
Percentage affordable		10.4%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis – 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis – 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis – 2011)		

<b>Employment</b>			
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>	8.59 ha		
Additional potential capacity <sup>2</sup>	0ha		
<b>Total</b>	<b>8.59 ha</b>		
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011			
<sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.			
Estimated Number of employee jobs within settlement <sup>3</sup>	3,830		
Large employers/employment areas outside settlement but within 1 kilometre of settlement: None.			
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.			
<p><b>Comparison between the Number of Households and the Number of Jobs</b></p> <table border="1" style="margin: 10px auto; width: 80%;"> <tr> <td style="text-align: center;">■ Number of Households</td> <td style="text-align: center;">■ Number of Jobs</td> </tr> </table>		■ Number of Households	■ Number of Jobs
■ Number of Households	■ Number of Jobs		
<b>Open Space</b>			
Amount of Formal Green space within settlement	10.11 ha		
Measurement against proposed minimum standard for formal green space	+ 3.32 ha		
Amount of Semi-natural Green space within settlement	9.78 ha		
Measurement against proposed minimum standard for semi – natural green space	+ 6.39 ha		
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>			

<b>Local Centre (combined floor space figures for High Street and Ash Close)</b>		<b>Floor Space (m<sup>2</sup>)</b>		
A1 Convenience		397		
A1 Comparison		0		
Other Class A Uses <sup>1</sup>		395		
D2 (Leisure) or Sui Generis		640		
Vacant Unit		0		
<b>Total</b>		<b>1,432</b>		
<b>OTHER AREAS</b>				
Dobbies Garden Centre has a total floor space of 9,168 m <sup>2</sup> , and includes a number of general retail units including delicatessen food sales. The centre significantly augments local retail facilities.				
Figures derived from Town and Local Centre Health Checks carried out in November 2010 that form an appendix to the Retail Capacity Assessment (2011).				
<sup>1</sup> Includes other non convenience or comparison shops ( A1), Financial services (A2), Restaurants/cafes (A3), drinking establishments (A4), hot food takeaway (A5)				
<b>Education</b>				
<b>School Name</b>	<b>Number on Roll (2011)</b>	<b>Capacity</b>	<b>Surplus</b>	<b>Over Capacity</b>
Barlborough Primary School	228	210	0	18
<b>Potential Constraints to Development Potential</b>				
Flood Risk	Barlborough is designated as Flood Zone 1 but there have been incidences of flooding recorded at Shunters Drift, Manor Grove, Church View, Limekiln Way, Clay Pitt Way and run off from Clowne Recreation Ground.			
Highways impact	Any further significant development in or around the village could impact on the M1 and A616.			
Green Infrastructure	Greenbelt to the north, east and west of the settlement with an important open area to the south. There are also open and recreational areas to the south east including the only golf course in the district. There are also a few allotments and recreational areas throughout the settlement. Barlborough is well provided for in terms of the quantity of public open space.			

# BLACKWELL

Proposed Settlement Hierarchy Classification: **Village**  
Proposed Rate of Growth: **Low**



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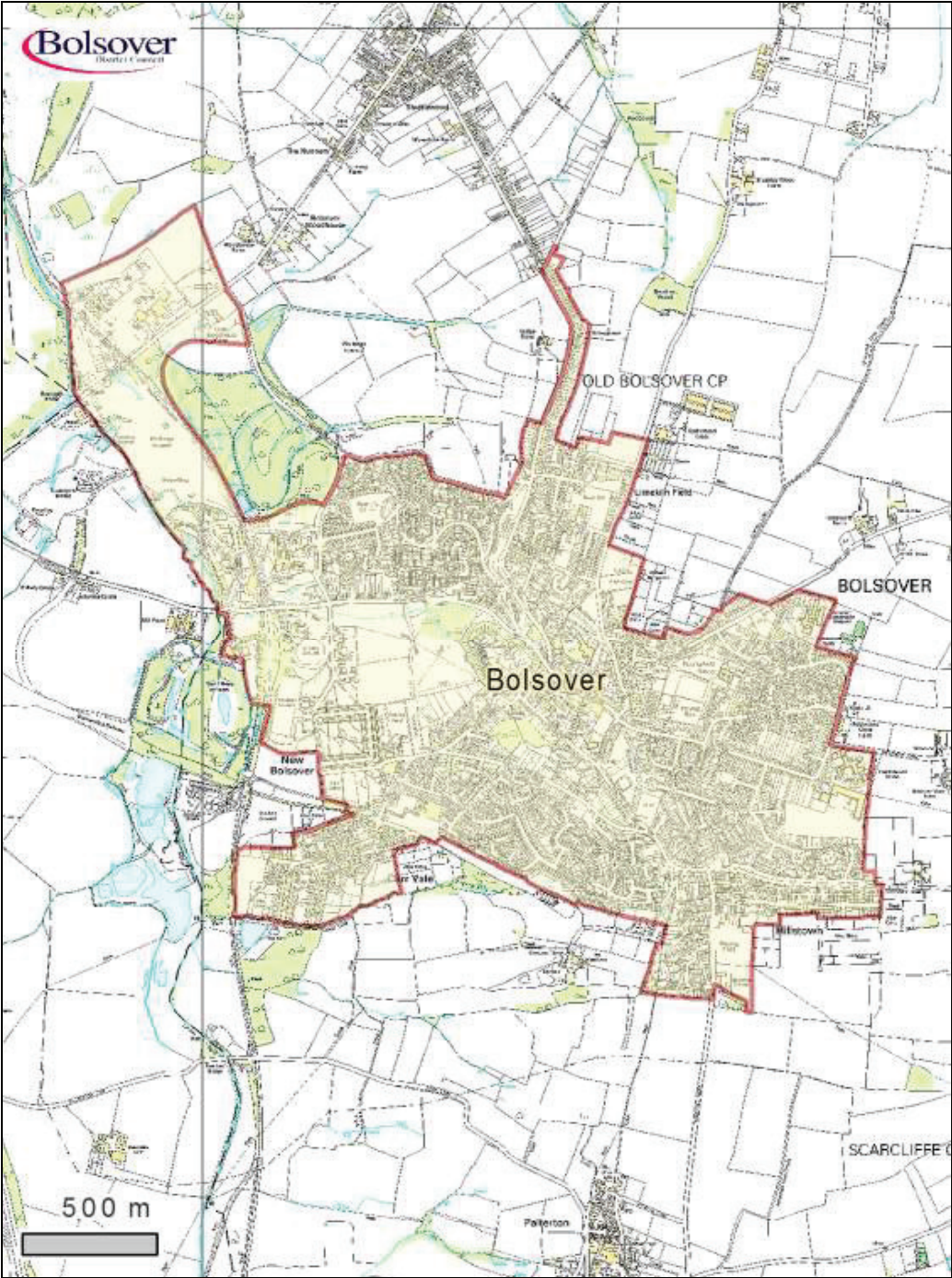
<b>Population</b>		
<b>GIS estimate: 1,565</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Blackwell lies in the south of the district, to the west of the M1 motorway about 2½ miles from junction 28. The original village of Blackwell, which gave its name to the parish, lies about 1 mile to the east.		
<b>Form</b>		
The village has a fairly compact form centred around the junction of Primrose Hill with Alfreton Road, but development extends in ribbon form continuously between Blackwell, through Mount Pleasant to Newton to the north east. An important open area lies to the south towards South Normanton.		
<b>Function</b>		
Blackwell originally developed as a residential area associated with the local mining industry and its primary function remains as a residential area.		
<b>Physical Character</b>		
The village generally stands on a low ridge between small streams to the north and south running down to Morton and Alfreton Brooks. The main roads have frontage residential development with a number of residential estates developed beyond, of different dates of construction and design.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	Blackwell has a community centre on Woburn Close.
Doctor's Surgery	Yes	The village has a doctor's surgery on Gloves Lane.
Local centre	No	The village does not have the sufficient shops and services to constitute a local centre.
Primary School Education	Yes	Blackwell has its own primary school.
Public Transport	Poor	Blackwell has just 35 services per day to higher order centres.
Accessibility to basic services	Fair	Most residents live within 800 metres of local services but there is only a limited range of local shops.

<b>B. Higher Order Facilities</b>		
Secondary School	No	The closest secondary schools in the District are in Tibshelf and South Normanton.
Town Centre	No	Nearest town centre is in South Normanton.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		0
Additional potential capacity <sup>2</sup>		28
<b>Total:</b>		<b>28</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available or achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		703
Registered Social Landlord Properties <sup>2</sup>		1
Council Owned Stock Properties <sup>3</sup>		211
<b>Total Affordable Housing</b>		<b>212</b>
Percentage affordable		30.2%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		0 ha
Additional potential capacity <sup>2</sup>		0 ha
<b>Total</b>		<b>0 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.		
Number of employee jobs within settlement <sup>3</sup>		190
Large employers/employment areas outside settlement but within 1 kilometre of settlement: HW Martin (Fencing Contractors) – 250 jobs		
<sup>3</sup> Estimate derived from 2008 Market Measures database, latest nomis data and 2011 GIS analysis.		
<b>Local Shops and Pubs</b>		
The Village has a Miners Welfare, a Spar Convenience Store, Post Office and the Cottage Inn (public house).		

<b>Open Space</b>				
Amount of Formal Green space within settlement				4.28 ha
Measurement against proposed minimum standard for formal green space				+ 0.57 ha
Amount of Semi-natural Green space within settlement				0.71 ha
Measurement against proposed minimum standard for semi - natural green space				- 1.14 ha
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>				
<b>Education</b>				
<b>School Name</b>	<b>Number on Roll (2011)</b>	<b>Capacity</b>	<b>Surplus</b>	<b>Over Capacity</b>
Blackwell Primary School	126	168	42	0
<b>Potential Constraints to Development Potential</b>				
Flood Risk	Blackwell does not have any major potential flood risks. Blackwell is in Flood Zone 1 but there is an area of flood zone 2 to the north east, although there is an ongoing land drainage problem at Victoria Drive.			
Green Infrastructure	A disused railway forms part of the eastern boundary of the village and landscape to the south of the village is identified as an asset in the Green Infrastructure Study. There is also the new Countryside recreation facility to the north between Doe Hill Lane and Love Lane, Tibshelf.			

# BOLSOVER

Proposed Settlement Hierarchy Classification: **Town**  
Proposed Rate of Growth: **Major**



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<b>Population:</b>
<p><b>GIS Estimate: 10,830</b>  Combination of the latest GIS property data and the revised household occupancy rates for April 2011.</p>
<b>Location :</b>
<p>Bolsover is situated within a mile of junction 29a of the M1 and six miles from Chesterfield, the nearest sub-regional centre. There are direct bus routes to Chesterfield, Mansfield and Sheffield. The 17<sup>th</sup> century Bolsover Castle dominates the western approach to the town and is a major visitor attraction of regional importance. The Bolsover Colliery Company developed a major coal mine in the late nineteenth century and also a 'model' village at New Bolsover. The colliery closed down in 1992 but the model village remains. Business parks have been established on the redundant colliery sites, creating new employment opportunities and the western fringes of the town have been given a facelift with new walkways, environmental improvements and the establishment of a nature reserve. For the purposes of this assessment Bolsover includes Carr Vale and Hillstown.</p>
<b>Location</b>
<p>Bolsover is located in the central part of the district, about two miles to the east of junction 29a on the M1 Motorway. It lies on the edge of the limestone ridge which forms the eastern side of the Doe Lea Valley and the River Doe Lea forms the western edge of the town. The town lies about six miles from Chesterfield and eight miles from Mansfield.</p>
<b>Form</b>
<p>The town has a fairly compact form, but ribbon development along the Shuttlewood Road links it continuously with the village of Shuttlewood to the north. Undeveloped areas extend close to the town centre to the west of Bolsover Castle and to the north east off Oxcroft Lane. The town has expanded to incorporate three smaller settlements with village characteristics, New Bolsover and Carr Vale, down the ridge to the west, and Hillstown along the ridge to the south. Hillstown lies within the parish of Scarcliffe.</p> <p>The ancient core of the town stands on the edge of the limestone ridge. The residential part of the town expanded with the development of the mining industry, along the ridge northwards, down into the Doe Lea Valley at New Bolsover and Carr Vale, and at Hillstown. Later estate development has linked these areas, firstly along the ridge, and in later years down the ridge side. With the development of the Bolsover Colliery and its administrative offices, the town expanded significantly in the Doe Lea valley, northwards, where the large Coalite smokeless fuels and chemical plant, and Markham Colliery outside the district to the north, created a major industrial complex in the Doe Lea Valley.</p>

**Function**

Bolsover is an ancient market town with an historic market charter and continues to provide a market town function.

The town originally provided a service and administrative function associated with Bolsover Castle. Its administrative function continued into the mining era with the headquarters of the Bolsover Colliery Company and latterly the National Coal Board regional offices being located in the town. The town previously had its own Urban District Council, and now houses the offices for the Bolsover District Council, as well as some administrative offices for the Derbyshire County Council.

The town has historically had an industrial base, which significantly expanded in the coal mining era extending into smokeless fuels and chemicals. The re-use of former colliery and Coal Board offices sites, the re-development of the Coalite site, and the re-use and development of additional employment sites to the north west, around junction 29a, as part of the Markham Vale site, continues this major employment function for the town.

The town also has a significant tourism function based around Bolsover Castle.

**Physical Character**

The old town, now the town centre, stands on the very edge of a steep section of limestone ridge overlooking the Doe Lea valley and Bolsover Castle stands on the most prominent part of this ridge when seen from the valley. Bolsover Castle is a grade 1 listed building of national importance. New Bolsover, the first model village developed by the Bolsover Colliery Company, is also of national importance and all the properties within it are listed buildings. Most of the centre of Bolsover and New Bolsover are a designated conservation area and 65% of all the listed buildings in the district are found in this town. The ridge line provides spectacular views to the west for many properties in the town, and the estates built down the ridge have steeply sloping roads. That part of the town to the east of the ridge is generally flat sloping gently to the east. Because of the topography the industrial areas in the valley are substantially overlooked by many of the properties in the town.

**Community Facilities**

**A. Basic Facilities**

Community Centre	Yes	There are a number of community centres in Bolsover e.g. Bainbridge Hall (Carr Vale), Bolsover Assembly Hall, Hillstown Community Centre and Bolsover Parish Church Hall.
Doctor’s Surgery	Yes	There is the Family Friendly Doctor’s Surgery and the Bolsover Clinic.

Local centre	Yes	The centre of the town has the majority of services and facilities and is classified as a town centre in the Local Plan.
Primary School Education	Yes	The town has the Bolsover Infant and Junior School as well as the Bolsover C of E and New Bolsover Primary School.
Accessibility to basic services	Fair	Although most residents live within 800 metres of the town centre, steep slopes on the western side of the town constrain pedestrian accessibility.
Public Transport	Good	There are regular bus services to Chesterfield, Mansfield and Sheffield.
<b>B. Higher Order Facilities</b>		
Secondary School	Yes	Bolsover School is located off Mooracre Lane on the north eastern edge of the town.
Town Centre	Yes	An area is defined as a town centre in the Local Plan and a town centre function is recognised in the Regional Spatial Strategy.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		241
Additional potential capacity <sup>2</sup>		2,828
<b>Total:</b>		<b>3,069</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available or achievable and are listed in the following document L:\Development\Plg + EH\Plg\Policy\Common\LDf\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		4,946
Registered Social Landlord Properties <sup>2</sup>		224
Council Owned Stock Properties <sup>3</sup>		815
<b>Total Affordable Housing</b>		<b>1,039</b>
Percentage affordable		21.0%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		

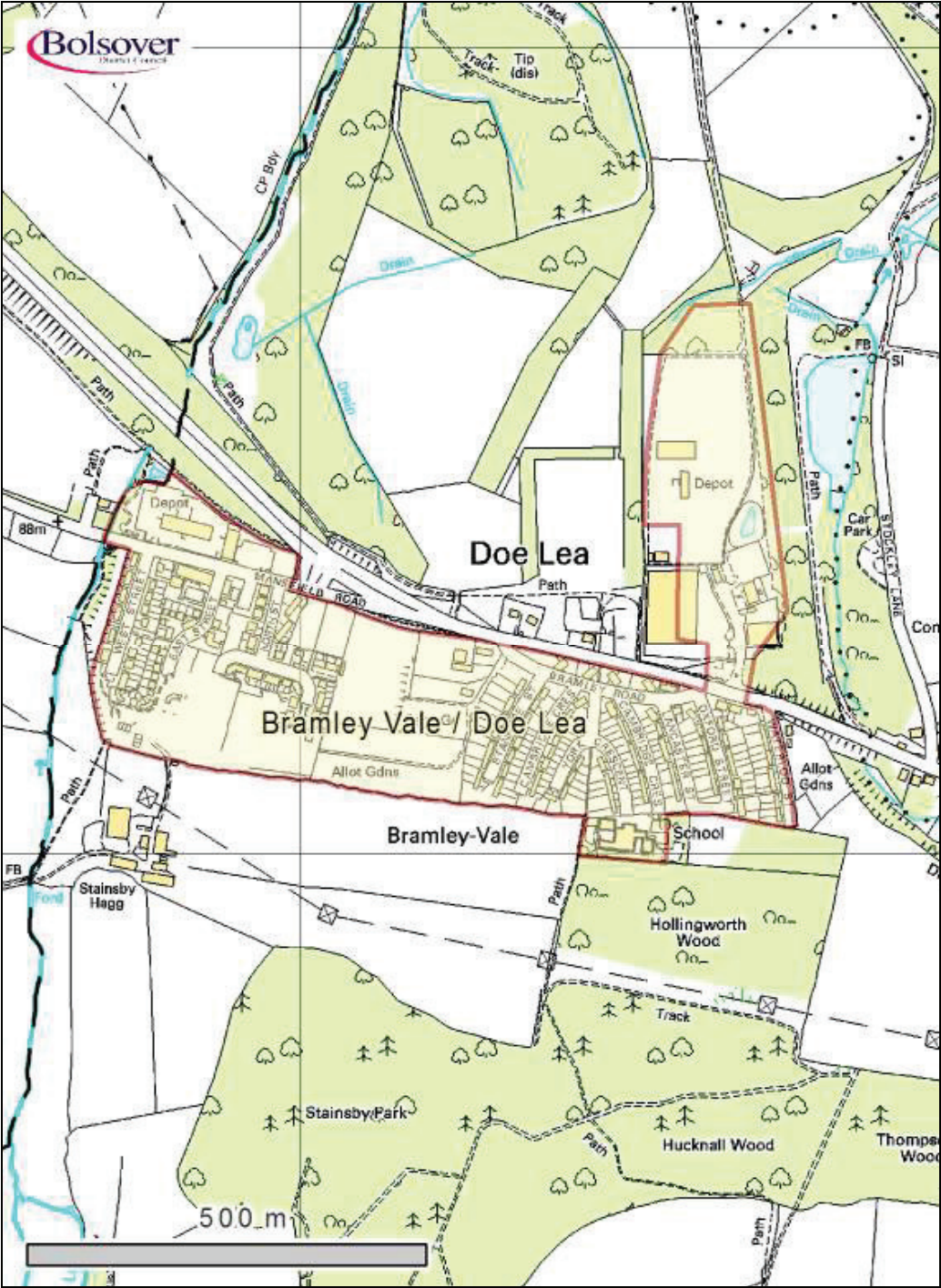
<b>Employment</b>							
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>	3.98 ha						
Additional potential capacity <sup>2</sup>	37.60 ha						
<b>Total</b>	<b>41.58 ha</b>						
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.							
Number of employee jobs within settlement <sup>3</sup>	2,410						
<p style="text-align: center;"><b>Comparison between the Number of Households and the Number of Jobs</b></p> <table border="1" style="margin: 10px auto; border-collapse: collapse;"> <thead> <tr> <th>Category</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Number of Households</td> <td>4,730</td> </tr> <tr> <td>Number of Jobs</td> <td>2,410</td> </tr> </tbody> </table>		Category	Value	Number of Households	4,730	Number of Jobs	2,410
Category	Value						
Number of Households	4,730						
Number of Jobs	2,410						
<p>Large employers/employment areas outside settlement but within 1 kilometre of settlement:</p> <p style="text-align: center;">The MEGZ development at Markham Vale is situated 0.5km away and has capacity for up to 5,000 jobs</p>							
<sup>3</sup> Estimate derived from the 2008 Market Measures database, the latest nomis data and 2011 GIS analysis.							
<b>Open Space</b>							
Amount of Formal Green space within settlement	28.50 ha						
Measurement against proposed minimum standard for formal green space	+ 2.81 ha						
Amount of Semi-natural Green space within settlement	62.50 ha						
Measurement against proposed minimum standard for semi - natural green space	+ 49.66 ha						
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>							

<b>Town Centre</b>				
<b>Land Use Class</b>			<b>Floor space (m<sup>2</sup>)</b>	
A1 Convenience			2,416	
A1 Comparison			3,760	
Other Class A Uses <sup>1</sup>			3,139	
D2 (Leisure) or Sui Generis			145	
Vacant Units			1,418	
<b>Total</b>			<b>10,878</b>	
Figures derived from Town and Local Centre Health Checks carried out in November 2010 that form an appendix to the Retail Capacity Assessment (2011).				
<sup>1</sup> Includes other non convenience or comparison shops ( A1), Financial services (A2), Restaurants/cafes (A3), drinking establishments (A4), hot food takeaway (A5)				
<b>Education</b>				
<b>School Name</b>	<b>Number on Roll (2011)</b>	<b>Capacity</b>	<b>Surplus</b>	<b>Over Capacity</b>
Bolsover Infant and Nursery School	205	210	5	0
Bolsover C of E Junior School	242	283	41	0
New Bolsover Primary School	205	252	47	0
The Bolsover School	808	876	68	0
<b>TOTAL</b>	<b>1,460</b>	<b>1,621</b>	<b>161</b>	<b>0</b>
<b>Potential Constraints to Development Potential</b>				
Agriculture	The higher 'plateau' land to the west of the town is Grade 2 agricultural land.			
Flood Risk	There is an area of Flood Zone 3 along the Doe Lea River on the western edge of the town alongside former and current employment areas. There have been other incidences of flooding at Villas Road, Bainbridge Road, Cundy Road and the Carr Vale Area around Carr Vale Brook.			
Highways impact	Marlpit Lane which runs north east of the town has narrow sections where two way traffic flows can sometimes be difficult. Lack of footways on Welbeck Road, and the narrow one-way system along Oxcroft Lane create traffic constraints for developments to the north. At times, the town centre can become congested and there is no alternative route for A632 through the shopping centre. The junction of the A632 and B6419 from Shuttlewood is poor.			

