The Arc
High Street
Clowne
S43 4JY

To: Chair & Members of the Planning Committee

Contact: Donna Cairns
Telephone: 01246 242529
Email: donna.cairns@bolsover.gov.uk

Tuesday, 4th February 2020

Dear Councillor

PLANNING COMMITTEE

You are hereby summoned to attend a meeting of the Planning Committee of the Bolsover District Council to be held in the Council Chamber, The Arc, Clowne on Wednesday, 12th February, 2020 at 10:00 hours.

Register of Members' Interests - Members are reminded that a Member must within 28 days of becoming aware of any changes to their Disclosable Pecuniary Interests provide written notification to the Authority's Monitoring Officer.

You will find the contents of the agenda itemised from page 2 onwards.

Yours faithfully

Sarah Skuberg

Joint Head of Corporate Governance & Monitoring Officer

We speak your language
Polish **Mówimy Twoim językiem**
Slovak **Rozprávame Vaším jazykom**
Chinese 我们会说你的语言

If you require this agenda in **large print**
or another format please call us on 01246 217753

If you require an adjustment to enable you to participate in or access the meeting please contact the Governance Team at least 72 hours before the meeting starts.

disability confident EMPLOYER

Tel 01246 242424 Email enquiries@bolsover.gov.uk
Web www.bolsover.gov.uk

CUSTOMER SERVICE EXCELLENCE 10539

PLANNING COMMITTEE
AGENDA

Wednesday, 12th February, 2020 at 10:00 hours in the Council Chamber, The Arc, Clowne

Item No.	PART 1 – OPEN ITEMS	Page No.(s)
1.	**Apologies For Absence**	
2.	**Urgent Items of Business** To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972.	
3.	**Declarations of Interest** Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of: a) any business on the agenda b) any urgent additional items to be considered c) any matters arising out of those items and if appropriate, withdraw from the meeting at the relevant time.	
4.	**Minutes** To consider the minutes of the last meeting held on 8th January 2020.	3 - 7
5.	**Notes of Site Visits** To consider the Notes of the Site Visits held on 5th February 2020. *These will follow in the supplementary report.*	To Follow
	APPLICATIONS TO BE DETERMINED UNDER THE TOWN & COUNTRY PLANNING ACTS	
6.	**19/00583/OUT. - Residential development for up to 62 dwellings with all matters reserved except for access - Land off Blacksmiths Close and Park Avenue, to the Rear of 7 - 53 Mansfield Road, Glapwell**	8 - 48
7.	**19/00475/FUL - Residential development of 88 dwellings including access, infrastructure and associated works - Land To The Rear Of 64 To 74 Skinner Street, Creswell**	49 - 79
	REPORTS OF THE HEAD OF PLANNING	
8.	**Local Plan for Bolsover District**	80 - 487

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Wednesday, 8th January 2020 at 10:00 hours.

PRESENT:-

Members:-

Councillor Tom Munro in the Chair

Councillors Chris Kane, Derek Adams, Anne Clarke, Nick Clarke, Jim Clifton, Paul Cooper, Steve Fritchley, Natalie Hoy, Graham Parkin, Liz Smyth, Janet Tait, Deborah Watson and Jen Wilson.

Officers:- Richard Purcell (Joint Head of Planning), Steve Phillipson (Principal Planning Officer), Chris McKinney (Principal Planning Officer), Jenny Owen (Legal Executive) and Donna Cairns (Senior Governance Officer).

534 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Duncan McGregor.

535 URGENT ITEMS OF BUSINESS

There was no urgent business to be considered at the meeting.

536 DECLARATIONS OF INTEREST

Members were requested to declare the existence and nature of any disclosable pecuniary interests and/or other interests, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

There were no declarations made at the meeting.

537 MINUTES

Moved by Councillor Steve Fritchley and seconded by Councillor Derek Adams
RESOLVED that the minutes of a meeting of the Planning Committee held on 27th November 2019 be approved as a true and correct record.

538 ADOPTION OF 5 LOCAL DEVELOPMENT ORDERS TO SUPPORT THE REDEVELOPMENT OF UNDERUTILISED SITES IN THE COUNCIL'S OWNERSHIP FOR CUSTOM AND SELF BUILD.

Committee considered the report of the Head of Planning which sought approval for a Local Development Order to grant planning permission for residential development on five Council-owned sites. The report also recommended the adoption of Local Development Orders for custom and self-build on these five sites subject to conditions.

The location of the proposed sites were:

- Castle Green, Hillstown (Appendix 1);
- Adin Avenue, Shuttlewood (Appendix 2);
- Woodfield Road – North, Pinxton (Appendix 3);
- Meadow Close 1, Tibshelf (Appendix 4);
- Duke Street, Creswell (Appendix 5).