<p>Topography</p>	<p>The old town of Bolsover is situated on a plateau between 165 m – 175 m above sea level forming part of a distinctive generally westward facing escarpment. From time to time ground movements have occurred on the westward slopes and slope stability is a constraint in this area. The steep ridgeline hill makes pedestrian, cycle and vehicular access to the town centre from the west difficult and constrained.</p>
<p>Green Infrastructure</p>	<p>Bolsover Castle is a key landmark in the area and several footpaths connect with it. To the west of the town the Doe Lea corridor with its series of reclaimed industrial sites and nature reserves is a core green infrastructure asset.</p>

# BRAMLEY VALE & DOE LEA

Proposed Settlement Hierarchy Classification: **Village**  
Proposed Rate of Growth: **Medium**



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<b>Population</b>		
<b>GIS Estimate: 754 (Bramley Vale: 347 - Doe Lea: 407)</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Bramley Vale and Doe Lea are located in the central area of the district to the east of the M1, less than a mile from junction 29, and on the A617, the main road linking Chesterfield and Mansfield. Doe Lea immediately adjoins the river Doe Lea and Bramley Vale is developed on a ridge between the Doe Lea and Strickle Brook. The villages are closely associated with Glapwell, which is located close by to the east.		
<b>Form</b>		
Doe Lea and Bramley Vale are physically separated by open space and allotment land. All of Doe Lea lies to the south of the A617 and only a few residential properties at Bramley Vale lie to the north, but a large industrial area developed on the former Glapwell Colliery site also adjoins Bramley Vale to the north. There is an important open area between Bramley Vale and Glapwell, and all of the land to the south lies within the defined setting to Hardwick Hall.		
<b>Function</b>		
Doe Lea is the older of the two settlements, which were both developed to provide a residential function during the mining era. The adjoining colliery site continues to provide an important employment function for this area, and the District Council's Central Depot is under development at Doe Lea.		
<b>Primary Character</b>		
Bramley Vale has a distinctive estate form. Almost all the older property at Doe Lea has been demolished and a new housing development is under construction.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	Doe Lea has a community centre.
Doctor's Surgery	No	The nearest doctor's surgery is to be found in Glapwell.
Local centre	No	The village does not have sufficient shops or services to constitute a local centre.
Primary School Education	Yes	Bramley Vale Primary School.
Public Transport	Good	There is an hourly bus going regularly to Clay Cross and Crystal Peaks. In all there are 61 services a day to higher order centres.

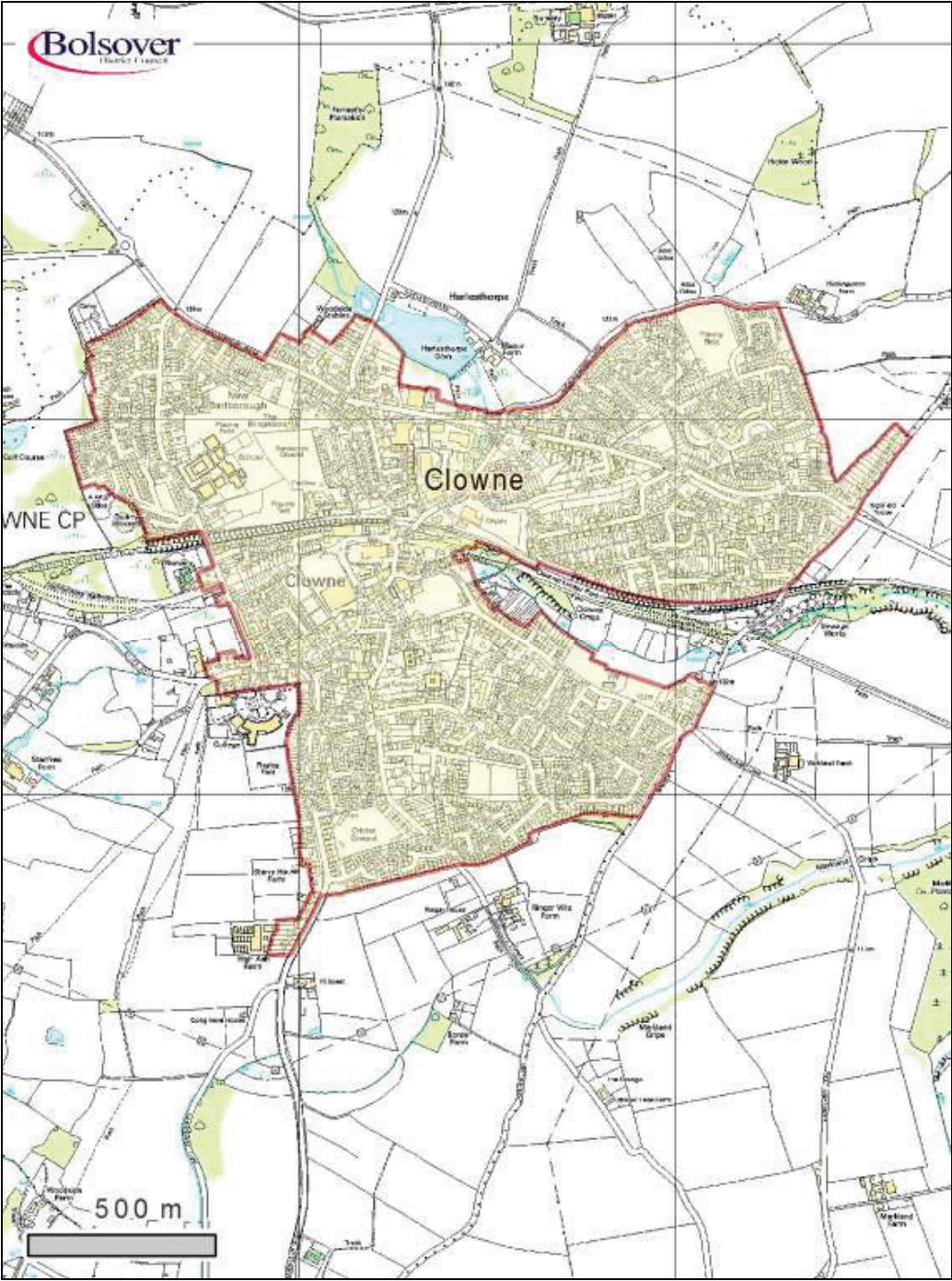
Accessibility to basic services	Fair	Whilst the primary school is easily accessible, there are few other services in the settlement.
<b>B. Higher Order Facilities</b>		
Secondary School	No	The closest secondary school in the area is Bolsover.
Town Centre	No	Nearest town centre is in Bolsover.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		51
Additional potential capacity <sup>2</sup>		0
<b>Total:</b>		<b>51</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available or achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		332
Registered Social Landlord Properties <sup>2</sup>		19
Council Owned Stock Properties <sup>3</sup>		116
<b>Total Affordable Housing</b>		<b>135</b>
Percentage affordable		40.7%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		0
Additional potential capacity <sup>2</sup>		0 ha
<b>Total</b>		<b>0 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.		
Number of employee jobs within settlement <sup>3</sup>		390
Large employers/employment areas outside settlement but within 1 kilometre of settlement: None.		
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.		

<b>Open Space</b>				
Amount of Formal Green space within settlement	4.01 ha			
Measurement against proposed minimum standard for formal green space	+ 2.22 ha			
Amount of Semi-natural Green space within settlement	17.96 ha			
Measurement against proposed minimum standard for semi - natural green space	+ 17.07 ha			
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>				
<b>Retail floor space</b>				
Convenience	The combined area of Bramley Vale and Doe Lea has a fish and chip shop, Newsagent, Convenience store, Miner's Welfare and Resource Centre.			
Comparison				
Other Class A Uses				
Total	-			
<p>Figures derived from survey carried out for this Study in 2008, following recent retail development in the village.</p>				
<p><sup>1</sup> Includes other non convenience or comparison shops ( A1), Financial services (A2), Restaurants/cafes (A3), drinking establishments (A4), hot food takeaway (A5)</p>				
<b>Education</b>				
School Name	Number on Roll (2011)	Capacity	Surplus	Over Capacity
Bramley Vale Primary School	98	175	77	0
<b>Potential Constraints to Development Potential</b>				
Flood Risk	There is an area of flood zone 3 on the western edge of Doe Lea.			
Green Infrastructure	The Hardwick Hall landscape area lies to the south of Bramley Vale and Doe Lea; this provides an important setting to Hardwick Hall, a visitor attraction of national importance. There is also public access and a route through the former Glapwell tip site to the north.			
Highways Impact	The A617 is a very busy sub-regional route linking Mansfield and the M1 motorway. Development which increased congestion on this route would be undesirable.			

Water Cycle	Whilst not a significant issue, as there is currently some capacity at the waste water treatment works (wwtw), if enlargement is needed in the future, this may not be straightforward due to the need to consider any impact on the Doe Lea Stream Section SSSI.
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# CLOWNE

Proposed Settlement Hierarchy Classification: **Town**  
Growth Potential: **Medium**



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<b>Population</b>
<p><b>GIS estimate: 7,542</b>  Combination of the latest GIS property data and the revised household occupancy rates for April 2011.</p>
<b>Location</b>
<p>Clowne is situated in the northern part of the district at the junction of the A616, the A618, the B6417 and the B6418. It lies approximately halfway between Chesterfield and Worksop, to the east of the M1 Motorway less than two miles from junction 30.</p>
<b>Form</b>
<p>The town has a fairly compact form around the town centre, which lies about half a mile from the limestone ridge to the west. The existing mineral railway line, which runs to the north of the town centre, divides the urban area, particularly in the east. An area of undeveloped land, south of the railway line, extends into the town centre from the east and Hollin Hill Grips. The ridge line to the west has tended to define the edge of the settlement, but development has extended down the ridge at West Lea. A shallow valley runs through the town from Harlesthorne dam, past Clowne Crags to Hollin Hill Grips, but otherwise there are relatively gentle gradients in the town. Green belt and an important open area separate the town from Barlborough, to the west</p>
<b>Function</b>
<p>The town was originally developed around agriculture and agricultural industries, and later developing into a mining town. Following the closure of the collieries, only a small non-service employment base remains, but the large employment site at Barlborough Links lies just over a mile from the town centre.</p> <p>The town has developed a market town function and the retail centre function has expanded significantly in recent years and it is the largest town centre in floor space terms in the district.</p>
<b>Physical Character</b>
<p>The older part of the town is a designated conservation area, although some of the former agricultural character of the town has been lost. Redevelopment in the town centre, associated with new shopping development, has changed the physical character of the central part of the town and this change is ongoing with the imminent closure of Chesterfield College and its reuse as offices for the District Council.</p> <p>Residential estates around the town are a mixture of different ages, with different characters reflecting the years in which they were developed.</p> <p>Most of the town is flat or gently sloping, apart from the small valley which extends through the town to Harlesthorne, and the steep limestone ridge edge.</p>

<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	The town has a community centre.
Doctor's Surgery	Yes	The town has the Springs Health Centre on Recreation Close.
Local centre	Yes	The town has a recognised town centre function.
Primary School Education	Yes	The town has an infant and junior school.
Public Transport	Good	There are hourly services to Whitwell, Creswell, Bolsover, Eckington, Chesterfield and other areas.
Accessibility to basic services	Fair	Although the town contains all the basic facilities, residents at the eastern end of the town are situated more than 800 metres away from key facilities.
<b>B. Higher Order Facilities</b>		
Secondary School	Yes	The town has a secondary school housed in modern buildings following comprehensive redevelopment of the school site in 2010.
Town Centre	Yes	There is a defined town centre in the adopted Local Plan and a town centre function was recognised in the Regional Plan.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		145
Additional potential capacity <sup>2</sup>		5,699
<b>Total:</b>		<b>5,844</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available or achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		

<b>Existing Housing Provision</b>	
Total Number of Dwellings <sup>1</sup>	3,393
Registered Social Landlord Properties <sup>2</sup>	20
Council Owned Stock Properties <sup>3</sup>	407
<b>Total Affordable Housing</b>	<b>427</b>
Percentage affordable	12.6%

<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011)  
<sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011)  
<sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)

<b>Employment</b>	
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1,B2 or B8 uses <sup>1</sup>	0
Additional potential capacity <sup>2</sup>	0 ha
<b>Total</b>	<b>0 ha</b>

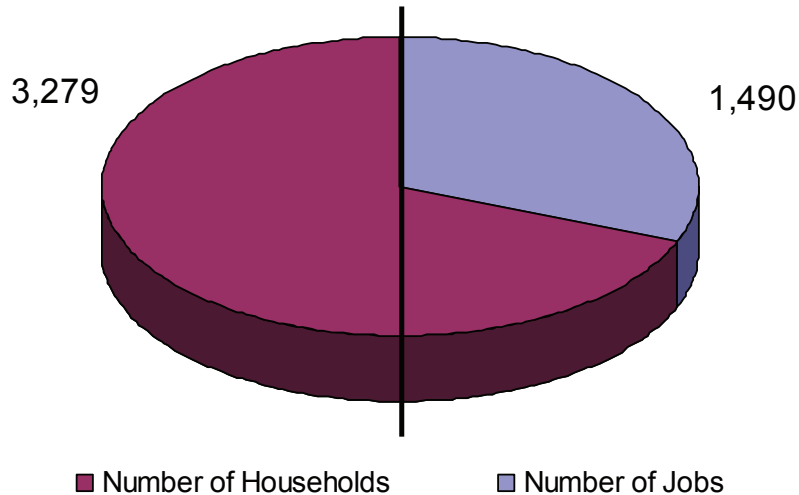
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011  
<sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.

Number of employee jobs within settlement <sup>3</sup>	1,490
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Large employers/employment areas outside settlement but within 1 kilometre of settlement :  
 Barlborough Links

<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.

**Comparison between the Number of Households and the Number of Jobs**

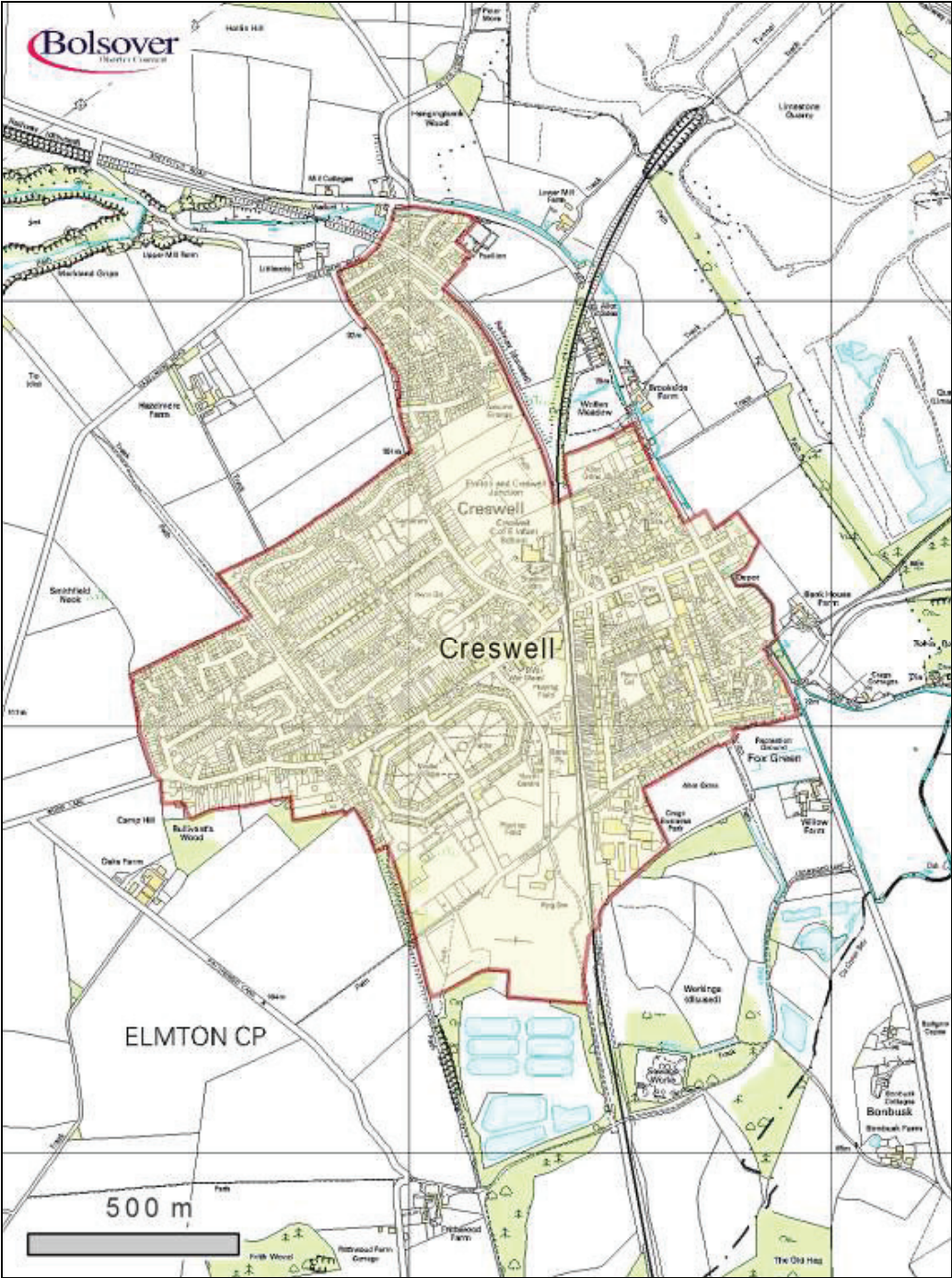


<b>Open Space</b>				
Amount of Formal Green space within settlement	10.89 ha			
Measurement against proposed minimum standard for formal green space	- 6.99 ha			
Amount of Semi-natural Green space within settlement	4.30 ha			
Measurement against proposed minimum standard for semi - natural green space	- 4.64 ha			
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>				
<b>Town Centre</b>				
<b>Land Use Class</b>	<b>Floor space (m<sup>2</sup>)</b>			
A1 Convenience	6,668			
A1 Comparison	3,306			
Other Class A Uses <sup>1</sup>	2,744			
D2 (Leisure) or Sui Generis	245			
Vacant Unit	806			
<b>Total</b>	<b>13,769</b>			
<p>Figures derived from Town and Local Centre Health Checks carried out in November 2010 that form an appendix to the Retail Capacity Assessment (2011).</p>				
<p><sup>1</sup> Includes other non convenience or comparison shops ( A1), Financial services (A2), Restaurants/cafes (A3), drinking establishments (A4), hot food takeaway (A5)</p>				
<b>Education</b>				
<b>School Name</b>	<b>Number on Roll (2011)</b>	<b>Capacity</b>	<b>Surplus</b>	<b>Over Capacity</b>
Clowne Infant and Nursery School	244	229	0	15
Clowne Junior School	276	318	42	0
Heritage High School	946	1,019	73	0
<b>TOTAL</b>	<b>1,466</b>	<b>1,566</b>	<b>115</b>	<b>15</b>

<b>Potential Constraints to Development Potential</b>	
Agriculture	Good agricultural land (Grade 2) adjoins Clowne to the north, east and south.
Flood Risk	A watercourse runs southeast from the Harlethorpe Reservoir through the centre of Clowne ultimately forming the River Wollen, and there are some minor areas on both banks designated as Flood Zone 2 or 3 with historical flood problems. These may cause problems.
Green Belt	Green Belt land adjoins the north western edge of the town.
Green Infrastructure	A disused railway runs east to west through the centre of Clowne, providing an important green corridor. Markland Grips Site of Special Scientific Interest is located just to the east of the town.
Slope stability	Slope stability is an issue for consideration on the steeper westward facing slopes.
Water Cycle	<p>Additional growth will be likely to lead to a requirement to improve the quality of the water leaving the wwtw to meet discharge consents. New consents may be difficult to obtain, as the watercourse the works discharge into is already of bad quality and feeds into sensitive water courses that go into Sites of Special Scientific Interest (SSSI's) downstream.</p> <p>Potential constraints to development exist in the sewerage network, and this may need to be addressed through a Surface Water Management Plan.</p>

# CRESWELL

Proposed Settlement Hierarchy Classification: **Main Village**  
Proposed Rate of Growth: **Medium**



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<b>Population</b>
<p><b>GIS estimate: 5,476</b>  Combination of the latest GIS property data and the revised household occupancy rates for April 2011.</p>
<b>Location</b>
<p>Creswell is situated in the north east of the district on the A616 about four miles from the M1 junction 30 and about five miles from Worksop. The Robin Hood railway line passes through the middle of the village.</p>
<b>Form</b>
<p>Creswell has a fairly compact form centred around the main street of Elmton Road. The Robin Hood railway line bisects the village with only one vehicular crossing in the centre of the village. The A616 runs through the eastern side of the village with only a small amount of development to the east. The Creswell Model Village has a distinctive form, south of Elmton Road, and recent housing development on the former Markland Campus would benefit from closer integration into the urban form.</p>
<b>Function</b>
<p>Creswell was a small farming hamlet before its development as a mining village but a farming function still remains. There has been some development of the former colliery areas to provide employment, but much of the main colliery site is now cleared and derelict and the general employment function is currently small, but has potential for future mixed use development.</p> <p>The closure of the secondary school means that the nearest secondary school is in nearby Clowne. The village has a local centre function and has had a small market in the recent past. The village has a significant leisure function with a leisure centre which includes the only swimming pool in the district and therefore provides a service for a wider area.</p> <p>A new tourist visitor/education centre and museum is being developed at Creswell Crag, about a kilometre from the village, and the railway station in Creswell provides the nearest rail access for passengers to this. Consideration is currently being given to submission of the Crag as a World Heritage Site.</p>
<b>Physical Character</b>
<p>The village lies on the valley side of the River Wollen, which flows down its eastern edge. Apart from a few older buildings dating from the agricultural hamlet, the core of the village is a distinctive Edwardian mining village, with the Creswell Model Village, built by the Bolsover Colliery Company, forming a very distinctive centrepiece. Most of the significant buildings remain and careful restoration has started and is continuing.</p> <p>Most of the core of the village, along with Creswell Crag, and Markland Grips, is a conservation area. The estate development of the village took place at various times and the village has distinctive quarters with different housing styles.</p>

<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	Creswell has a community centre on Elmton Road.
Doctor's Surgery	Yes	The settlement has two doctor's surgeries, one in Welbeck Street, and one in Elmton Road.
Local centre	Yes	The village has a defined local centre in the local plan.
Primary School Education	Yes	Creswell has a Junior School and a separate infant and nursery school.
Accessibility to basic services	Good	Most residents live within 800 metres of the above facilities
Public Transport	Good	There are frequent bus services to Clowne, Whitwell and Worksop and other destinations via transfer. Trains on the Robin Hood rail line link to Shirebrook, Mansfield, Worksop and Nottingham as well as to the neighbouring villages of Whitwell, Whaley Thorns and Langwith.
<b>B. Higher Order Facilities</b>		
Secondary School	No	The nearest secondary school in the District is in Clowne – Clowne Heritage School, three miles away.
Town Centre	No	The centre has a wide range of retail provision, services and facilities and easily meets the criteria for a local centre.
Leisure Centre	Yes	The village has the Creswell Leisure Centre. The district's only swimming pool, two squash courts and a gym.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		371
Additional potential capacity <sup>2</sup>		220
<b>Total:</b>		<b>591</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available or achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		

<b>Existing Housing Provision</b>	
Total Number of Dwellings <sup>1</sup>	2,488
Registered Social Landlord Properties <sup>2</sup>	105
Council Owned Stock Properties <sup>3</sup>	447
<b>Total Affordable Housing</b>	<b>552</b>
Percentage affordable	22.2%

<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011)

<sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011)

<sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)

<b>Employment</b>	
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>	3.08
Additional potential capacity <sup>2</sup>	0 ha
<b>Total</b>	<b>3.08 ha</b>

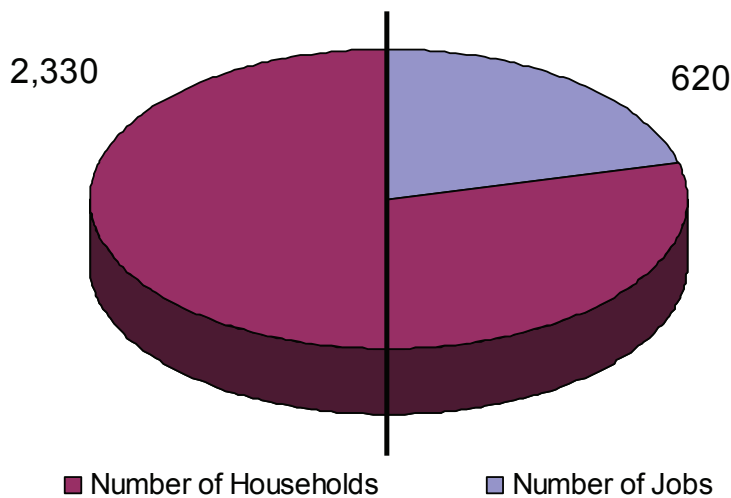
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011

<sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.

Number of employee jobs within settlement <sup>3</sup>	620
Large employers/employment areas outside settlement but within 1 kilometre of settlement: None.	

<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.

**Comparison between the Number of Households and the Number of Jobs**

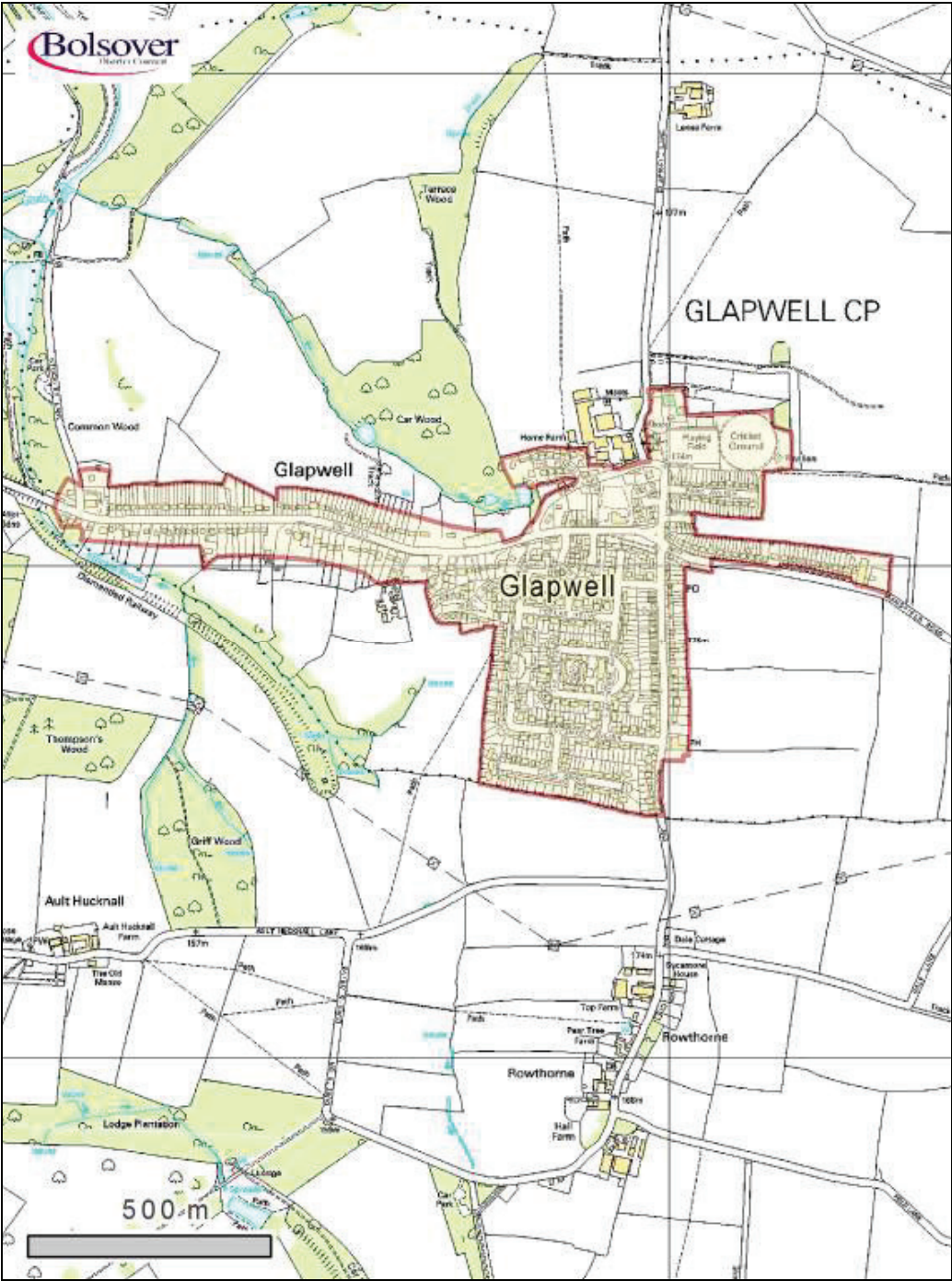


<b>Open Space</b>				
Amount of Formal Green space within settlement	14.72 ha			
Measurement against proposed minimum standard for formal green space	+1.74 ha			
Amount of Semi-natural Green space within settlement	15.01 ha			
Measurement against proposed minimum standard for semi - natural green space	+ 8.52 ha			
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>				
<b>Local Centre</b>				
<b>Land Use Class</b>	<b>Floor space (m<sup>2</sup>)</b>			
A1 Convenience	1,102			
A1 Comparison	411			
Other Class A Uses <sup>1</sup>	1,775			
D2 (Leisure) or Sui Generis	1,313			
Vacant Unit	642			
<b>Total</b>	<b>5,243</b>			
<p>Figures derived from Town and Local Centre Health Checks carried out in November 2010 that form an appendix to the Retail Capacity Assessment (2011).</p>				
<p><sup>1</sup> Includes other non convenience or comparison shops ( A1), Financial services (A2), Restaurants/cafes (A3), drinking establishments (A4), hot food takeaway (A5)</p>				
<b>Education</b>				
<b>School Name</b>	<b>Number on Roll (2011)</b>	<b>Capacity</b>	<b>Surplus</b>	<b>Over Capacity</b>
Creswell CE Infant and Nursery School	167	173	6	0
Creswell Junior School	153	228	75	0
<b>TOTAL</b>	<b>320</b>	<b>401</b>	<b>81</b>	<b>0</b>
<b>Potential Constraints to Development Potential</b>				
Agricultural Land	Good agricultural land (Grade 2) adjoins the north, east and west edge of the village			
Flood Risk	There is an area of flood zone 3 along the River Wollen at the eastern edge of the village and associated flooding has occurred on Sheffield Road, Wollen Close, Elmton Road, Hazelmere Road and Baker Street.			

Highways impact	The railway bridge over the Sheffield Road which carries the Robin Hood railway line has a height restriction of 4.1 metres, and the bridge over Elmton Road has a height restriction of 4 metres. This is a constraint on development requiring regular deliveries by vehicles which exceed these heights. However, access to the south east of the village, via the A616 and Crags Road is not constrained by height restrictions.
Green Infrastructure	Creswell Crags is located about a kilometre to the east of the village. A site of Special Scientific Interest, Creswell Crags is an important archaeological landscape preserving a cluster of cave sites inhabited during the last Ice Age in Britain and a potential World Heritage site. It is one of the District's Core Green Infrastructure Assets and a significant visitor attraction. The former railway to Clowne now forms an important linear habitat from Creswell. Markland Grips Site of Special Scientific Interest is located just to the north east of the town.
Water Cycle	There is insufficient capacity at the wwtw for the level of growth proposed over the life of the Local Plan Strategy. Enlargement may not be straightforward as improvements are likely to be required in the quality of the water leaving the wwtw to meet discharge consents, as the watercourse the works discharge into is already of bad quality and feeds into sensitive water courses that go into Sites of Special Scientific Interest (SSSI's) downstream.

# GLAPWELL

Proposed Settlement Hierarchy Classification: **Village**  
Proposed Rate of Growth: **Low**



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<b>Population</b>		
<b>GIS estimate: 1,504</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
<p>Glapwell is located in the central area of the district on the A617 approximately midway between Chesterfield and Mansfield, to the east of the M1 motorway, just less than two miles from junction 29. The village is closely associated with Doe Lea and Bramley Vale, where Glapwell Colliery was located and the school serving the village is located. The core of the village stands on the limestone ridge overlooking the Doe Lea valley.</p>		
<b>Form</b>		
<p>The village is generally compact, with the older village to the north of the A617 and a newer development to the south on the limestone ridge, but ribbon development has extended the village a short way towards Mansfield, and almost continuously along the A617 down the limestone ridge to Bramley Vale about a mile away.</p> <p>A very narrow important open area separates the village from Bramley Vale, and a much longer important open area opposite it from Rowthorne, to the south, and New Houghton to the east. Open land to the south of the village lies in the defined setting of Hardwick Hall.</p>		
<b>Function</b>		
<p>The village was originally developed as an agricultural village and a service village associated with Glapwell Hall (since demolished). The agricultural function remains and a garden centre function has also developed. The village expanded to meet the needs of the mining industry, but now has primarily a residential function.</p>		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	The community centre is located on the Green (the centre of the settlement).
Doctor's Surgery	Yes	A doctor's surgery is on the Green.
Local centre	No	The village does not have sufficient shops or services to constitute a local centre.
Primary School Education	No	The nearest primary school is in Bramley Vale and Doe Lea.
Public Transport	Good	There are 61 services a day accessing higher order centres.
Accessibility to basic services	Fair	The Bramley Vale Primary School is over 2 km away from many Glapwell residents, and service provision is limited.

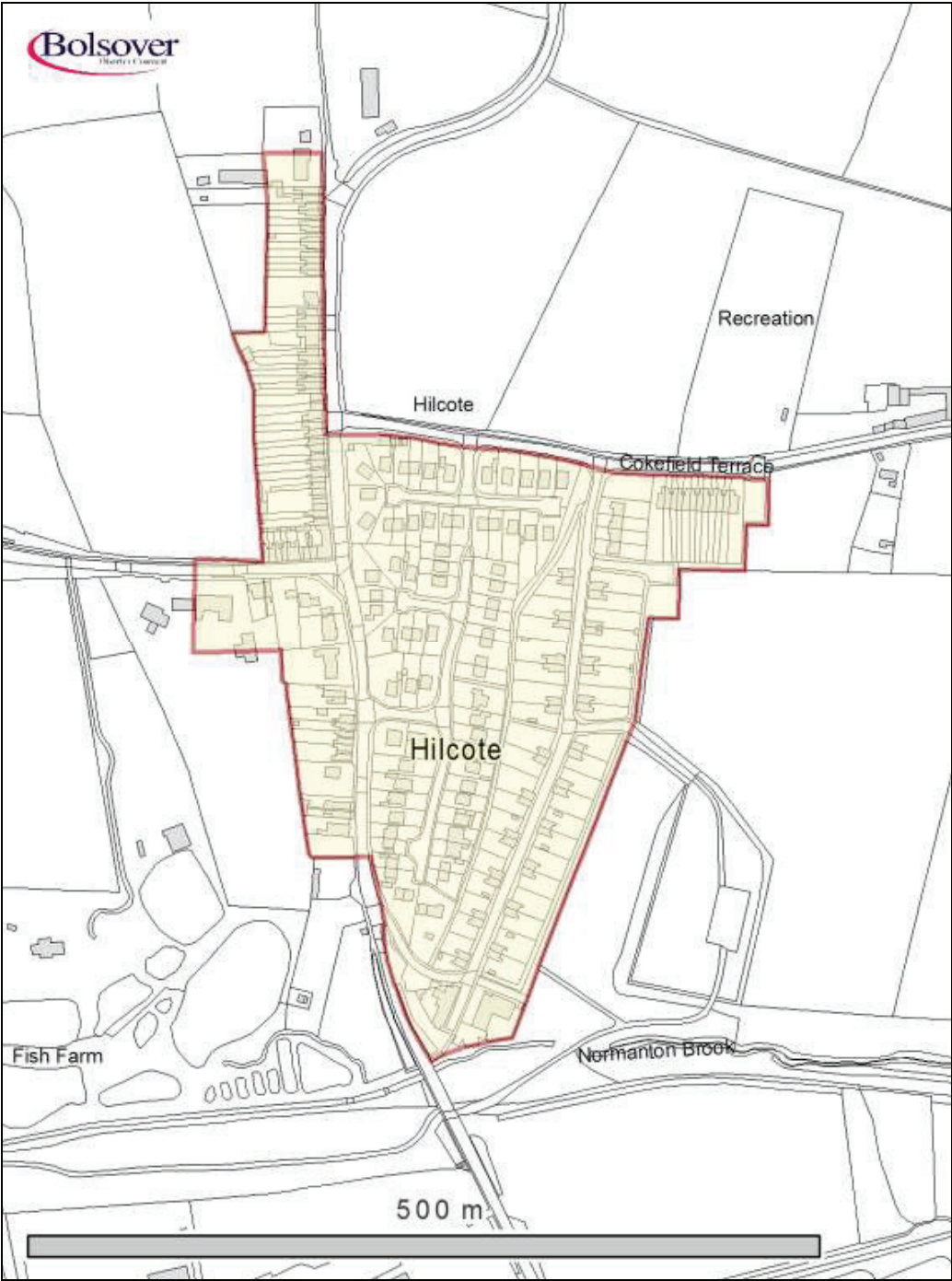
<b>B. Higher Order Facilities</b>		
Secondary School	No	The closest secondary school in the area is in Bolsover.
Town Centre	No	Nearest town centre is in Bolsover.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		38
Additional potential capacity <sup>2</sup>		28
<b>Total:</b>		<b>66</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available or achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		712
Registered Social Landlord Properties <sup>2</sup>		1
Council Owned Stock Properties <sup>3</sup>		152
<b>Total Affordable Housing</b>		<b>153</b>
Percentage affordable		21.5%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		0
Additional potential capacity <sup>2</sup>		0
<b>Total</b>		<b>0</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.		
Number of employee jobs within settlement <sup>3</sup>		140
Large employers/employment areas outside settlement but within 1 kilometre of settlement: Eve Trackway: 349 employees		
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.		
<b>Open Space</b>		
Amount of Formal Green space within settlement		2.11 ha
Measurement against proposed minimum standard for formal green space		- 1.45 ha

Amount of Semi-natural Green space within settlement	5.25 ha
Measurement against proposed minimum standard for semi - natural green space	+ 3.47 ha
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>	
<b>Local Shops and Pubs</b>	
<p>The area has the Young Vanish Inn, Ma Hubbard's (public house), a Post Office and the Glapwell Nursery.</p>	
<b>Potential Constraints to Development Potential</b>	
Agriculture	Land around Glapwell on the plateau is good agricultural land (Grade 2)
Highways impact	Any significant development would probably require improvement to the junction between the A617 and the B6417. The A617 is a very busy sub-regional route passing through the village linking Mansfield and the M1 motorway.
Water Cycle	Whilst not a significant issue, as there is currently some capacity at the waste water treatment works (wwtw), if enlargement is needed in the future, this may not be straightforward due to the need to consider any impact on the Doe Lea Stream Section SSSI.

# HILCOTE

Proposed Settlement Hierarchy Classification: **Village**

Proposed Rate of Growth: **Low**



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<b>Population</b>		
<b>GIS Estimate: 441</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Hilcote is in the south of the district to the north east of South Normanton, east of the M1 about a mile and a half from junction 28. The B6406 connects the village to the A38, less than a mile to the south.		
<b>Form</b>		
The village is compact, along and to the east of the B6406, and on the northern side of the small valley formed by Normanton Brook.		
<b>Function</b>		
The village was originally developed to provide a residential function for the adjoining colliery and coking plant, which has since been demolished. The village has almost an entirely residential function, but a major employment site is situated immediately to the south.		
<b>Physical Character</b>		
The oldest houses in the village on New Street have a very distinctive character associated with the early colliery development. The remainder of the village is a mixture of properties of different ages and styles reflecting the date of development. A narrow Important open area separates the village from major employment development in the South Normanton to the south.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	There is a community centre located on New Street.
Doctor's Surgery	No	The nearest surgery is located in South Normanton.
Local centre	No	The village does not have the sufficient shops or services to constitute a local centre.
Primary School Education	No	The nearest primary schools are located in South Normanton and Blackwell.
Public Transport	Poor	A limited range of bus services provide links to Sutton-in-Ashfield and Alfreton.
Accessibility to basic facilities	Poor	Although the village has a compact form, it is too small to support many shops and there are few local services available.

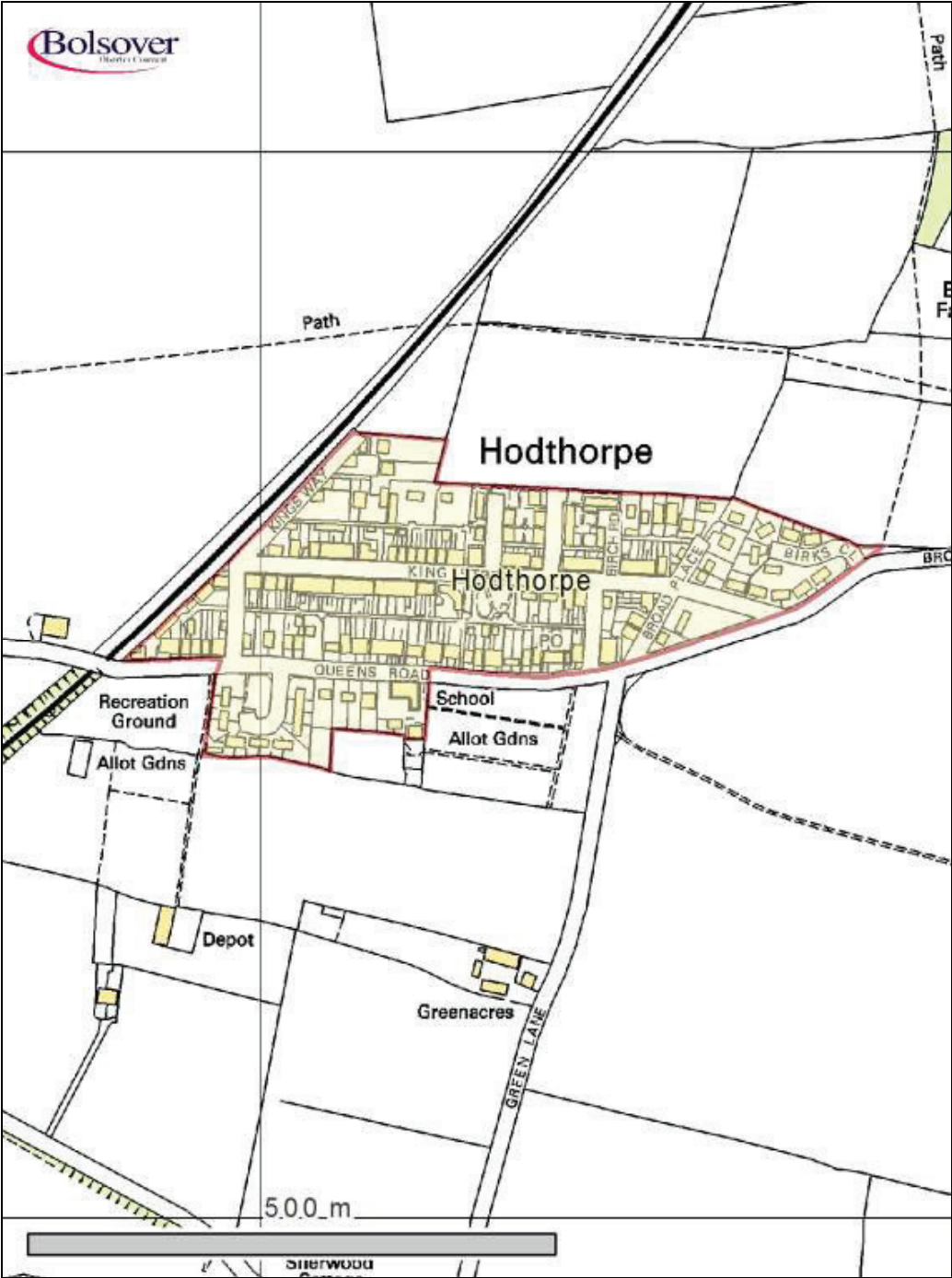
<b>B. Higher Order Facilities</b>		
Secondary School	No	The closest secondary school in the area is South Normanton.
Town Centre	No	Nearest town centre is in South Normanton.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		0
Additional potential capacity <sup>2</sup>		221
<b>Total:</b>		<b>221</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		198
Registered Social Landlord Properties <sup>2</sup>		4
Council Owned Stock Properties <sup>3</sup>		22
<b>Total Affordable Housing</b>		<b>26</b>
Percentage affordable		13.1%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		0 ha
Additional potential capacity <sup>2</sup>		0 ha
<b>Total</b>		<b>0 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.		
Number of employee jobs within settlement <sup>3</sup>		10
Large employers/employment areas outside settlement but within 1 kilometre of settlement: <p style="text-align: center;">Berristow Lane – 67 hectares</p>		
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.		

<b>Open Space</b>	
Amount of Formal Green space within settlement	1.95 ha
Measurement against proposed minimum standard for formal green space	+ 0.91 ha
Amount of Semi-natural Green space within settlement	7.5 ha
Measurement against proposed minimum standard for semi - natural green space	+ 6.97ha
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>	
<b>Local Shops and Pubs</b>	
Hilcote has a Miners Welfare, a fish and chip shop and a Post Office.	
<b>Potential Constraints to Development Potential</b>	
Archaeological interest	A sizeable area of land to the east of Hilcote is identified as site number 1816 on the Sites and Monuments Record referenced Blackwell Colliery/Coke Oven
Flood Risk	There is an area of Flood zone 3 within ½ km of the south of Hilcote.