The sites were chosen because they were within the settlement framework where housing was acceptable in principle, had safe and suitable accesses and residential development on these sites was unlikely to have a harmful impact on the character, appearance and amenities of their local areas, subject to the following standard conditions:

- Prior approval of: external appearance, landscaping, layout and scale must be obtained from the Local Planning Authority prior to the commencement of any development;
- The design of the proposed development of the dwelling house/s must be in accordance with the design principles set out in the Successful Places Design Guide;
- Any new build dwelling granted prior approval under this order must be built in accordance with the approved plans;
- Each dwelling must be provided with a minimum of two parking spaces and any designated parking spaces, manoeuvring areas for vehicles off the public highway and access to the public highway shall be maintained free of any obstruction throughout the lifetime of any new house granted prior approval under this Order; and
- site specific conditions set out in the detailed planning analysis of each site.

Appendices 1-5 to the report provided a further detailed planning analysis of each of these sites and these reports included any site-specific conditions and the reasons for those conditions.

The following condition was also proposed to be applied imposed to ensure that the Local Development Orders were prioritised for custom and self-build in accordance with the principal reasons for their adoption:

Any new build dwelling granted prior approval under this order must meet the statutory definition of self build and custom housebuilding as defined in the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)

Moved by Councillor Tom Munro and seconded by Councillor Graham Parkin
RESOLVED – That Local Development Orders be adopted to grant planning permission for residential development on the following sites:

- Castle Green, Hillstown (Appendix 1);
- Adin Avenue, Shuttlewood (Appendix 2);
- Woodfield Road – North, Pinxton (Appendix 3);
- Meadow Close 1, Tibshelf (Appendix 4);
- Duke Street, Creswell (Appendix 5).

Subject to the following standard conditions:

1. Prior approval of: external appearance, landscaping, layout and scale must be obtained from the Local Planning Authority prior to the commencement of any development

2. The design of the proposed development of the dwelling house/s must be in accordance with the design principles set out in the Successful Places Design Guide

3. Any new build dwelling granted prior approval under this order must be built in accordance with the approved plans.

4. Any new build dwelling granted prior approval under this order must meet the statutory definition of custom and/or self-build housing as defined in the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)

5. Each dwelling must be provided with a minimum of two parking spaces and any designated parking spaces, manoeuvring areas for vehicles off the public highway and access to the public highway shall be maintained free of any obstruction throughout the lifetime of any new house granted prior approval under this Order; **and**

6. the site specific conditions set out in the detailed planning analysis of each site set out in appendices 1-5 to this report.

6.2 The reasons for the adoption of the Local Development Orders are:

i. to allow the council to obtain best value for underutilised pieces of land whilst improving the environmental quality of the District

ii. to attract private investment in this land through a simplified and less costly planning process which provides a guarantee the land can be developed

iii. to address the Council's duties under the Self-build and Custom Housebuilding Act 2015; and

iv. to ensure a consistent high quality of design is achieved that provides a long-lasting legacy that will benefit the local community, improve the character and appearance of the local area and add variation to the existing housing stock.

539 UPDATE ON SECTION 106 AGREEMENTS

Committee considered the report which gave information on Section 106 Agreements and their status to ensure that the Council had a robust procedure for recording and monitoring Section 106 obligations (also referred to as S106 agreements).

The report detailed the S106 money received in the Bolsover District Council Holding Account and the S106 obligations soon due on active development sites.

An update to the report was provided at the meeting that further money had been received in respect of Mansfield Road, Tibshelf, which included an £82k sports and recreation and £33k for health provision.

Members expressed concern that in one case an amount of money had to be returned to a developer. It was explained that this particular case was due to a miscalculation of VAT and that officers work pro-actively to ensure that money is spent within the spending deadlines to avoid repayments to developers.

Committee were advised that the triggers for receiving funds that were due from developers were working effectively and were regularly monitored.

Moved by Councillor Graham Parkin and seconded by Councillor Derek Adams
RESOLVED - That the report be noted.

540 ANNUAL INFRASTRUCTURE FUNDING STATEMENT 2018/19

Committee considered a report which outlined the requirements of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 in relation to Annual Infrastructure Funding Statements. The report also recommended that arrangements be made to publish the Annual Infrastructure Funding Statement 2018/19.

The Principal Planning Officer referred to the appendix which included the Annual Infrastructure Funding Statement 2018/19 and explained the following parts of the 'Key Information' section:

- Part 1 – The Community Infrastructure Levy (CIL) Infrastructure List Statement.
  The Council had not pursued a CIL and therefore provided a 'nil return' for this part of the Annual Infrastructure Funding Statement.

- Part 2 – The CIL Report.
  The Council had not pursued a CIL and therefore provided a 'nil return' for this part of the Annual Infrastructure Funding Statement.

- Part 3 – The Section 106 Report.
  The Council had a large number of live Section 106 Agreements which informed this part of the Annual Infrastructure Funding Statement, and this was set out in detail.