# HODTHORPE

Proposed Settlement Hierarchy Classification: **Village**

Proposed Rate of Growth: **Major**



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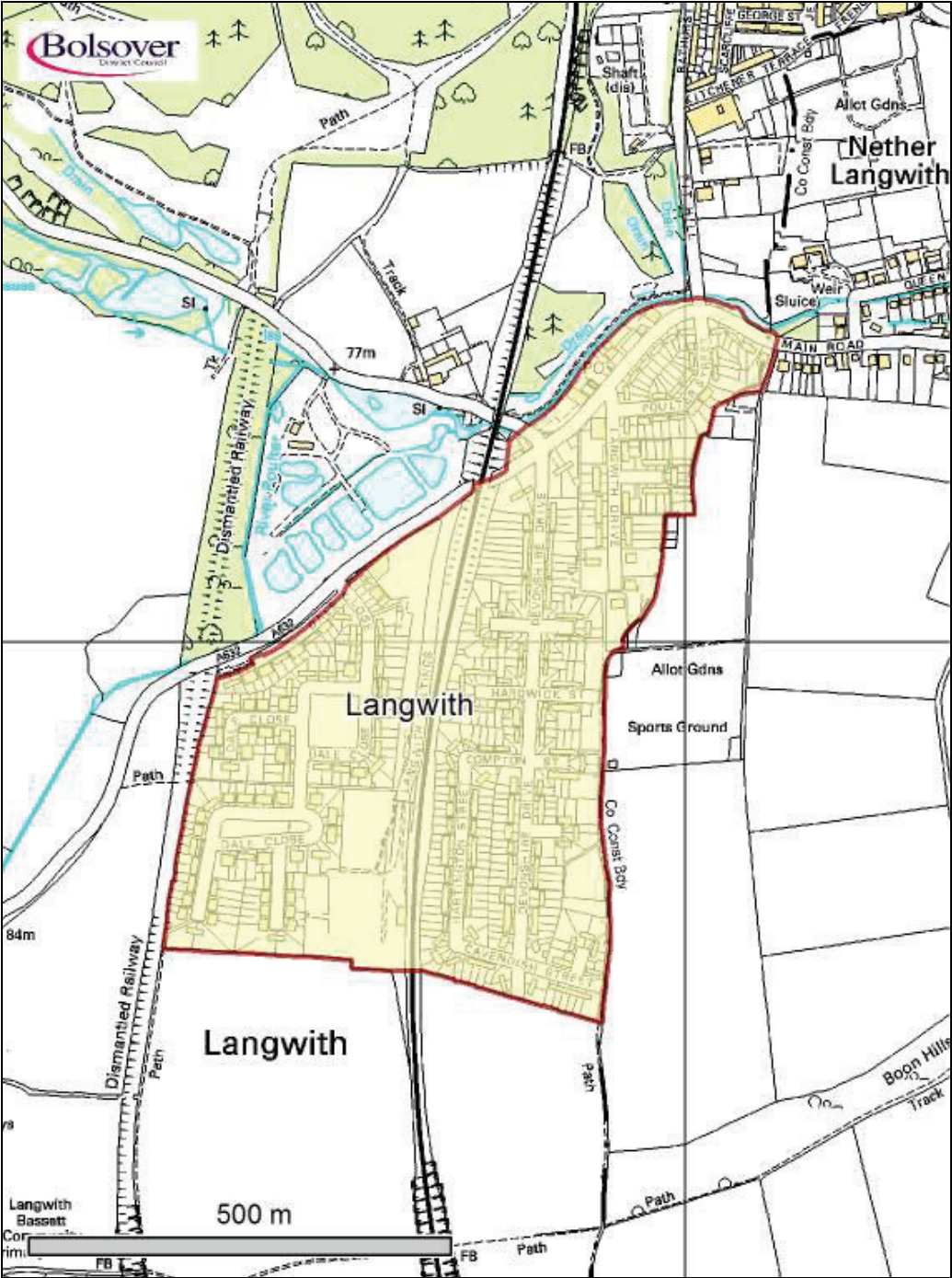
<b>Population</b>		
<b>GIS Estimate: 649</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Hodthorpe is situated in the very north east of the district, very close to Whitwell and about three miles from Worksop. The A60 Mansfield Worksop Road is less than half a mile to the east. The Robin Hood railway line adjoins the west of the village.		
<b>Form</b>		
The village has a compact form on generally flat land.		
<b>Function</b>		
The village was developed as a residential village during the mining era. It retains this residential function with only a few jobs within the village.		
<b>Physical Character</b>		
The village has a character very similar to that found in many much larger urban areas, which were developed in the late Victorian/Edwardian period, with a relatively small amount of later development. An important open area separates the village from Whitwell.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	No	No. The nearest community centre is in Whitwell.
Doctor's Surgery	No	The nearest doctor's surgery is located in Whitwell.
Local centre	No	The settlement does not have sufficient shops or services to constitute a local centre.
Primary School Education	Yes	Hodthorpe has its own primary school.
Public Transport	Good	There are frequent bus services to Clowne, Creswell and other destinations via transfer.
Accessibility to basic services	Poor	All residents live within 800 metres of the primary school, but are reliant on higher order centres for most other basic needs.

<b>B. Higher Order Facilities</b>		
Secondary School	No	The closest secondary school in the area is Clowne.
Town Centre	No	Nearest town centre is in Clowne, although Worksop is close by.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		3
Additional potential capacity <sup>2</sup>		318
<b>Total:</b>		<b>321</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available or achievable and are listed in the following document L:\Development\Plg + EH\Plg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		307
Registered Social Landlord Properties <sup>2</sup>		12
Council Owned Stock Properties <sup>3</sup>		52
<b>Total Affordable Housing</b>		<b>64</b>
Percentage affordable		20.8%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		0 ha
Additional potential capacity <sup>2</sup>		2.5 ha
<b>Total</b>		<b>2.5 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.		
Number of employee jobs within settlement <sup>3</sup>		50
Large employers/employment areas outside settlement but within 1 kilometre of settlement: <ul style="list-style-type: none"> <li>• Johnson Bros: 100</li> <li>• LaFarge Aggregates: 30</li> </ul>		
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.		

<b>Open Space</b>				
Amount of Formal Green space within settlement		1.07 ha		
Measurement against proposed minimum standard for formal green space		- 0.46 ha		
Amount of Semi-natural Green space within settlement		0 ha		
Measurement against proposed minimum standard for semi - natural green space		- 0.76 ha		
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>				
<b>Local Shops and Pubs</b>				
<p>The area has a Miners Welfare and, until recently, a Newsagent, this shop was vacant in June 2009.</p>				
<b>Education</b>				
School Name	Number on Roll (2011)	Capacity	Surplus	Over Capacity
Hodthorpe Primary School	76	105	29	0
<b>Potential Constraints to Development Potential</b>				
Agriculture	Hodthorpe is surrounded by good agricultural land (Grade 2)			
Water Cycle	<p>There is only limited additional capacity at the wwtw, and if this is exceeded, new works will be required. This might not be straightforward as improvements are likely to be required in the quality of the water leaving the wwtw to meet discharge consents, as the watercourse the works discharge into is already of bad quality and feeds into sensitive water courses that go into Sites of Special Scientific Interest (SSSI's) downstream.</p>			

# LANGWITH

Proposed Settlement Hierarchy Classification: **Village**  
Proposed Rate of Growth: **Modest**



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<b>Population</b>		
<b>GIS Estimate: 1,138</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Langwith is located in the central part of the district, to the east, on the A632 Bolsover to Ollerton road, and just north of Shirebrook. Almost all the village lies to the south of the A632 and it is closely associated with Whaley Thorns which lies to north of the A632. The village also has strong links with Nether Langwith in Nottinghamshire. The Robin Hood railway line passes through the village.		
<b>Form</b>		
The village is compact, but is bisected by the Robin Hood railway line, with only one vehicular link under the line to the north on the A632. The village is unusual in that most of the properties gain access off two roads Dale Close and Devonshire Drive, which are both cul-de-sacs extending a quarter of a mile and a half a mile in length respectively off the A632 on either side of the railway line.		
<b>Function</b>		
The village was developed to provide a residential function for Langwith Colliery, which was situated to the north at Whaley Thorns. The village has a very small local centre, which also serves Whaley Thorns in part, but otherwise is almost entirely residential, following the closure and demolition of Langwith Maltings. The village is separated from Whaley Thorns, Upper Langwith and Langwith Junction/Shirebrook by important open areas.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	Langwith has it's own community centre on Portland Road which is shared between Whaley Thorns
Doctor's Surgery	Yes	Langwith has the Chilversmccrea Surgery.
Local centre	Yes	The village does have the minimum provision required to constitute a local centre.
Primary School Education	No	Langwith is served by two primary schools: Upper Langwith and Whaley Thorns, both are over 800 metres from residents in Langwith.
Public Transport	Fair	The area has services linking the village to Shirebrook and Bolsover. The Robin Hood Line station at Whaley Thorns is also within walking distance of residents living in the north of the village.

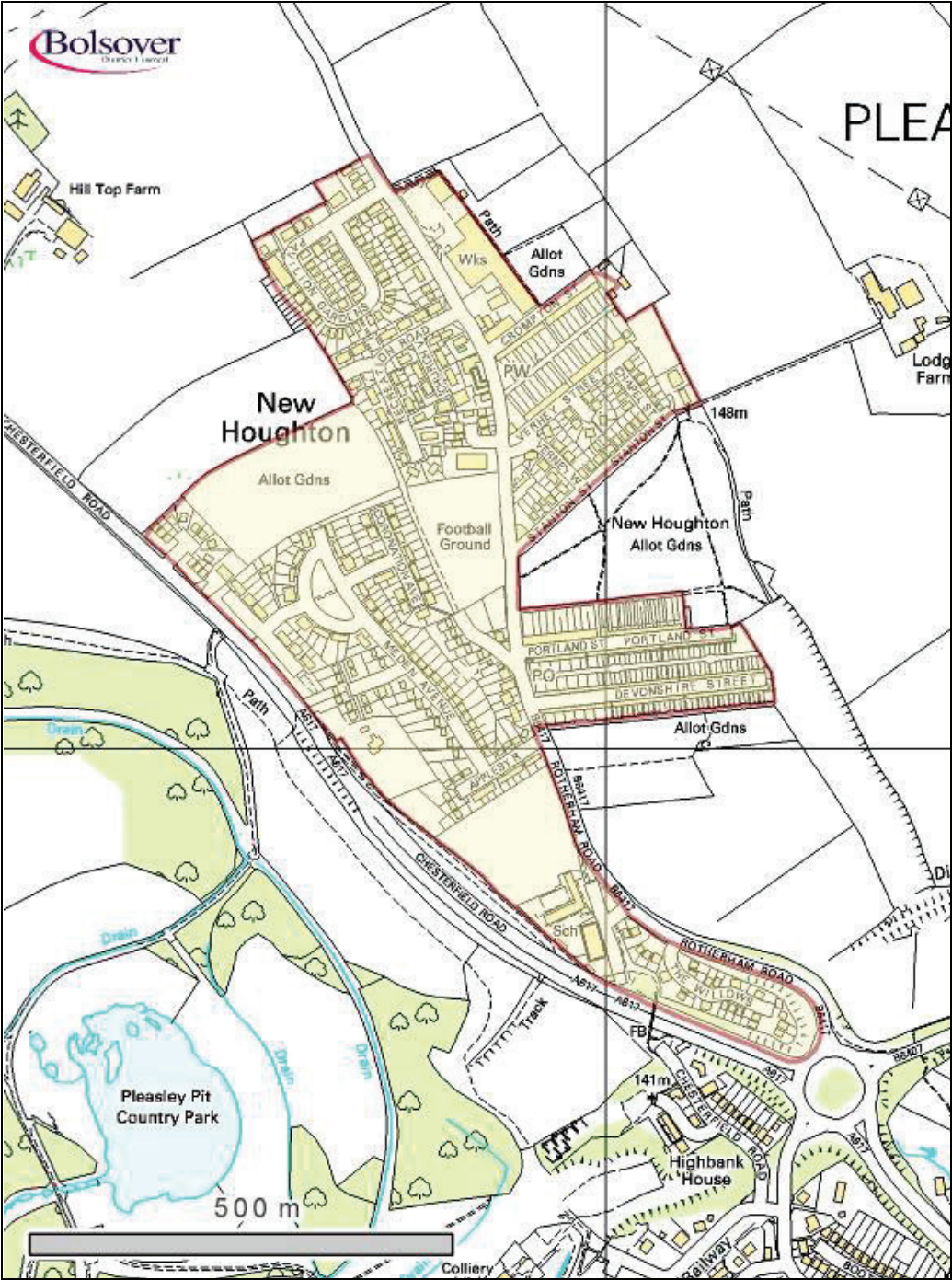
Accessibility to basic services	Fair	Langwith only has a limited range of basic services, and residents must look to Whaley Thorns and higher order centres to meet these needs.
<b>B. Higher Order Facilities</b>		
Secondary School	No	The closest secondary school in the area is in Shirebrook.
Town Centre	No	Nearest town centre in the District is Shirebrook.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		28
Additional potential capacity <sup>2</sup>		98
<b>Total:</b>		<b>126</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		501
Registered Social Landlord Properties <sup>2</sup>		0
Council Owned Stock Properties <sup>3</sup>		79
<b>Total Affordable Housing</b>		<b>79</b>
Percentage affordable		15.8%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		0.00ha
Additional potential capacity		0.0 ha
<b>Total</b>		<b>0.00 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.		
Number of employee jobs within settlement <sup>3</sup>		10
Large employers/employment areas outside settlement but within 1 kilometre of settlement: None.		
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.		

<b>Open Space</b>	
Amount of Formal Green space within settlement	3.05 ha
Measurement against proposed minimum standard for formal green space	+ 0.36 ha
Amount of Semi-natural Green space within settlement	40.14 ha
Measurement against proposed minimum standard for semi - natural green space	+ 38.80 ha
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>	
<b>Local Shops and Pubs</b>	
<p>Langwith has a pharmacy, hairdressers, a newsagent, convenience store and the Station Hotel pub.</p>	
<b>Potential Constraints to Development Potential</b>	
Flood Risk	There is an area of Flood Zone 3 following the River Poulter running along the north of Langwith.
Water Cycle	There is some capacity at the wwtw. However, any enlargement required may not be straightforward as improvements are likely to be required in the quality of the water leaving the wwtw to meet discharge consents, as the watercourse the works discharge into feeds into sensitive water courses that go into Sites of Special Scientific Interest (SSSI's) downstream.

# NEW HOUGHTON

Proposed Settlement Hierarchy Classification: **Village**

Proposed Rate of Growth: **Major**



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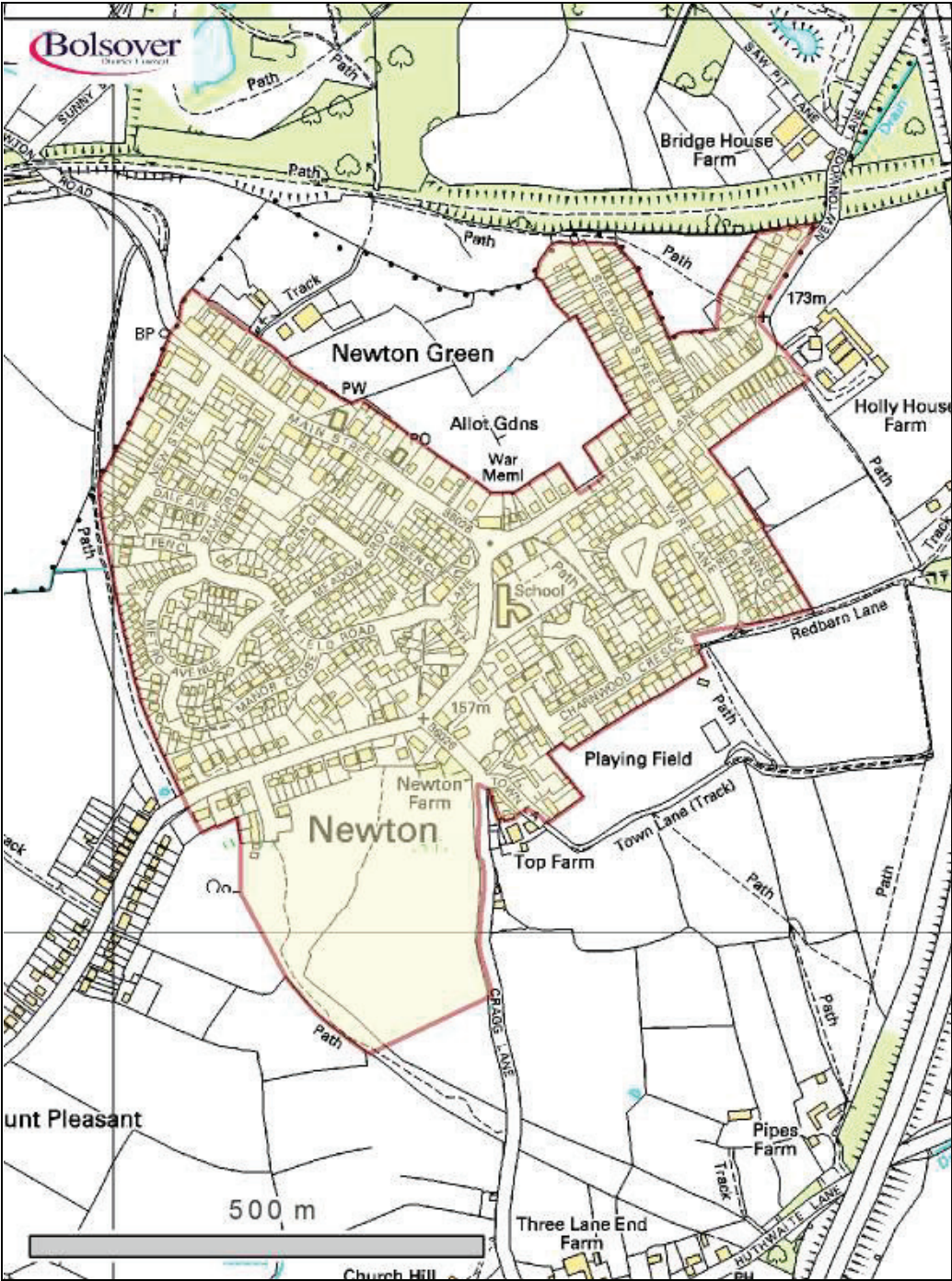
<b>Population</b>		
<b>GIS Estimate: 1,311</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
New Houghton is located in the central part of the district, north of the A617 and along the B6417. It is closely associated with Pleasley with which it shares the primary school, and is less than two and a half miles from Shirebrook and four miles from Mansfield Town Centre.		
<b>Form</b>		
The village has a fairly compact form, with a number of long terraced streets to the east of the B6417 and later estate development to the west. New development extends it southwards towards Pleasley.		
<b>Function</b>		
The village was developed to provide a residential function for the Pleasley Colliery, which adjoins to the south of the A617. It also has a small engineering base which remains and an association with the extensive mill development in Pleasley Vale. The function now is mainly residential.		
<b>Physical Character</b>		
The long red brick terraced rows give the eastern part of the village a strong character. Development of allotments into a central open space provides a green focus in the centre of the village. Generally the topography is flat or gently sloping but a small, steep, valley adjoins to the east. An important open area separates the village from Glapwell.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	The village has a Community Centre in Rotherham Road, and there is also a Community House.
Doctor's Surgery	No	The closest area for a clinic is Pleasley.
Local centre	No	The settlement does not have sufficient shops or services to constitute a local centre.
Primary School Education	Yes	Anthony Bek Primary School is situated off Rotherham Road.
Public Transport	Good	Services run through New Houghton to Bolsover and Mansfield. However, access to Shirebrook is poor as residents must first walk to Pleasley.
Accessibility to basic services	Poor	Although additional facilities are available in nearby Pleasley, they are over 800 metres away from most residents in New Houghton.

<b>B. Higher Order Facilities</b>		
Secondary School	No	The closest secondary school in the district is Shirebrook.
Town Centre	No	Nearest town centre is in Shirebrook, although bus services to Shirebrook run through Pleasley not New Houghton. Mansfield centre is also close by.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		44
Additional potential capacity <sup>2</sup>		143
<b>Total:</b>		<b>187</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		630
Registered Social Landlord Properties <sup>2</sup>		0
Council Owned Stock Properties <sup>3</sup>		125
<b>Total Affordable Housing</b>		<b>125</b>
Percentage affordable		19.8%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		0 ha
Additional potential capacity		3 ha
<b>Total</b>		<b>3 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.		
Number of employee jobs within settlement <sup>3</sup>		130
Large employers/employment areas outside settlement but within 1 kilometre of settlement:  The Pleasley Vale Business Park has a range of units up to a size of 2,135 sq m.		
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.		

<b>Open Space</b>				
Amount of Formal Green space within settlement				6.50 ha
Measurement against proposed minimum standard for formal green space				+ 3.41ha
Amount of Semi-natural Green space within settlement				52.89ha
Measurement against proposed minimum standard for semi - natural green space				+ 51.31 ha
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>				
<b>Local Shops and Pubs</b>				
The area has two newsagents, a small Miners Welfare, a Post Office and the Stanton Hotel (public house).				
<b>Education</b>				
School Name	Number on Roll (2011)	Capacity	Surplus	Over Capacity
Anthony Bek Community Primary School	140	170	30	0
<b>Potential Constraints to Development Potential</b>				
Agriculture	Land to the north and east of New Houghton is good agricultural land (Grade 2).			
Water Cycle	<p>Although not considered significant issues, additional growth may require increases in size and treatment capacity at the wwtw.</p> <p>In addition, large developments may require hydraulic modelling to determine if capacity improvements to the sewer network will be required.</p>			

# NEWTON

Proposed Settlement Hierarchy Classification: **Village**  
Proposed Rate of Growth: **Modest**



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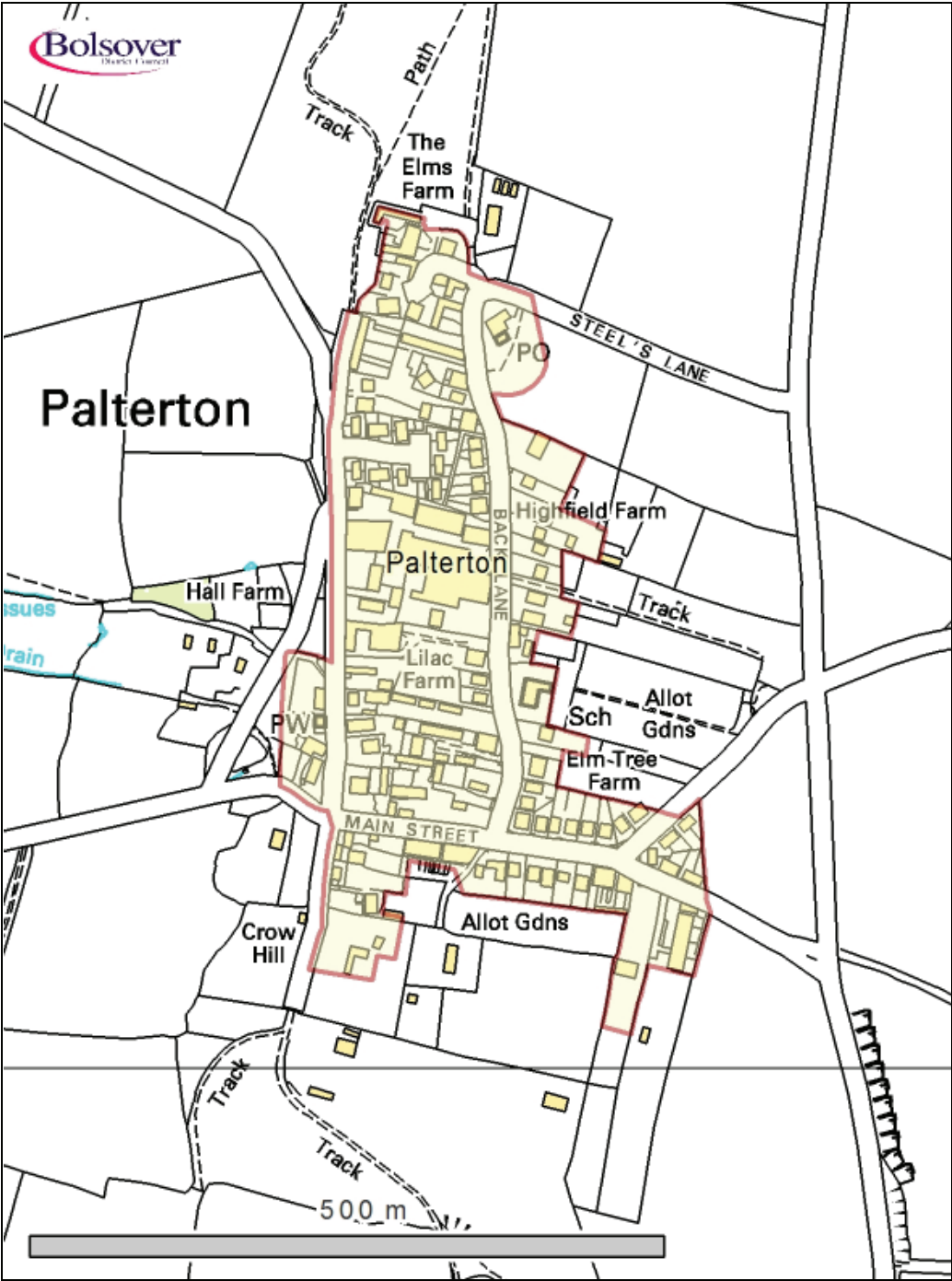
<b>Population</b>		
<b>GIS Estimate: 1,524</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Newton is located in the south of the district to the west and close to the M1 Motorway, on the B6026. Tibshelf lies about half a mile to the north and Newton adjoins Blackwell to the south.		
<b>Form</b>		
The village has a fairly compact form developed along the four access roads. It sits on a small hill. The village is however linked to Blackwell by a continuous ribbon of development through Mount Pleasant along Alfretton Road.		
<b>Function</b>		
The village developed as an agricultural village and this function still partially remains. The village developed during the mining era as a residential function, and this continued after the closure of the collieries with new estate development. The primary function of the village is now residential. However the motorway service area which adjoins to the north provides a service function for the travellers on the M1, including a Motel.		
<b>Physical Character</b>		
Despite its name Newton is an old village and the agricultural core is a designated conservation area. The village has a mixture of housing of different periods from terraced housing from the mining era to more modern development. An important open area separates the village from Tibshelf.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	Newton has a community centre located on Main Street.
Doctor's Surgery	No	The nearest doctor's surgery is located in Blackwell.
Local centre	No	Whilst the village has a few shops and services, it does not have enough provision to meet the study's criteria for a local centre.
Primary School Education	Yes	Newton has its own primary school.

Accessibility to basic services	Fair	Services within Newton are limited; accordingly residents must travel to Blackwell or higher order centres to meet all basic needs.
Public Transport	Poor	There are just 17 services a day accessing higher order centres.
<b>B. Higher Order Facilities</b>		
Secondary School	No	The closest secondary school to the village is in Tibshelf
Town Centre	No	Nearest town centre is in South Normanton.
Hotel	Yes	There is a hotel at the Motorway services nearby, but only accessible to motorway travellers.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		51
Additional potential capacity <sup>2</sup>		468
<b>Total:</b>		<b>519</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDf\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		685
Registered Social Landlord Properties <sup>2</sup>		0
Council Owned Stock Properties <sup>3</sup>		106
<b>Total Affordable Housing</b>		<b>106</b>
Percentage affordable		15.5%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		0 ha
Additional potential capacity <sup>2</sup>		0 ha
<b>Total</b>		<b>0 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.		

Number of employee jobs within settlement <sup>3</sup>	60			
<p>Large employers/employment areas outside settlement but within 1 kilometre of settlement:</p> <ul style="list-style-type: none"> <li>• Sawpit Industrial Estate, Tibshelf: 11.2 ha (varying employers on site)</li> <li>• Tibshelf Motorway Service Station: 19 hectares (varying employers on site)</li> </ul>				
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.				
<b>Open Space</b>				
Amount of Formal Green space within settlement	5.34 ha			
Measurement against proposed minimum standard for formal green space	+ 1.74 ha			
Amount of Semi-natural Green space within settlement	9.35 ha			
Measurement against proposed minimum standard for semi - natural green space	+ 7.55 ha			
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>				
<b>Local Shops and Pubs</b>				
<p>Newton has the New Inn, George and Dragon pub, hairdressers, two newsagents, a Chinese takeaway, Post Office and a carpet shop.</p>				
<b>Education</b>				
<b>School Name</b>	<b>Number on Roll (2011)</b>	<b>Capacity</b>	<b>Surplus</b>	<b>Over Capacity</b>
Newton Primary School	80	147	67	0
<b>Potential Constraints to Development Potential</b>				
Green Infrastructure	There is an important open area to the North and a few other open areas.			

# PALTERTON

Proposed Settlement Hierarchy Classification: **Village**  
Proposed Rate of Growth: **Low**



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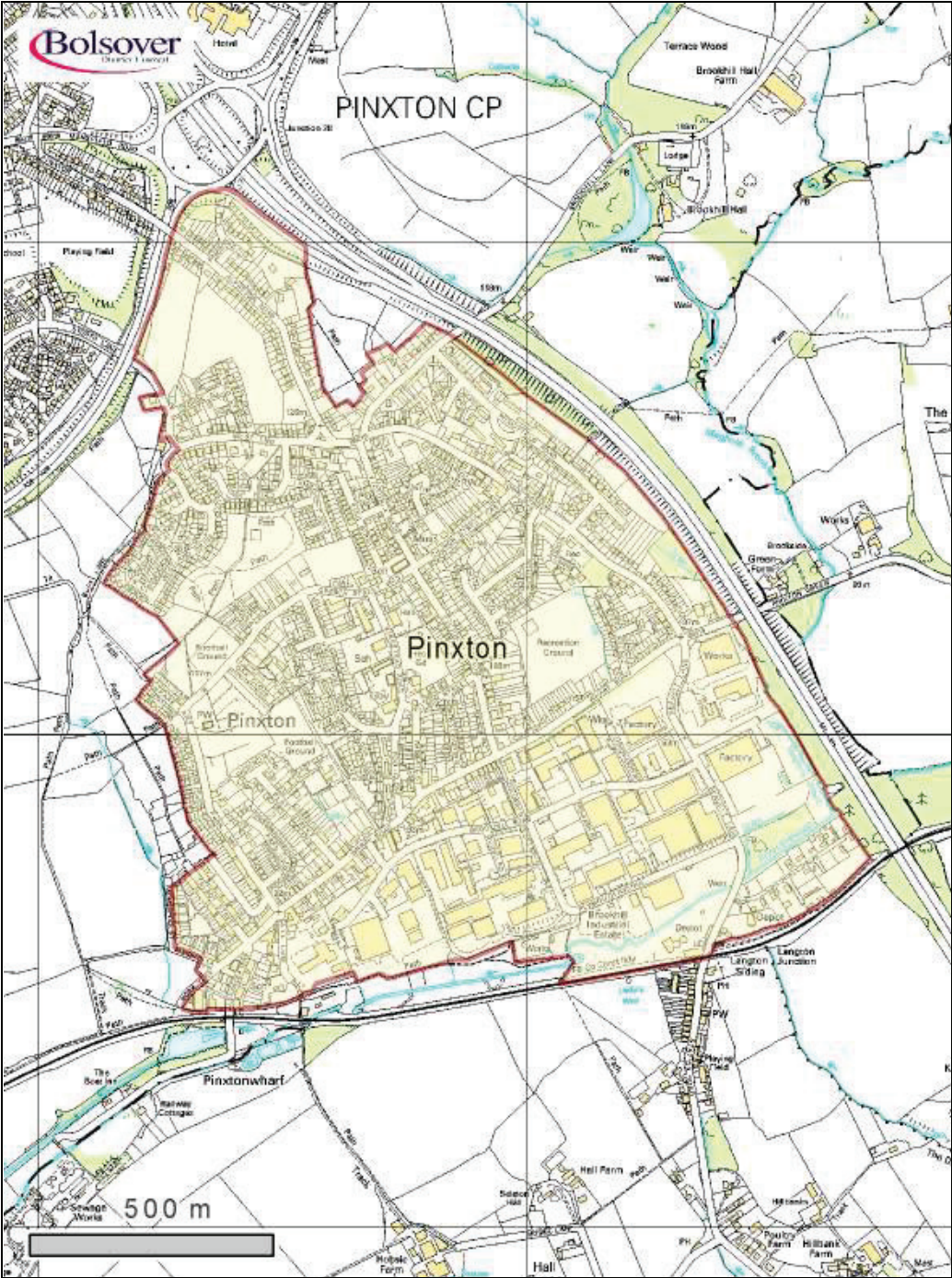
<b>Population</b>		
<b>GIS Estimate: 392</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Palterton is situated in the central area of the district to the east of the M1 about a mile and a half from junction 29. It stands on the limestone ridge overlooking the Doe Lea valley just south of Bolsover.		
<b>Form</b>		
The village has a compact form and the main street unusually runs along edge of the ridge, with development mainly on the eastern side.		
<b>Function</b>		
The village was developed as an agricultural village and still retains this function. There was some minor expansion during the coal mining era and some small scale later development since. Some farmsteads have been converted to residential use.		
<b>Physical Character</b>		
The village has a distinctive character and much of the village is a designated conservation area. Its prominent location on the ridge line with spectacular views to the west has made it an attractive rural village. The village is generally flat, but the access to the M1 is very steep, narrow and winding, although heavily used by local traffic.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	No	The area has a small Miner's Welfare which holds meetings but which does not operate as a fully working community centre. The nearest community centre is in Hillstown.
Doctor's Surgery	No	The nearest surgery is located in Bolsover.
Local centre	No	The village does not have shops or sufficient services to constitute a local centre.
Primary School Education	Yes	Palterton has its own primary school.
Public Transport	Poor	There are just 18 services a day accessing higher order centres.
Accessibility to basic services	Poor	Although the village has a primary school, basic services are very limited.

<b>B. Higher Order Facilities</b>		
Secondary School	No	The closest secondary school in the area is Bolsover.
Town Centre	No	Nearest town centre in the District is Bolsover.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		3
Additional potential capacity <sup>2</sup>		0
<b>Total:</b>		<b>3</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		172
Registered Social Landlord Properties <sup>2</sup>		13
Council Owned Stock Properties <sup>3</sup>		11
<b>Total Affordable Housing</b>		<b>24</b>
Percentage affordable		14%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		0 ha
Additional potential capacity <sup>2</sup>		0 ha
<b>Total</b>		<b>0 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.		
Number of employee jobs within settlement <sup>3</sup>		50
Large employers/employment areas outside settlement but within 1 kilometre of settlement: None.		
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.		

<b>Open Space</b>				
Amount of Formal Green space within settlement		1.05 ha		
Measurement against proposed minimum standard for formal green space		+ 0.33 ha		
Amount of Semi-natural Green space within settlement		0.22 ha		
Measurement against proposed minimum standard for semi - natural green space		- 0.23 ha		
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>				
<b>Local Shops and Pubs</b>				
There are no shops in Palterton, but there is a Miners Welfare.				
<b>Education</b>				
School Name	Number on Roll (2011)	Capacity	Surplus	Over Capacity
Palterton Primary School	95	91	0	4
<b>Potential Constraints to Development Potential</b>				
Agriculture	Land to the east, north and south of Palterton is good agricultural land (Grade 2)			
Flood Risk	No flood risks identified.			
Highways impact	Rylah Hill which is the southern route out of the village is steep and narrow, but fairly well used because it affords access to Junction 29 of the M1. It is unlikely that significant development in Palterton would be possible without major improvement to this route.			
Topography	Whilst the existing settlement occupies land along the ridge of the plateau, there are steep slopes to the west, and potential slope stability issues.			

# PINXTON

Proposed Settlement Hierarchy Classification: **Main Village**  
Growth Potential: **Moderate**



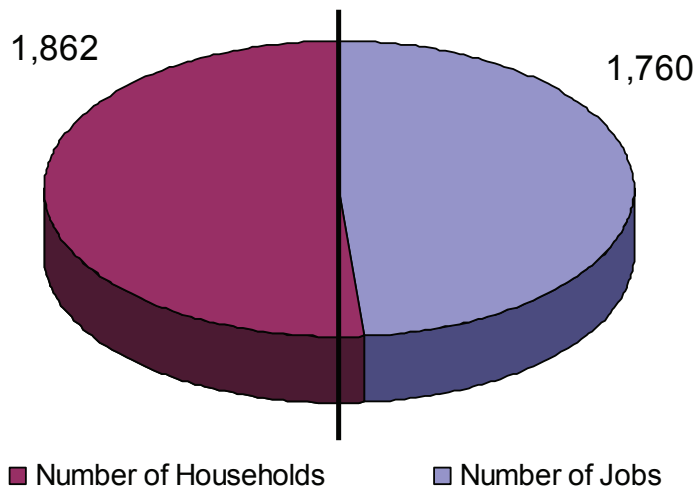
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<b>Population</b>
<p><b>GIS estimate : 4,394</b>  Combination of the latest GIS property data and the revised household occupancy rates for April 2011.</p>
<b>Location</b>
<p>Pinxton is situated at the very southern end of the district, immediately to the west of the M1 motorway adjoining Junction 28 within the Erewash valley. The B6019 passes through the village. The village is three and a half miles from Alfreton and Kirkby-in-Ashfield to the east, and just over four miles from Sutton-in-Ashfield. Nottingham city centre is fourteen miles to the south east and Derby City Centre is just over fifteen miles to the south west. A mineral railway runs to the south of the village, along the riverbank.</p>
<b>Form</b>
<p>Pinxton is a compact village, but it is continually joined to South Normanton north and west of the A38. A sizeable part of the Broadmeadows Estate lies within Pinxton Parish along with half of the Frederick Gents School which serves both Pinxton and South Normanton. For the purposes of this audit, however, the whole of the Broadmeadows Estate and the secondary school have been included in South Normanton. Part of the Clover Nook Industrial Estate and the McArthur Glen East Midlands Designer Outlet also lie within Pinxton Parish, but are more closely associated with South Normanton.</p> <p>Pinxton also extends by ribbon development through to Selston to the south in Nottinghamshire. The village stands on quite a steep hillside next to the Erewash Valley and the church is on a small hill.</p> <p>A small valley partially separates Pinxton from the A38 and Broadmeadows. The traditional centre of the village is along Wharf road, but this is not well defined as a centre, and south of Wharf Road is primarily industrial development down to the River Erewash. Unusually for a village of this size, there is no longer a road out to the west, much of it is a cul-de-sac.</p>
<b>Function</b>
<p>The original village had a farming function but this has all but disappeared and the village has been industrialised from before the end of the 18<sup>th</sup> Century, when the Cromford Canal was developed, terminating at Pinxton Wharf. The short lived China Pottery Works is nationally famous. The village developed significantly in the coal mining era, and the former Brookhill Colliery and coke ovens were replaced with an industrial estate almost fifty years ago. The village remains a significant employment centre as well as a residential area. The retail significance of the village has declined and it only has a small local centre.</p>

<b>Physical Character</b>		
<p>The industrial areas are mainly concentrated south of Wharf Road next to the Erewash River. Traces of the old village can be seen on Town Street, but the ancient church of Saxon origin is separately located from the old village area. Older Victorian and Edwardian housing tends to be concentrated in the south west of the village and through the central core, with later housing interspersed. There is no clear and obvious centre. The M1 motorway, on an embankment, forms a very definite edge to the east. The active mineral railway line and in part, the Cromford Canal, along with the Erewash River, form a strong boundary to the south.</p>		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	Pinxton has two community centre facilities: the Youth and Community Centre and the Village Hall. There is also the Performing Arts and Sports centre which is part of Kirkstead School.
Doctor's Surgery	Yes	The village has the Village Surgery.
Local centre	Not really	Over 20 small shops are located in Pinxton in a rather sporadic manner. The most concentrated cluster of shops is situated on Wharf Road, between Redgate Street and North Street. Wharf Road is a defined local centre in the adopted Local Plan. However, the fragmented nature of current provision means that it is questionable whether Pinxton currently meets the criteria used to identify a local centre in this study.
Primary School Education	Yes	Pinxton has three infant schools: John King, Longwood Community and Kirkstead Junior School. (There is also a Nursery School in Kirkstead Road).
Public Transport	Good	There are frequent direct services to South Normanton, Alfreton and Mansfield from the settlement. It also has good transfer services to other settlements.
Accessibility to basic services	Good	Most residents live within 800 metres of the above facilities

<b>B. Higher Order Facilities</b>		
Secondary School	No	However, pupils from Pinxton attend Frederick Gent which is situated mainly in Pinxton parish.
Town Centre	No	Nearest town centre is in South Normanton which is about 2 km from the centre of Pinxton
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		52
Additional potential capacity <sup>2</sup>		457
<b>Total:</b>		<b>509</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		1,926
Registered Social Landlord Properties <sup>2</sup>		63
Council Owned Stock Properties <sup>3</sup>		303
<b>Total Affordable Housing</b>		<b>366</b>
Percentage affordable		19.0%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		2.88 ha
Additional potential capacity <sup>2</sup>		0 ha
<b>Total</b>		<b>2.88 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.		
Number of employee jobs within settlement <sup>3</sup>		1,760
Large employers/employment areas outside settlement but within 1 kilometre of settlement: <ul style="list-style-type: none"> <li>• Pinxton Castle: 31.9 Hectares (currently being developed)</li> <li>• Macarthur Glen Retail Park: 1.5 hectares / 276 employees</li> </ul>		
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.		

**Comparison between the Number of Households  
and the Number of Jobs**



**Open Space**

Amount of Formal Green space within settlement	10.56 ha
Measurement against proposed minimum standard for formal green space	+ 0.15 ha
Amount of Semi-natural Green space within settlement	3.73 ha
Measurement against proposed minimum standard for semi - natural green space	- 1.47 ha

Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.

**Local Centre**

Land Use Class	Floor space (m <sup>2</sup> )
A1 Convenience	925
A1 Comparison	1,505
Other Class A Uses <sup>1</sup>	325
D2 (Leisure) or Sui Generis	175
Vacant Unit	493
<b>Total</b>	<b>3,423</b>

Figures derived from Town and Local Centre Health Checks carried out in November 2010 that form an appendix to the Retail Capacity Assessment (2011).

<sup>1</sup> Includes other non convenience or comparison shops ( A1), Financial services (A2), Restaurants/cafes (A3), drinking establishments (A4), hot food takeaway (A5)

<b>Education</b>				
<b>School Name</b>	<b>Number on Roll (2011)</b>	<b>Capacity</b>	<b>Surplus</b>	<b>Over Capacity</b>
John King Infant School	124	150	26	0
Longwood Community Infant School	28	60	32	0
Kirkstead Junior School	200	250	50	0
Pinxton Nursery School	-	-	-	-
<b>Total</b>	<b>352</b>	<b>460</b>	<b>108</b>	<b>0</b>
<b>Potential Constraints to Development Potential</b>				
Flood Risk	There is a large area of Flood Zone 2 covering the Brookhill Industrial Estate and an area of Flood Zone 3 to the South of the estate following the River Erewash. Instances of flooding have been recorded at Beech Avenue, Alexander Terrace, York Terrace and Suff lane.			
Highways impact	Any significant development in Pinxton is likely to impact upon the M1/A38 junction. The M1 motorway physically constrains development eastwards.			
Green Infrastructure	The benefits of open land to the west of Pinxton for countryside recreation were identified in the Green Infrastructure Study			
Water Cycle	Given the history of flooding in the settlement, detailed flood risk assessments by the developer would be likely to be required before significant development takes place in the village.			

# PLEASLEY

Proposed Settlement Hierarchy Classification: **Village**  
Proposed Rate of Growth: **Low**



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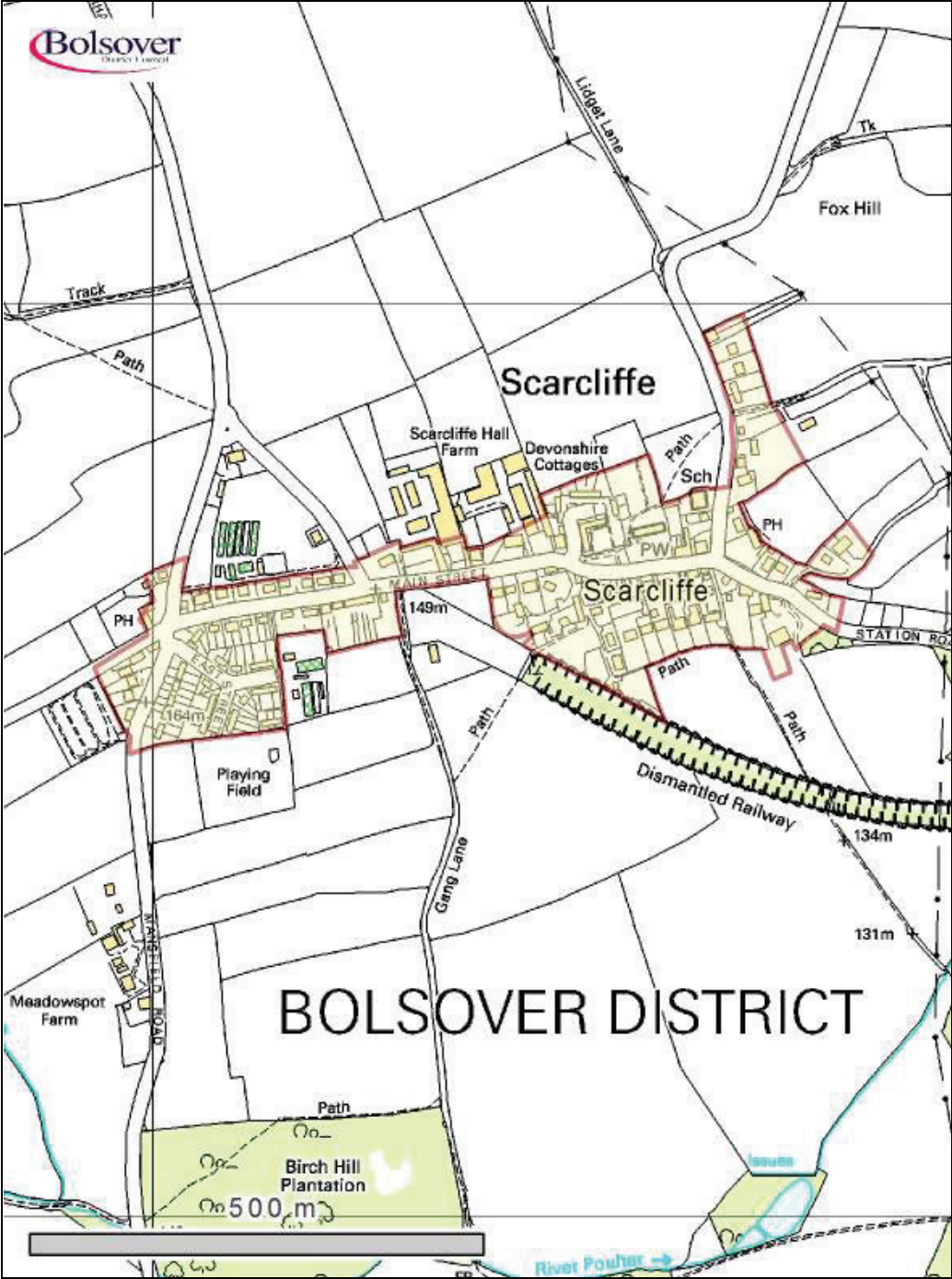
<b>Population</b>		
<b>GIS Estimate: 934</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Pleasley is located in the central part of the district on the A617 Chesterfield to Mansfield road, adjoining the River Meden, it lies about three miles from Mansfield Town Centre. It is closely related to New Houghton to the north, which is in the same parish, and shares the same primary school, and to Pleasley Hill, in Mansfield adjoining.		
<b>Form</b>		
The village has a compact form, but widening of the A617 to a dual carriageway has split the bulk of the village from the church and also spilt Pleasley from New Houghton, although footbridge and vehicular links remain. The land slopes steeply next to the River Meden. The urban development extends continuously from Pleasley into Mansfield, and a small commercial area at Pleasley Hill adjoins in Nottinghamshire. The split between Pleasley and Pleasley Hill in Nottinghamshire is somewhat arbitrary.		
<b>Function</b>		
The village was originally an agricultural village with a water mill and mill pond, the mill pond still remains. Some residential development took place with the sinking of the colliery, and the village has expanded slowly in the following century. Although a few small businesses remain, the village now has a mainly residential function. The development of a large country park and the potential development of the former colliery headstocks and engine house as a visitor site indicates a potential leisure/tourist function.		
<b>Principal Character</b>		
The old parts of the village retained an agricultural village character and are designated as a conservation area. Later residential development has taken place in a variety of different styles and at different times. The only remaining buildings from the colliery, the headstocks, engine house and chimney, stand very prominently and are local landmarks, along with the church.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	There is the Verney Institute as well as a Village Hall on Newboundmill Lane and there is also the Miners Welfare which effectively operates as a Community Centre on Chesterfield Rd.
Doctor's Surgery	Yes	The settlement has the Pleasley Surgery located on Chesterfield Rd.

Local centre	No	Although there are a few shops within the Nottinghamshire part of the village, the settlement does not have sufficient shops and services to constitute a local centre.
Primary School Education	No*	*There is no school within the settlement boundary, but a pedestrian bridge over the A 617 provides access to Anthony Bek Primary School in nearby New Houghton, which serves Pleasley.
Public Transport	Good	Pleasley has many services providing good links to Mansfield and Chesterfield.
Accessibility to basic services	Fair	Services within Pleasley are limited. However, Anthony Bek school in New Houghton provides primary education within 800 metres of most Pleasley residents.
<b>B. Higher Order Facilities</b>		
Secondary School	No	The closest secondary school in the district is Shirebrook.
Town Centre	No	Nearest town centre is in Shirebrook.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		17
Additional potential capacity <sup>2</sup>		0
<b>Total:</b>		<b>17</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		449
Registered Social Landlord Properties <sup>2</sup>		11
Council Owned Stock Properties <sup>3</sup>		0
<b>Total Affordable Housing</b>		<b>11</b>
Percentage affordable		2.4%
<sup>1</sup> Number of households within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		

<b>Employment</b>	
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>	0.8 ha
Additional potential capacity <sup>2</sup>	0 ha
<b>Total</b>	<b>0.8 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.	
Number of employee jobs within settlement <sup>3</sup>	70
<p>Large employers/employment areas outside settlement but within 1 kilometre of settlement:</p> <p>The Pleasley Vale Business Park has a range of units up to a size of 2135 sq m.</p>	
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.	
<b>Open Space</b>	
Amount of Formal Green space within settlement	0.87 ha
Measurement against proposed minimum standard for formal green space	- 1.33 ha
Amount of Semi-natural Green space within settlement	45.48 ha
Measurement against proposed minimum standard for semi - natural green space	+ 44.37ha
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>	
<b>Local Shops and Pubs</b>	
<p>The area has a Miners Welfare, a Post Office, the Nags Head public house, a printer shop, a Motorcycle sales outlet and garage.</p>	
<b>Potential Constraints to Development Potential</b>	
Flood Risk	<p>The River Meden flows through the village. The area between Chesterfield Road and the A617 is located in Flood Zone 3 on the EA's Flood Zone maps and has also flooded in recent years.</p>
Green Infrastructure	<p>The north west of the village is flanked by a country park and the Pleasley Pit Scheduled Ancient Monument. Countryside trails lead to Pleasley Vale, Hardwick Hall and in to Nottinghamshire.</p>

# SCARCLIFFE

Proposed Settlement Hierarchy Classification: **Village**  
Proposed Rate of Growth: **Low**



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<b>Population</b>		
<b>GIS Estimate: 363</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Scarcliffe is located in the centre of the district between Bolsover and Shirebrook. The B6417 passes to the west of the village and this links Clowne and Bolsover with Mansfield. The village is two and a half miles to the east of junction 29 on the M1 motorway.		
<b>Form</b>		
The village has a linear form along a single main street with only a small number of side roads. It sits in a shallow valley area on the limestone plateau.		
<b>Function</b>		
The village is an agricultural village and retains its function, as well as providing a residential function.		
<b>Physical Character</b>		
The older part of the village is a conservation area and the village generally has an attractive rural character.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	No	There village does not have a community centre.
Doctor's Surgery	No	The nearest doctor's surgery is in Shirebrook.
Local centre	No	The settlement does not have shops or sufficient services to constitute a local centre.
Primary School Education	Yes	Scarcliffe has its own primary school.
Public Transport	Poor	There are only 18 services a day to higher order centres.
Accessibility to basic facilities	Poor	Apart from the school, the village has few facilities or services.
<b>B. Higher Order Facilities</b>		
Secondary School	No	The closest secondary school in the district is Bolsover.
Town Centre	No	Nearest town centre is in Bolsover.

<b>Potential Housing Supply</b>	
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>	2
Additional potential capacity <sup>2</sup>	0
<b>Total:</b>	<b>2</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc	
<b>Existing Housing Provision</b>	
Total Number of Dwellings <sup>1</sup>	160
Registered Social Landlord Properties <sup>2</sup>	0
Council Owned Stock Properties <sup>3</sup>	19
<b>Total Affordable Housing</b>	<b>19</b>
Percentage affordable	11.9%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)	
<b>Employment</b>	
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>	0 ha
Additional potential capacity <sup>2</sup>	0 ha
<b>Total</b>	<b>0 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.	
Number of employee jobs within settlement <sup>3</sup>	40
Large employers/employment areas outside settlement but within 1 kilometre of settlements: None.	
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.	
<b>Open Space</b>	
Amount of Formal Green space within settlement	1.84 ha
Measurement against proposed minimum standard for formal green space	+ 0.84 ha
Amount of Semi-natural Green space within settlement	0 ha
Measurement against proposed minimum standard for semi - natural green space	- 0.42 ha

Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.

### Local Shops and Pubs

There are no shops in the village but there are two public houses; the Horse and Groom Inn and the Elm Tree Inn.

### Education

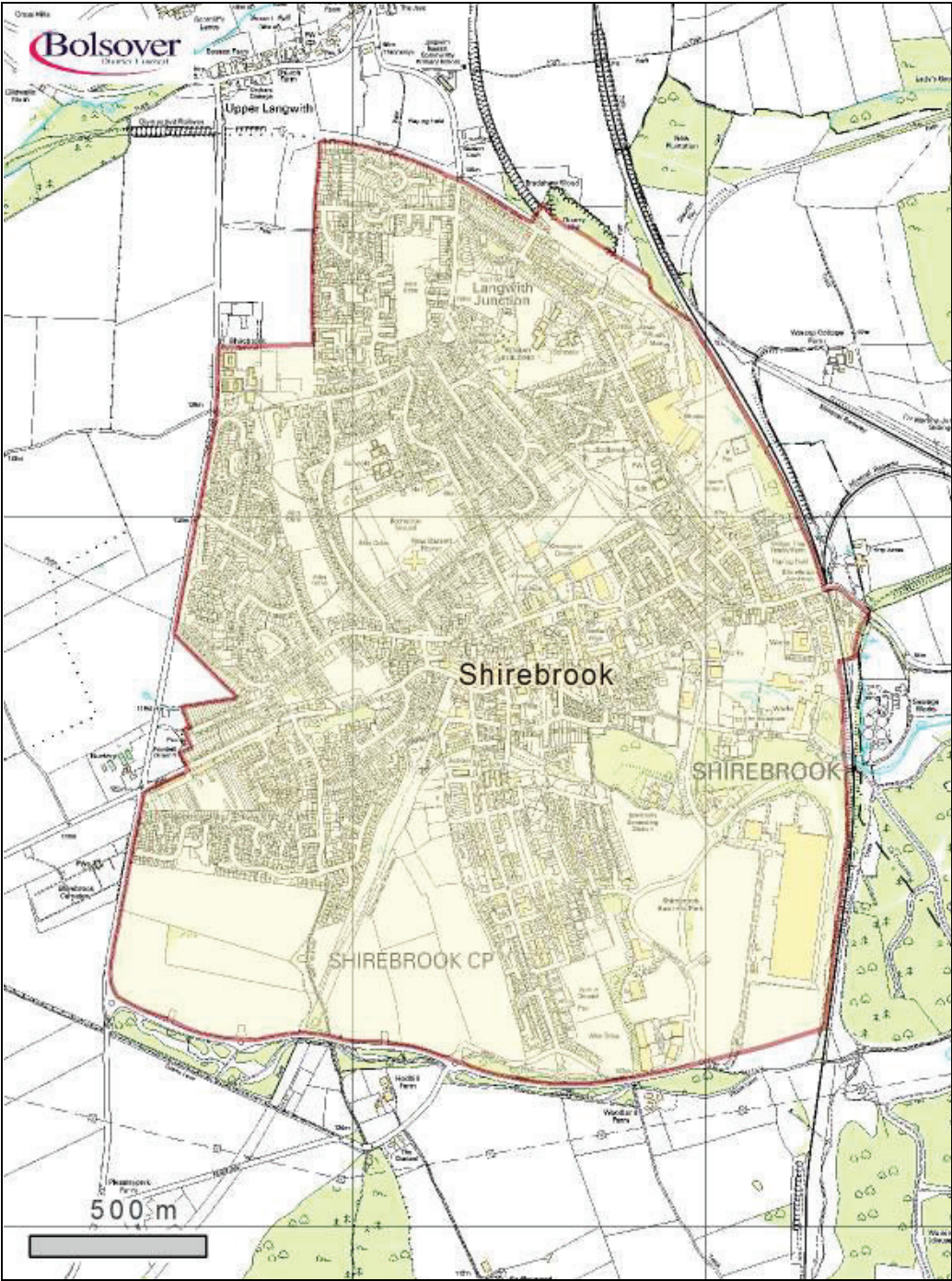
School Name	Number on Roll (2011)	Capacity	Surplus	Over Capacity
Scarcliffe Primary School	83	70	0	13

### Potential Constraints to Development Potential

Agriculture	Scarcliffe is surrounded by good agricultural land (Grade 2)
Green Infrastructure	A disused railway curves away to the south east of the village forming a valuable wildlife link to Langwith Woods.
Water Cycle	Limited capacity at the wwtw. Re-building/enlargement would not be straightforward as the treated effluent flows into a watercourse the feeds into SSSI's downstream and water quality is therefore an issue.

# SHIREBROOK

Proposed Settlement Hierarchy Classification: **Town**  
Growth Potential: **Moderate**



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<b>Population</b>
<p><b>GIS Estimate: 10,902</b>  Combination of the latest GIS property data and the revised household occupancy rates for April 2011.</p>
<b>Location</b>
<p>Shirebrook lies in the central part of the district to the south east of Bolsover on the B6407. It is about six miles east of junction 29 on the M1 motorway, about six miles from Mansfield and about four miles from Warsop and Mansfield Woodhouse. The Robin Hood railway line passes through the town on its eastern edge.</p>
<b>Form</b>
<p>The town has a fairly compact form with a well-defined town centre located in the shallow Sookholme Brook valley. Much of the town is generally flat, but the land rises to the west of the town. The town incorporates two smaller settlements, Shirebrook Model Village to the south of the B6407, which was developed by the Shirebrook Colliery Company, and Langwith Junction in the north west of the town which lies within Scarcliffe Parish. The Robin Hood Line forms the eastern boundary of the town.</p>
<b>Function</b>
<p>The town was only a very small hamlet before the development of the colliery, and the arrival of the railway. Following the demise of the coal industry, the town has retained some of its engineering industry and new industries have developed on the former colliery site, in particular, a large development by Sports Direct, and the town retains a substantial employment function.</p> <p>The town developed a market and retail function and it was, until recently, the largest retail centre in the district.</p> <p>The town has a leisure function with the location of the Kissinggate Leisure Centre in the town (unfortunately recently damaged by fire).</p>
<b>Physical Character</b>
<p>The town centre is based around a large and distinctive Victorian market place. The town grew rapidly in the ten years following the sinking of the colliery, and as well as the Shirebrook Model Village extensive areas of terraced housing were developed, some of which have since been demolished. Much of the town has been developed in the last fifty years in large estate areas. The colliery and tip area has been cleared and new industry is being developed. The infrastructure and access road has been constructed for a major housing development to the south of the town, which has yet to start. An important open area separates the town from Langwith and Upper Langwith.</p>

<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	Shirebrook has three community centres: a Church Hall on Church Drive; a Community Centre on Carter Lane West and a Village Hall on Park Road. There is also the Community room within the Model Village which is run by local residents.
Doctor's Surgery	Yes	Shirebrook has the Shires Surgery on Main Street.
Local centre	Yes	The settlement has a recognised town centre function.
Primary School Education	Yes	Shirebrook has two primary schools, an infant and junior school. Whilst not classified as a primary school, there is also a Special Education Needs school at Stubbin Woods.
Public Transport	Good	There are frequent bus services to Bolsover, Chesterfield, Mansfield, and Shirebrook has a station on the Robin Hood line giving good access to Mansfield in particular.
Accessibility to basic services	Good	Most residents live within 800 metres of the above facilities. However, there is a small pocket of housing to the North in Langwith Junction which is not within the 800 metre radius.
<b>B. Higher Order Facilities</b>		
Secondary School	Yes	The settlement has the Shirebrook School
Town Centre	Yes	The town has a defined town centre in the local plan and the town centre function is recognised in the Regional Spatial Strategy
Leisure Centre	Yes	The town has the Kissingate Leisure Centre (currently closed following fire damage). It has a sports hall, two squash courts, gym and other indoor/outdoor facilities.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		1,043
Additional potential capacity <sup>2</sup>		420
<b>Total:</b>		<b>1,463</b>
<p><sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011</p> <p><sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDf\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc</p>		

<b>Existing Housing Provision</b>	
Total Number of Dwellings <sup>1</sup>	4,849
Registered Social Landlord Properties <sup>2</sup>	205
Council Owned Stock Properties <sup>3</sup>	1,131
<b>Total Affordable Housing</b>	<b>1,336</b>
Percentage affordable	27.6

<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011)

<sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011)

<sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)

<b>Employment</b>	
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>	26.66 ha
Additional potential capacity <sup>2</sup>	0 ha
<b>Total</b>	<b>26.66 ha</b>

<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011

<sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.

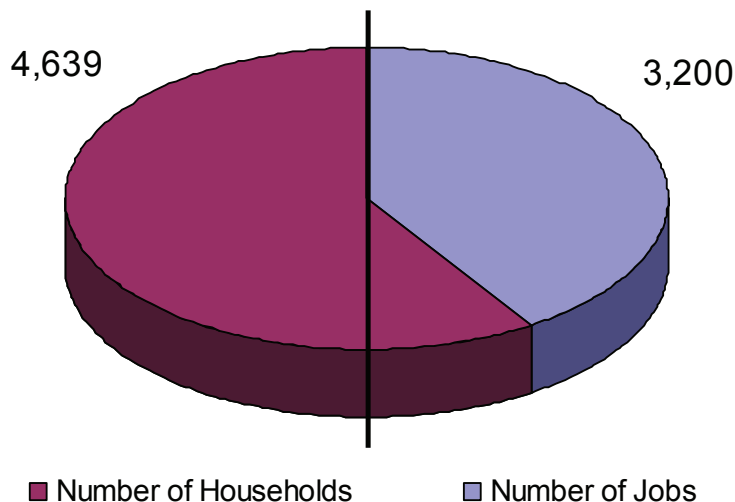
Number of employee jobs within settlement <sup>3</sup>	3,200
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Large employers/employment areas outside settlement but within 1 kilometre of settlement:

The Pleasley Vale Business Park has a range of units up to a size of 2135 sq m.

<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.

**Comparison between the Number of Households and the Number of Jobs**



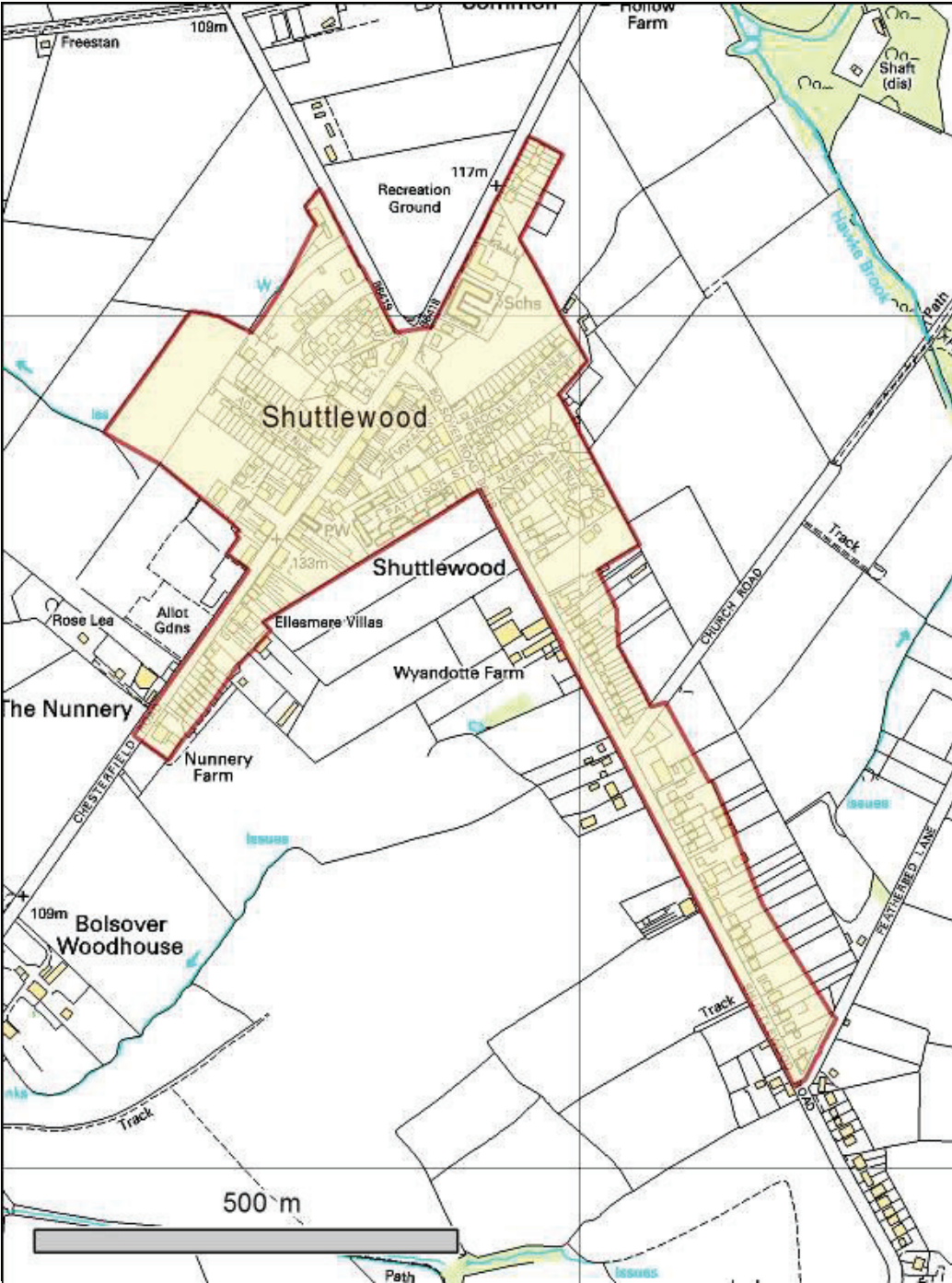
<b>Open Space</b>				
Amount of Formal Green space within settlement	26.72 ha			
Measurement against proposed minimum standard for formal green space	+ 0.88 ha			
Amount of Semi-natural Green space within settlement	6.51 ha			
Measurement against proposed minimum standard for semi - natural green space	- 6.41 ha			
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>				
<b>Town Centre</b>				
<b>Land Use Class</b>	<b>Floor space (m<sup>2</sup>)</b>			
A1 Convenience	5,943			
A1 Comparison	3,689			
Other Class A Uses <sup>1</sup>	5,030			
D2 (Leisure) or Sui Generis	395			
Vacant Unit	1,476			
<b>Total</b>	<b>16,533</b>			
<b>OTHER AREAS</b>				
Half a kilometre to the south of the centre, the Sports Direct shop provides 2,400 sq. metres of sports related shopping floor space.				
<p>Figures derived from Town and Local Centre Health Checks carried out in November 2010 that form an appendix to the Retail Capacity Assessment (2011).</p>				
<p><sup>1</sup> Includes other non convenience or comparison shops ( A1), Financial services (A2), Restaurants/cafes (A3), drinking establishments (A4), hot food takeaway (A5)</p>				
<b>Education</b>				
<b>School Name</b>	<b>Number on Roll (2011)</b>	<b>Capacity</b>	<b>Surplus</b>	<b>Over Capacity</b>
Park Infant and Nursery School	186	193	7	0
Park Junior School	212	240	28	0
St Joseph's Catholic Primary School (Shirebrook)	151	157	6	0
Brookfield Primary School	175	210	35	0
Model Village Primary School	170	262	92	0
Shirebrook Academy	705	900	195	0
<b>TOTAL</b>	<b>1,599</b>	<b>1,962</b>	<b>363</b>	<b>0</b>

<b>Potential Constraints to Development Potential</b>	
Agriculture	Good agricultural land adjoins the town to the north, west and south
Flood Risk	There is a small area within the Vernon Street / Portland Road Industrial Estate north of Sookholme Road which is located in Flood Zones 2 and 3 on the EA's Flood Zone maps. There have been historical records of flooding around Springfield Avenue and Valley Road. Also, there have been instances of flooding to properties on Elm Tree Avenue with the adjacent watercourse running along Hill Crest.
Railway	The Robin Hood railway line is a constraint on eastern expansion of the town
Water Cycle	<p>Possible need to increase capacity at wwtw to accommodate growth. The treated effluent flows into a watercourse that feeds into SSSIs downstream, and water quality may be an issue.</p> <p>Potential constraints to development exist in the sewerage network, and this may need to be addressed through a Surface Water Management Plan.</p>

# SHUTTLEWOOD

Proposed Settlement Hierarchy Classification: **Village**

Proposed Rate of Growth: **Major**



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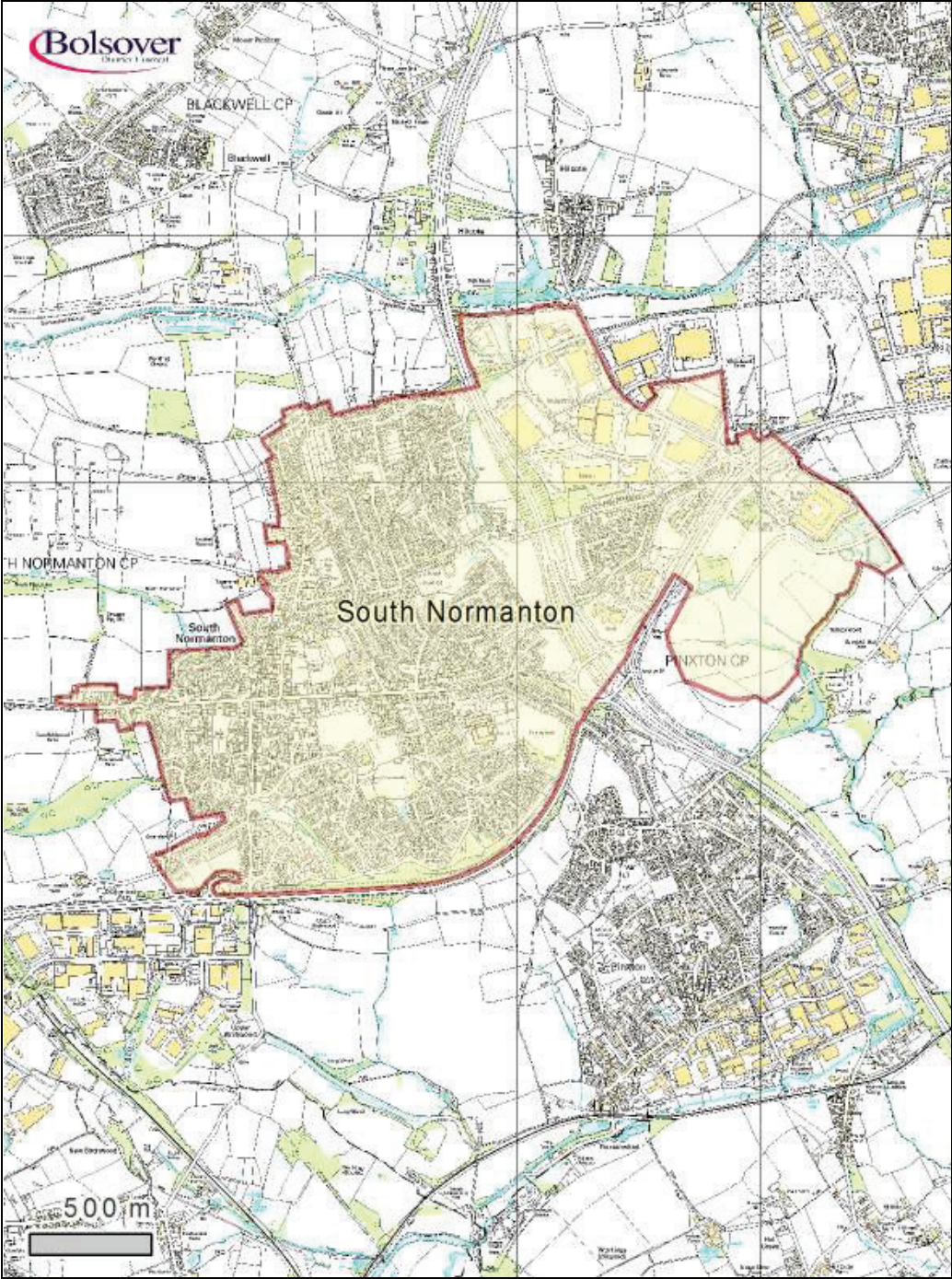
<b>Population</b>		
<b>GIS Estimate: 899</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Shuttlewood is located in the central part of the district, north of Bolsover at the junction of the B6418 and the B6419 to the east of the M1 motorway, approximately two and a half miles from junction 29a.		
<b>Form</b>		
The village is concentrated at the crossroads of the two B roads, but has ribbon development to the south along the B6418. Ribbon development along the B6419 continuously links the village with Bolsover to the south. The village stands on a small hilltop in the Doe Lea valley. The small settlement of Bentinck Row lies very close, but separate, to the north.		
<b>Function</b>		
The village developed as a residential area serving local collieries in the mining era. Its function remains almost entirely residential.		
<b>Physical Character</b>		
The village has a mixture of residential properties representing different styles of development from Victorian terraced houses through to modern flats.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	No	The nearest community centre is to be found in Bolsover.
Doctor's Surgery	No	The nearest is the Family Friendly Doctor's Surgery and the Bolsover Clinic.
Local centre	No	The area does not have a defined Local Centre. The nearest is based in Bolsover.
Primary School Education	Yes	Brockley Primary School is situated in the centre of Shuttlewood.
Accessibility to basic services	Poor	There are few shops or services in Shuttlewood, so residents are dependent on Bolsover and other higher order settlements to meet basic needs.
Public Transport	Good	There are regular bus services to Chesterfield, Mansfield and Sheffield.

<b>B. Higher Order Facilities</b>		
Secondary School	No	The nearest is Bolsover School which is located off Mooracre Lane on the north eastern edge of the town.
Town Centre	No	Nearest town centre is located in Bolsover.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		55
Additional potential capacity <sup>2</sup>		346
<b>Total:</b>		<b>401</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		411
Registered Social Landlord Properties <sup>2</sup>		24
Council Owned Stock Properties <sup>3</sup>		62
<b>Total Affordable Housing</b>		<b>86</b>
Percentage affordable		20.9%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		0 ha
Additional potential capacity <sup>2</sup>		0 ha
<b>Total</b>		<b>0 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.		
Number of employee jobs within settlement <sup>3</sup>		60
Large employers/employment areas outside settlement but within 1 kilometre of settlement:  The MEGZ development at Markham Vale is situated 0.5km away and has capacity for up to 5,000 jobs		
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.		

<b>Open Space</b>				
Amount of Formal Green space within settlement			4.05 ha	
Measurement against proposed minimum standard for formal green space			+ 1.94 ha	
Amount of Semi-natural Green space within settlement			0 ha	
Measurement against proposed minimum standard for semi - natural green space			- 1.05 ha	
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>				
<b>Local Shops and Pubs</b>				
Shuttlewood has a newsagent, a garage, a fish tackle shop and an off-licence.				
<b>Education</b>				
School Name	Number on Roll (2011)	Capacity	Surplus	Over Capacity
Brockley Primary and Nursery School	92	123	31	0
<b>Potential Constraints to Development Potential</b>				
Highways impact	The central crossroads of Shuttlewood joining the B6418 (Chesterfield Road), Woodthorpe Road and Shuttlewood Road may become problematic if further developments are implemented. The entrance to the B6418 from Shuttlewood Road also has the issue of having a blind left due to the amount of car parking from local residents.			
Water Cycle	The village is served by the wwtw at Staveley, where there is additional capacity subject to the necessary consents, and possible improvements to manage phosphates. There would also be a need to take account of flow impacts on the River Doe Lea.			

# SOUTH NORMANTON

Proposed Settlement Hierarchy Classification: **Town**  
Proposed Rate of Growth: **Medium**



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<b>Population</b>
<p><b>GIS Estimate: 10,510</b>  Combination of the latest GIS property data and the revised household occupancy rates for April 2011.</p>
<b>Location</b>
<p>South Normanton is situated in the south of the district on both sides of the M1 motorway immediately adjoining junction 28. The A38 trunk road has been taken as the boundary between South Normanton and Pinxton, although the two settlements are physically linked and a sizeable part of the Broadmeadows Estate, to the north of the A38, is in Pinxton Parish. The B6019 also joins the M1 at junction 28 passing through South Normanton and the B6406 links South Normanton to Hillcote and villages to the north. The Midland Mainline, with Alfreton Station, lies just over a mile to the west of the town and Alfreton lies approximately two miles to the west, with Sutton-in-Ashfield approximately three and a half miles to the east.</p>
<b>Form</b>
<p>The town has a compact form, but the town centre is located on the north western edge of the town and not centrally. The M1 motorway passes through the town and constrains access to its eastern part, which has some residential development, but which is mainly commercial and industrial in character. The A38 cuts off the large industrial site at Clover Nook from the town to the north. The Clover Nook Industrial site is contiguous with the Cotes Park Industrial site in Somercotes and links South Normanton, Alfreton, and Somercotes in a continuous and substantial urban development. South Normanton is continuously linked to Pinxton to the south. There is currently a break between the industrial and commercial areas of Sutton-in-Ashfield and South Normanton, but this will partially disappear when the Castlewood industrial development is completed to the south of the McArthur Glen East Midlands Designer Outlet, effectively creating a continuous urban form from Alfreton to Mansfield and beyond. However, there are important open areas between the town and Alfreton to the east and between Blackwell to the north. The eastern open area is also partly formed by the Carnfield Hall Conservation Area.</p> <p>The village core is on a hilltop, with a second lower hill on The Common with the land falling away to the north to Normanton Brook and to the south to the Erewash Valley.</p> <p>The A38 was developed as a spine road for the so called Alfreton Mansfield Growth Zone in the 1960's and the Broadmeadows and Clover Nook estates were the first two and only developments within Derbyshire as part of a proposed new type of linear city, which did not proceed.</p>

<b>Function</b>		
<p>South Normanton was originally a small agricultural village and, there are still traces of this origin. The village developed a substantial residential function to serve the mining industry, and the residential function was expanded significantly after the closure of the collieries in conjunction with the development of new industrial estates. Substantial industrial and commercial development south of the A38, linking the town to Somercotes/Alfreton, and west of the M1, soon to link the town to Sutton-in-Ashfield, means that the town provides a major employment function for the surrounding area. The town also provides a service function for employment in the area with two large hotels next to junction 28. The town centre, constrained by its off centre location, has not developed in the same way as the town although it serves a local function and has a small market. The town does, however, also have the McArthur Glen Retail Development, on the site of the old South Normanton Colliery, at the eastern end of the town, which has the comparison shopping floor space of a medium-sized town centre.</p>		
<b>Physical Character</b>		
<p>The town is prominent in the landscape with its hilltop location, and it has a distinctive linear town centre. Much of the town is made up of housing estates developed at different periods and in different styles. The large Broadmeadows estate was planned in the 1960's and developed in succeeding years and incorporates substantial areas of open space. The industrial estates which adjoin the town, due to their hillside location are also prominent in the landscape. Important open areas separate the town from Blackwell, Hilcote, Pinxton, Alfreton and part of Sutton-in-Ashfield.</p>		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	The town has its own community centre on Market Street. This is located in the local centre.
Doctor's Surgery	Yes	The doctor's surgery (Village Surgery) is located on Market Street.
Local centre	Yes	South Normanton has a recognised town centre.
Primary School Education	Yes	South Normanton has two infant and one junior school within the settlement boundary. There is also a nursery school on Hamlet Lane.

Accessibility to basic services	Fair	Whilst most residents west of the M1, are able to access basic services within 800 metres of their homes, areas such as the Broadmeadows Estate on the settlement's southern edge have few facilities within a reasonable walking distance, and the Carter Lane East/Ball Hill area also lacks good access to services.
Public Transport	Good	South Normanton has good links by bus with Pinxton, Alfreton, Sutton-in-Ashfield, Tibshelf and Blackwell. A kilometre to the west of the village, Alfreton railway station provides train services linking with Chesterfield, Sheffield, Nottingham, Liverpool, Manchester and Norwich.
<b>B. Higher Order Facilities</b>		
Secondary School	Yes	The town has the Frederick Gent School.
Town Centre	Yes	The town has a defined town centre in the local plan and a town centre function is recognised in the Regional Spatial Strategy.
Hotel	Yes	The town has two hotels. One has a swimming pool open to residents with subscription membership.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		347
Additional potential capacity <sup>2</sup>		705
<b>Total:</b>		<b>1,052</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		4,778
Registered Social Landlord Properties <sup>2</sup>		132
Council Owned Stock Properties <sup>3</sup>		411
<b>Total Affordable Housing</b>		<b>543</b>
Percentage affordable		11.4%

<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011)  
<sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011)  
<sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)

**Employment**

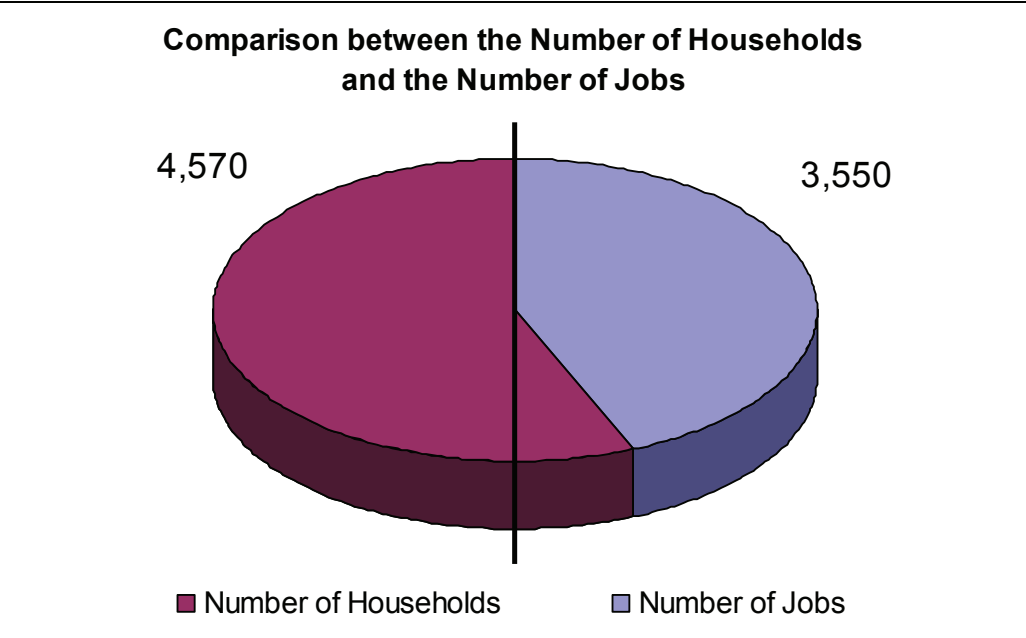
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>	56.04 ha
Additional potential capacity <sup>2</sup>	0 ha
<b>Total</b>	<b>56.04 ha</b>

<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011  
<sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.

Number of employee jobs within settlement <sup>3</sup>	3,550
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Large employers/employment areas outside settlement but within 1 kilometre of settlement:  
 ExChem: 72 hectares

<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.



**Open Space**

Amount of Formal Green space within settlement	13.94 ha
Measurement against proposed minimum standard for formal green space	- 10.97 ha
Amount of Semi-natural Green space within settlement	14.22 ha
Measurement against proposed minimum standard for semi - natural green space	+ 1.77 ha

Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.

<b>Town Centre</b>	
<b>Land Use Class</b>	<b>Floor space (m<sup>2</sup>)</b>
A1 Convenience	2,619
A1 Comparison	2,465
Other Class A Uses <sup>1</sup>	2,048
D2 (Leisure) or Sui Generis	793
Vacant Unit	703
<b>Total</b>	<b>8,628</b>

#### **OTHER AREAS**

The McArthur Glen East Midlands Designer Outlet, at the eastern end of the town, provides 19,860 sq. metres of retail floorspace, almost entirely comparison shopping. As well as providing a regional leisure shopping attraction, it provides a very significant local retail facility.

Figures derived from Town and Local Centre Health Checks carried out in November 2010 that form an appendix to the Retail Capacity Assessment (2011)..

<sup>1</sup> Includes other non convenience or comparison shops ( A1), Financial services (A2), Restaurants/cafes (A3), drinking establishments (A4), hot food takeaway (A5)

#### **Education**

<b>School Name</b>	<b>Number on Roll ( 2011)</b>	<b>Capacity</b>	<b>Surplus</b>	<b>Over Capacity</b>
Brigg Infant School	164	163	0	1
The Green Infant School	127	120	0	7
Glebe Junior School	381	408	27	0
Frederick Gent School	888	969	81	0
<b>TOTAL</b>	<b>1,560</b>	<b>1,660</b>	<b>108</b>	<b>8</b>

#### **Potential Constraints to Development Potential**

Highways impact	Any significant development may impact upon junction 28 of the M1 and the A38.
Green Infrastructure	Attractive landscape lies to the south west of the village, but the Strategic Green Infrastructure Study for Bolsover (2008) found a 'relatively poor Green Infrastructure context' for the settlement. The Study recommended the provision of multi-functional and accessible green spaces in close proximity to the settlement.

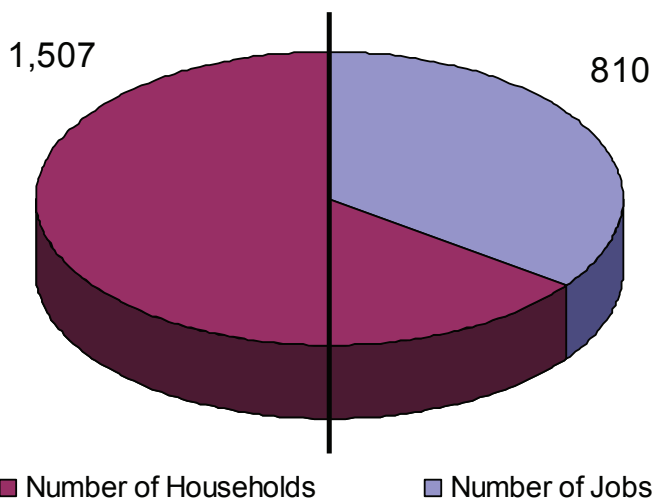
<p>Hazardous installation</p>	<p>Exchem, an explosives factory, is located at the Rough Close works to the east of the town. The local planning authority is required to consult the Health and Safety Executive on proposals within 1450 metres of these works. Although the HSE considers that the chance of a major accident arising is extremely remote, developments within consultation zones need to be carefully controlled. Consequently this is a significant constraint on expansion of the settlement to the north west.</p>
<p>Flood Risk</p>	<p>The settlement has potential flood risk locations in the Oaklands and Hill Fields in Broadmeadows. Also, the Market Place has also been identified as a flood risk due to the nearby watercourse and culvert.</p>
<p>Water Cycle</p>	<p>Although not a significant constraint, the level of development proposed as part of the Council's district housing target will require the enlargement of the wwtw. However the water company does not anticipate any problems with this.</p>



<b>Population</b>		
<b>GIS Estimate: 3,512</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Tibshelf is situated in the south of the district to the west and close to the M1 Motorway. The village lies on the B6014 where this meets the B6039, the B6026 and the B6025.		
<b>Form</b>		
The village has a distinctly linear form and is a hilltop village characteristic of the area. A former railway line split the village in two, and although this has now been developed as a trail there is still only one road linking the two halves of the village. Fairly steep valleys adjoin the village to the north west and south east.		
<b>Function</b>		
The village was originally an agricultural village and some related agricultural uses remain. The village expanded significantly to provide a residential function during the mining era. The industrial estate which replaced the colliery retains a general employment function for the village. The village centre has a small local service function. There is a small leisure function based on the development of trails through the village. The nearby Motorway Service Area provides a significant service function for travellers on the M1, including a Motel.		
<b>Physical Character</b>		
The remains of the linear agricultural village are distinctive and much of the village centre is a conservation area. The oldest urban extensions are to be found to the east of the village with later estates to the west, although some of these replaced previous terraced housing areas. The hilltop location makes the town prominent in the landscape. An important open area separates the village from Newton.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	Tibshelf has the Village Hall on High Street.
Doctor's Surgery	Yes	The village has Staffa Health on Waverley Street.
Local centre	Yes	There is a range of shops and other facilities in the centre of the village. The Local Plan defined an area as a local centre.
Primary School Education	Yes	The settlement has both infant and junior schools.
Public Transport	Fair	There are 53 services a day providing links to higher order centres.

Accessibility to basic services	Good	Most residents live within 800 metres of the above facilities
<b>B. Higher Order Facilities</b>		
Secondary School	Yes	Tibshelf Community School
Town Centre	No	Whilst the village has a range of facilities – it does not constitute a town centre.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		9
Additional potential capacity <sup>2</sup>		384
<b>Total:</b>		<b>393</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\Plg + EH\Plg\Policy\Common\LDf\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		1,593
Registered Social Landlord Properties <sup>2</sup>		2
Council Owned Stock Properties <sup>3</sup>		277
<b>Total Affordable Housing</b>		<b>279</b>
Percentage affordable		17.5%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		0 ha
Additional potential capacity <sup>2</sup>		0 ha
<b>Total</b>		<b>0 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.		
Number of employee jobs within settlement <sup>3</sup>		810
Large employers/employment areas outside settlement but within 1 kilometre of settlement: <ul style="list-style-type: none"> <li>• Sawpit Industrial Estate: 11.2 ha (varying employers on site)</li> <li>• Tibshelf Motorway Service Station: 19 hectares (varying employers on site)</li> </ul>		
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.		

**Comparison between the Number of Households  
and the Number of Jobs**



**Open Space**

Amount of Formal Green space within settlement	11.81 ha
Measurement against proposed minimum standard for formal green space	+ 2.86 ha
Amount of Semi-natural Green space within settlement	21.89 ha
Measurement against proposed minimum standard for semi – natural green space	+ 17.73 ha

Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012).  
Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.

**Local Centre**

Land Use Class	Floor space (m <sup>2</sup> )
A1 Convenience	775
A1 Comparison	134
Other Class A Uses <sup>1</sup>	580
D2 (Leisure) or Sui Generis	844
Vacant Unit	356
<b>Total</b>	<b>2,689</b>

Figures derived from Town and Local Centre Health Checks carried out in November 2010 that form an appendix to the Retail Capacity Assessment (2011).

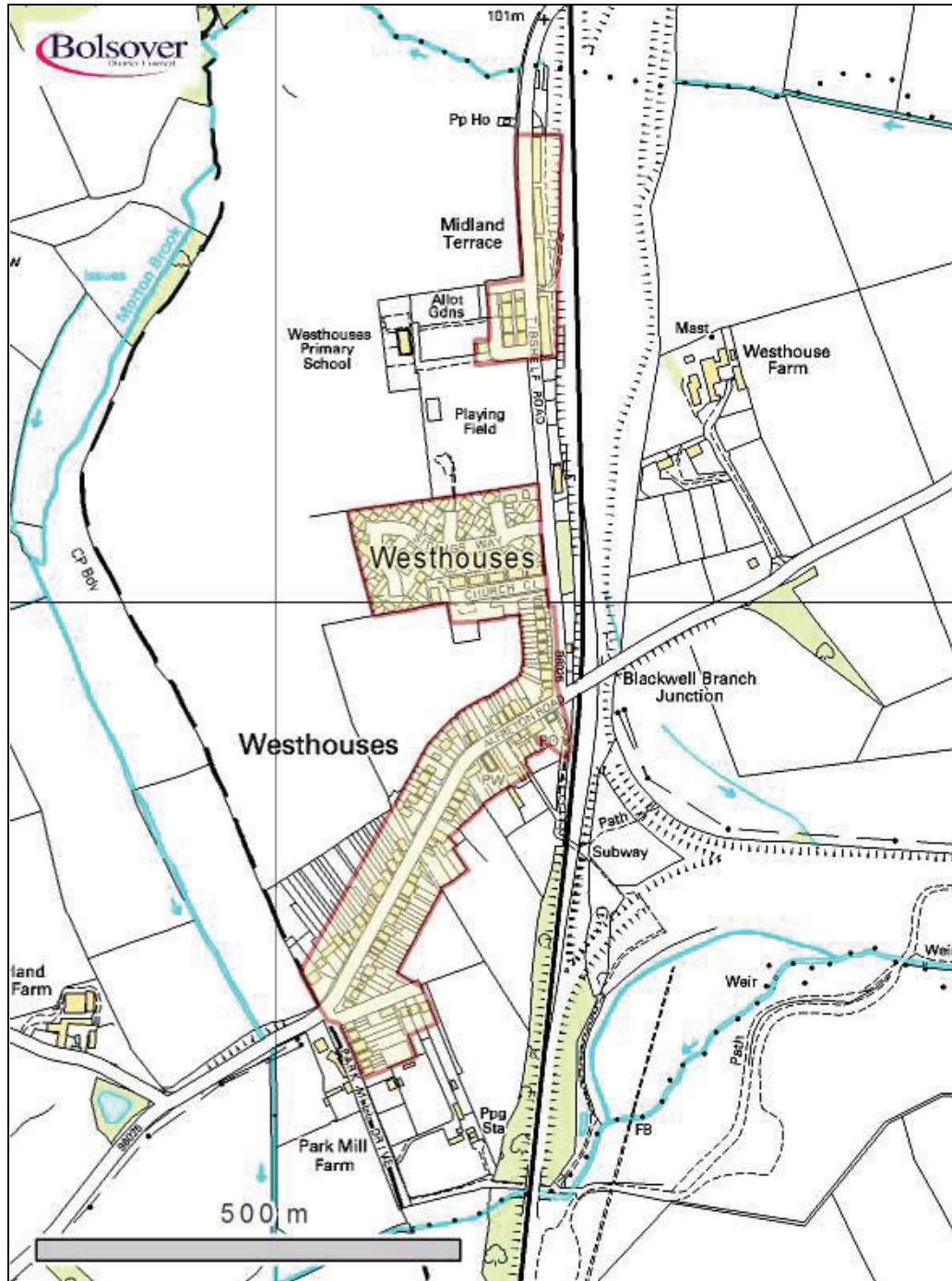
<sup>1</sup> Includes other non convenience or comparison shops ( A1), Financial services (A2), Restaurants/cafes (A3), drinking establishments (A4), hot food takeaway (A5)

<b>Education</b>				
<b>School Name</b>	<b>Number on Roll ( 2011)</b>	<b>Capacity</b>	<b>Surplus</b>	<b>Over Capacity</b>
Tibshelf Infant and Nursery School	150	130	0	20
Town End Junior School	179	169	0	10
Tibshelf Community School – A Specialist Sports College (Secondary)	953	615	0	338
<b>TOTAL</b>	<b>1,282</b>	<b>914</b>	<b>0</b>	<b>368</b>
<b>Potential Constraints to Development Potential</b>				
Water Cycle	Although not a significant constraint, large developments may require hydraulic modelling to determine if capacity improvements to the sewer network will be required.			

# WESTHOUSES

Proposed Settlement Hierarchy Classification: **Village**

Proposed Rate of Growth: **Low**



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<b>Population</b>		
<b>GIS Estimate: 636</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Westhouses is located in the southern part of the district to the west of Blackwell on the B6025. It lies approximately three miles from Alfreton and South Normanton.		
<b>Form</b>		
The village has a markedly linear form being developed along the B6025 with only limited estate development off the road.		
<b>Function</b>		
The village developed as a residential and service centre serving the Midland Railway, with some additional general housing developed during the mining era. The village now has almost an entirely residential function.		
<b>Physical Character</b>		
The village has a disparate character with part having a distinct Victorian/Edwardian character, part a modern estate character, and part the distinctive railway village development.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	No	The nearest community centre is Blackwell.
Doctor's Surgery	No	The nearest surgery is located at Blackwell.
Local centre	No	The settlement does not have sufficient shops or services to constitute a local centre.
Primary School Education	Yes	Westhouses has its own primary school.
Public Transport	Poor	The village has just 17 services a day to higher order centres such as Alfreton and Tibshelf.
Accessibility to basic services	Poor	Although residents live within 800 metres of the primary school, there are few other basic services.
<b>B. Higher Order Facilities</b>		
Secondary School	No	The closest secondary school in the district is South Normanton but Alfreton is nearer.
Town Centre	No	Nearest town centre in the District is South Normanton.

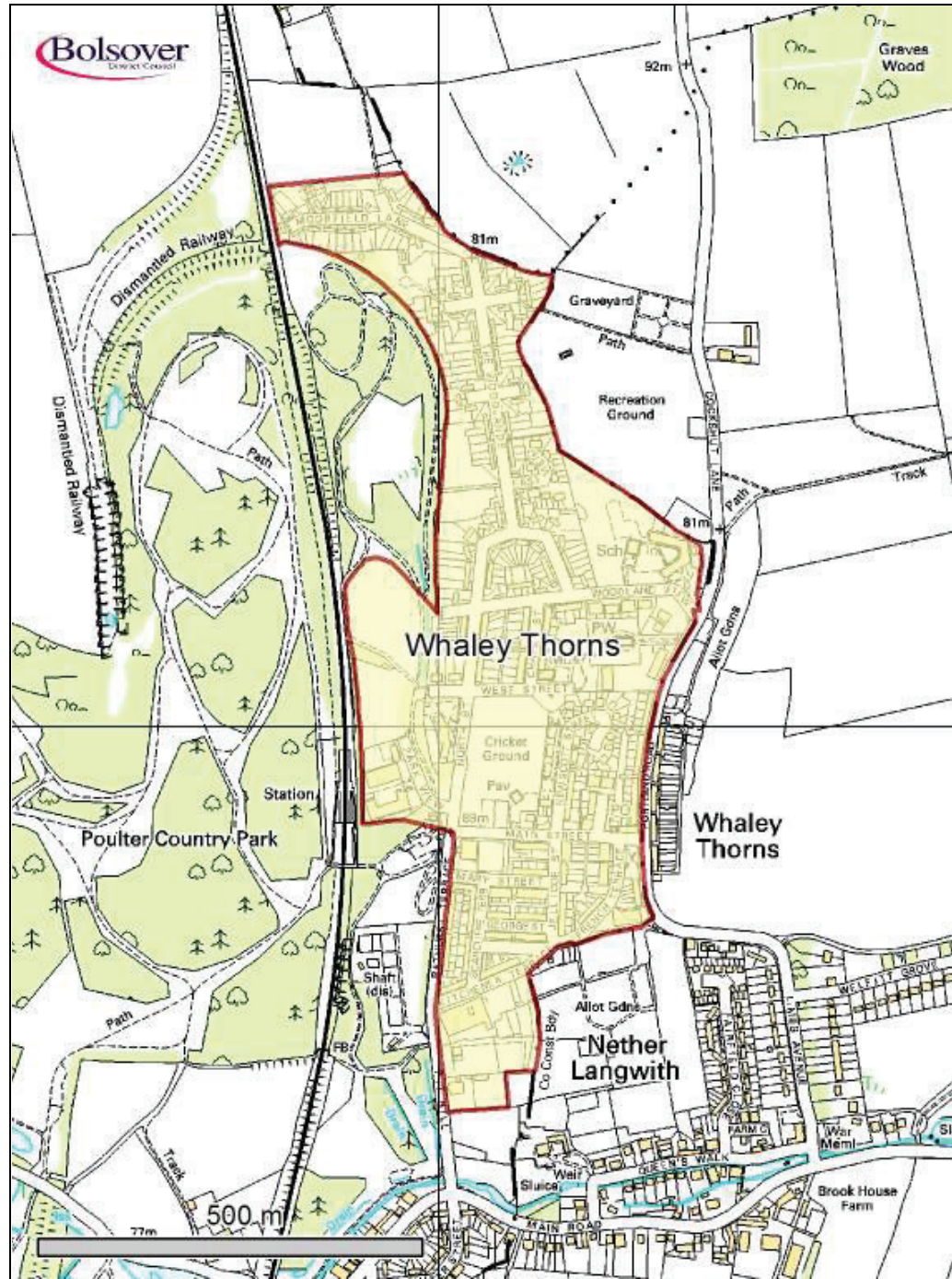
<b>Potential Housing Supply</b>	
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>	0
Additional potential capacity <sup>2</sup>	0
<b>Total:</b>	<b>0</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc	
<b>Existing Housing Provision</b>	
Total Number of Dwellings <sup>1</sup>	286
Registered Social Landlord Properties <sup>2</sup>	0
Council Owned Stock Properties <sup>3</sup>	12
<b>Total Affordable Housing</b>	<b>12</b>
Percentage affordable	4.2%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)	
<b>Employment</b>	
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>	0 ha
Additional potential capacity <sup>2</sup>	0 ha
<b>Total</b>	<b>0 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.	
Number of employee jobs within settlement <sup>3</sup>	10
Large employers/employment areas outside settlement but within 1 kilometre of settlement: None.	
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.	
<b>Open Space</b>	
Amount of Formal Green space within settlement	1.91 ha
Measurement against proposed minimum standard for formal green space	+ 0.43 ha
Amount of Semi-natural Green space within settlement	0.00 ha
Measurement against proposed minimum standard for semi - natural green space	- 0.74 ha
Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.	

<b>Local Shops and Pubs</b>				
None				
<b>Education</b>				
<b>School Name</b>	<b>Number on Roll (2011)</b>	<b>Capacity</b>	<b>Surplus</b>	<b>Over Capacity</b>
Westhouses Primary School	76	70	0	6
<b>Potential Constraints to Development Potential</b>				
Hazardous Installation	Exchem, an explosive factory, is located at the Rough Close works to the south of the village. The local planning authority is required to consult the Health and Safety Executive on proposals within 1450 metres of these works. Although the HSE considers that the chance of a major accident arising is extremely remote, developments within consultation zones need to be carefully controlled. Consequently this could be a constraint on expansion of the village.			
Highways Impact	There is a considerable amount of on-street parking in Westhouses which impedes the flow of two way traffic. The junction between Tibshelf Road and Alfreton Road has poor visibility.			
Flood Risk	There is an area of flood zone 2 and 3 to the south and west of the village.			
Railway	The Nottingham to Sheffield Railway line forms the eastern boundary to much of the settlement and forms a significant obstacle to village expansion			

# WHALEY THORNS

Proposed Settlement Hierarchy Classification: **Village**

Proposed Rate of Growth: **Low**



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<b>Population</b>		
<b>GIS Estimate: 1,080</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Whaley Thorns lies in the central part of the district to the north of the A632 and to the east of the Robin Hood railway line. The village has strong links with Langwith to the south, and Nether Langwith in Nottinghamshire.		
<b>Form</b>		
The village has a linear form being developed along side the Robin Hood railway line between the railway line and the county boundary. The northern part of the village is a cul-de-sac of almost half a mile in length. Some properties associated with the village lie in Nottinghamshire.		
<b>Function</b>		
The village developed to provide a residential function for the adjoining Langwith Colliery. Following the closure of the colliery the village has a substantially residential function. The development of the former colliery as the Poulter Country Park provides a minor leisure function.		
<b>Physical Character</b>		
The village has some attractive Victorian/Edwardian buildings at its centre and until recently was characterised by two main styles of development, terraced housing to the south and later estate housing to the north. Selective redevelopment of the oldest housing is now taking place. An important open area separates the village from Langwith.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	Whaley Thorns has a Village Hall on Portland Road.
Doctor's Surgery	No	The nearest doctor's surgery is at Langwith.
Local centre	No	The village does not have sufficient shops or services to constitute a local centre.
Primary School Education	Yes	Whaley Thorns has its own primary school at the northern end of the village. .
Public Transport	Good	The area has early running and frequent bus services towards Shirebrook and other areas. The Robin Hood rail line links to nearby villages and to the sub regional centres of Mansfield and Worksop

Accessibility to basic services	Fair	Services within the village are limited; accordingly residents must travel to Langwith and higher order centres to meet all basic needs.
<b>B. Higher Order Facilities</b>		
Secondary School	No	The closest secondary school in the district is Shirebrook.
Town Centre	No	Nearest town centre in the District is Shirebrook.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		0
Additional potential capacity <sup>2</sup>		99
<b>Total:</b>		<b>99</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		475
Registered Social Landlord Properties <sup>2</sup>		52
Council Owned Stock Properties <sup>3</sup>		55
Total Affordable Housing		107
Percentage affordable		22.5%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		1.67 ha
Additional potential capacity <sup>2</sup>		0.00 ha
<b>Total</b>		<b>1.67 ha</b>
<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.		
Number of employee jobs within settlement <sup>3</sup>		150
Large employers/employment areas outside settlement but within 1 kilometre of settlement: None.		
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.		

<b>Open Space</b>				
Amount of Formal Green space within settlement		9.41 ha		
Measurement against proposed minimum standard for formal green space		+ 6.87 ha		
Amount of Semi-natural Green space within settlement		38.71 ha		
Measurement against proposed minimum standard for semi - natural green space		+ 37.44 ha		
<p>Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.</p>				
<b>Local Shops and Pubs</b>				
There is a Post Office, Fish and Chip shop, a Welfare institute and a Newsagent				
<b>Education</b>				
<b>School Name</b>	<b>Number on Roll (2011)</b>	<b>Capacity</b>	<b>Surplus</b>	<b>Over Capacity</b>
Whaley Thorns Community Primary and Nursery School	128	147	19	0
<b>Potential Constraints to Development Potential</b>				
Green Infrastructure	To the west of the settlement, the Poulter Country Park and Scarcliffe Park form one of the District's Core Green Infrastructure Assets. The country park together with the Robin Hood railway line is a significant constraint on westward expansion of the village.			
Administrative boundary	The eastern boundary to the village is formed by the Nottinghamshire County boundary; any eastern expansion would be dependent on the policies of the Bassetlaw District Council.			
Water Cycle	There is some capacity at the wwtw. However, any enlargement required may not be straightforward as improvements are likely to be required in the quality of the water leaving the wwtw to meet discharge consents, as the watercourse the works discharge into feeds into sensitive water courses that go into SSSI's downstream.			



<b>Population</b>		
<b>GIS Estimate: 3,659</b> Combination of the latest GIS property data and the revised household occupancy rates for April 2011.		
<b>Location</b>		
Whitwell is located in the north east of the district between the A619, the A616 and the A60. The B6043 loops into the village. The Robin Hood railway line passes the village in the south east.		
<b>Form</b>		
The village has a fairly compact form. It is unusual in that the older agricultural village has extended around a central hill which remains undeveloped, and there are high stone crags within the village to the south of the hill. Later development around the village core has been to the west and south leaving the village core on the countryside edge on the north and east. More recently, the settlement has extended as far as the Robin Hood railway line. The former colliery site immediately adjoins the Robin Hood railway line on the south east, and the separate village of Hodthorpe is very close by over the Robin Hood line. To the south of the village a large quarry exists on either side of the Robin Hood railway line along with the Lafarge mineral works.		
<b>Function</b>		
The village originated with an agricultural function which has now largely moved out of the village. The village grew during the mining area with both an employment and a residential function, and although the employment function has declined following the closure of the colliery, it is still at a significant level. The village has a small local centre which provides services for the immediate area. The primary function of the village is now residential.		
<b>Physical Character</b>		
The older part of the village has a very distinctive and attractive character due to the quality of the buildings and the unusual topography, and a large part of the village is a conservation area. Victorian/Edwardian development is mainly concentrated immediately to the south and east of the village core, with estate development of various dates and styles extending onto the hill area to south west and east, with the latest development on the flatter land towards the railway line. An important open area separates the village from Hodthorpe.		
<b>Community Facilities</b>		
<b>A. Basic Facilities</b>		
Community Centre	Yes	Whitwell has a community centre in the Square (the centre of the settlement).
Doctor's Surgery	Yes	The settlement has a doctor's surgery located in the Square.

Local centre	Yes	The area has a number of shops and services clustered around the central square. A local centre was defined in the Bolsover local plan.
Primary School Education	Yes	Whitwell has one primary school.
Accessibility of above facilities	Good	Nearly all residents live within 800 metres of the above facilities
Public Transport	Good	There are frequent bus services to Clowne, Creswell and other destinations via transfer. The Robin Hood line runs through the village area and provides links to Creswell, Whaley Thorns and Langwith
<b>B. Higher Order Facilities</b>		
Secondary School	No	The nearest secondary school in the District is in Clowne.
Town Centre	No	The nearest town centre is in Clowne.
<b>Potential Housing Supply</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan <sup>1</sup>		16
Additional potential capacity <sup>2</sup>		15
<b>Total:</b>		<b>31</b>
<sup>1</sup> Information derived from the Bolsover Residential Land Availability Survey 2011 <sup>2</sup> Information derived from the Strategic Housing Land Availability Assessment (SHLAA) 2010 and specifically sites that are considered to be suitable, available and achievable, or maybe suitable, available and achievable and are listed in the following document L:\Development\PIg + EH\PIg\Policy\Common\LDF\Evidence Base\SHLAA\Draft SHLAA for consultation\75 a year SHLAA Trajectory June 2010.doc		
<b>Existing Housing Provision</b>		
Total Number of Dwellings <sup>1</sup>		1,727
Registered Social Landlord Properties <sup>2</sup>		31
Council Owned Stock Properties <sup>3</sup>		355
<b>Total Affordable Housing</b>		<b>386</b>
Percentage affordable		22.4%
<sup>1</sup> Number of dwellings within the settlement framework (GIS analysis - 2011) <sup>2</sup> Number of households within the settlement framework which are owned by Registered Social Landlords (GIS analysis - 2011) <sup>3</sup> Number of households within the settlement framework which are owned by the Council (GIS analysis - 2011)		
<b>Employment</b>		
Remaining capacity on sites with planning permission or allocated in Bolsover Local Plan for B1, B2, B8 or Other employment uses <sup>1</sup>		9.32 ha
Additional potential capacity <sup>2</sup>		0 ha
<b>Total</b>		<b>9.32 ha</b>

<sup>1</sup> Information derived from the Bolsover Industrial Land Availability Survey 2011 <sup>2</sup> Information derived from Bolsover Employment Land Portfolio 2012.							
Number of employee jobs within settlement <sup>3</sup>	490						
Large employers/employment areas outside settlement but within 1 kilometre of settlement: <ul style="list-style-type: none"> <li>• LaFarge Aggregates: 30 employees</li> <li>• Johnson Coaches: 100 employees</li> </ul>							
<sup>3</sup> Estimate derived from the 2008 Market Measures Database, the latest nomis data and 2011 GIS analysis.							
<p style="text-align: center;"><b>Comparison between the Number of Households and the Number of Jobs</b></p> <table border="1" style="margin: 10px auto;"> <thead> <tr> <th>Category</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Number of Households</td> <td>1,634</td> </tr> <tr> <td>Number of Jobs</td> <td>490</td> </tr> </tbody> </table>		Category	Value	Number of Households	1,634	Number of Jobs	490
Category	Value						
Number of Households	1,634						
Number of Jobs	490						
<b>Open Space</b>							
Amount of Formal Green space within settlement	7.44 ha						
Measurement against proposed minimum standard for formal green space	+ 1.22 ha						
Amount of Semi-natural Green space within settlement	7.90 ha						
Measurement against proposed minimum standard for semi - natural green space	+ 3.57 ha						
Figures and standards are derived from the Green Space Quantity and Accessibility Study (April 2012). Formal Green Space includes: amenity green space, outdoor sports and equipped play areas. Semi-natural Green Space includes: woodlands, wetlands, scrub and meadows that are freely accessible to the public.							

<b>Local Centre</b>				
<b>Land Use Class</b>		<b>Floor space (m<sup>2</sup>)</b>		
A1 Convenience		541		
A1 Comparison		586		
Other Class A Uses <sup>1</sup>		617		
D2 (Leisure) or Sui Generis		0		
Vacant Units		451		
<b>Total</b>		<b>2,195</b>		
Figures derived from Town and Local Centre Health Checks carried out in November 2010 that form an appendix to the Retail Capacity Assessment (2011).				
<sup>1</sup> Includes other non convenience or comparison shops ( A1), Financial services (A2), Restaurants/cafes (A3), drinking establishments (A4), hot food takeaway (A5)				
<b>Education</b>				
<b>School Name</b>	<b>Number on Roll (2011)</b>	<b>Capacity</b>	<b>Surplus</b>	<b>Over Capacity</b>
Whitwell Primary School	184	210	26	0
<b>Potential Constraints to Development Potential</b>				
Highways impact	Welbeck Street has pinch points near the centre of the village and does not have continuous footways. Any development which led to significant additional traffic on this road would be of concern.			
Flood Risk	Portland Street has been identified as a potential flood risk in view of its location to a nearby open watercourse.			
Water Cycle	Although not a significant constraint, as there is sufficient capacity at the wwtw for the potential minimum housing requirements set out in the Council's district housing target, significant additional growth could require enlarging the wwtw. This might not be straightforward as improvements are likely to be required in the quality of the water leaving the wwtw to meet discharge consents, as the watercourse the works discharge into is already of bad quality and feeds into sensitive water courses that go into Sites of Special Scientific Interest (SSSI's) downstream.			