Members were advised that the aim of the Annual Infrastructure Funding Statement work was increased transparency for the whole Section 106 progression process, from the signing of a S106 Agreement, through to the Council's receipt of the money, and eventually to the spend of Section 106 money.

The Local Plan Steering Group had received the report at its meeting on 3rd December 2019 and had recommended some formatting changes to make the document clearer and easier to read.

Members were informed of the two S106 case studies set out in the statement, namely the outdoor gyms at Weavers Gardens in South Normanton and the highway and health improvements in Shirebrook. It was noted that these case studies highlighted the timelines of these processes from the approval of planning permission to the delivery of the infrastructure.

The Chair commented on the importance of the delivery of infrastructure necessary to support approved developments with S106 agreements as quickly as possible. He noted that officers across many departments work together to progress this, however continued efforts were needed to speed up the process wherever possible.

Moved by Councillor Graham Parkin and seconded by Councillor Liz Smyth.
RESOLVED - That

1) the format and content of the Annual Infrastructure Funding Statement 2018/19 be approved;

2) authority be delegated to the Head of Planning, in consultation with the Chair and Vice Chair of Planning Committee, to approve the final wording of the Annual Infrastructure Funding Statement 2018/19 and secure its publication.

541 APPEAL DECISIONS: JULY 2019 - DECEMBER 2019

Committee considered the report of the Planning Manager (Development Control) on the Planning Service's performance against the Government's quality of decision making targets.

It was noted that in the 6 months since the last monitoring period ended the Council had no appeals on major planning applications determined and no appeals against enforcement notices but had won 100% of appeals on non-major applications. The appeal decisions indicated that the Council decision-making on planning applications continued to be sound.

Moved by Councillor Steve Fritchley and seconded by Councillor Derek Adams.
RESOLVED that the report be noted and that appeal decisions continue to be reported to Committee every 6 months.

The meeting concluded at 10:25 hours.

PARISH Glapwell Parish

APPLICATION Residential development for up to 62 dwellings with all matters reserved except for access
LOCATION Land off Blacksmiths Close and Park Avenue, to the Rear of 7 - 53 Mansfield Road Glapwell
APPLICANT Mr S Hill C/O Agent
APPLICATION NO. 19/00583/OUT
CASE OFFICER Miss Kay Gregory
DATE RECEIVED 8th October 2019

SUMMARY
This is an Outline application with all matters reserved except for access, for up to 62 dwellings, outside the settlement boundary of Glapwell; on approximately 2ha of undeveloped, Grade 2 agricultural land. Vehicular access into the site is proposed via an extension from the eastern end of Park Avenue.

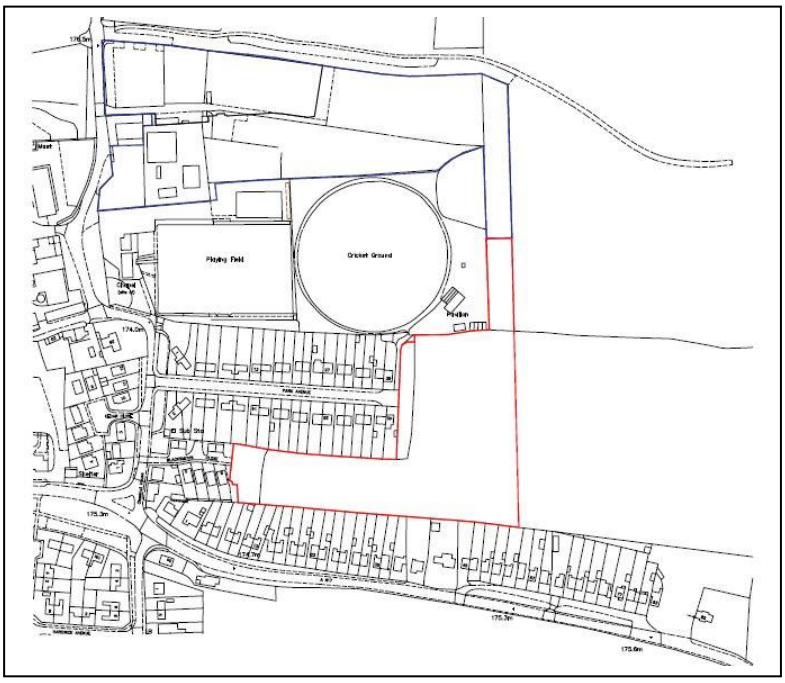
It is recommended that the application is determined at Planning Committee due to the level of public interest; evident from the number of representations received as a result of publicity, and attendance at the Parish Council meeting on the 24th October 2019.

The key issues in the determination of the application have been:

- The principle of development.
- The sustainability of the site in relation to local services and facilities.
- Landscape character and visual impact of the proposed development.
- Residential amenity.
- Access and highway safety.
- Ecological impacts, including biodiversity, trees and hedges.
- Social Infrastructure and planning obligations.
- Other – including archaeology, drainage, contamination, stability.

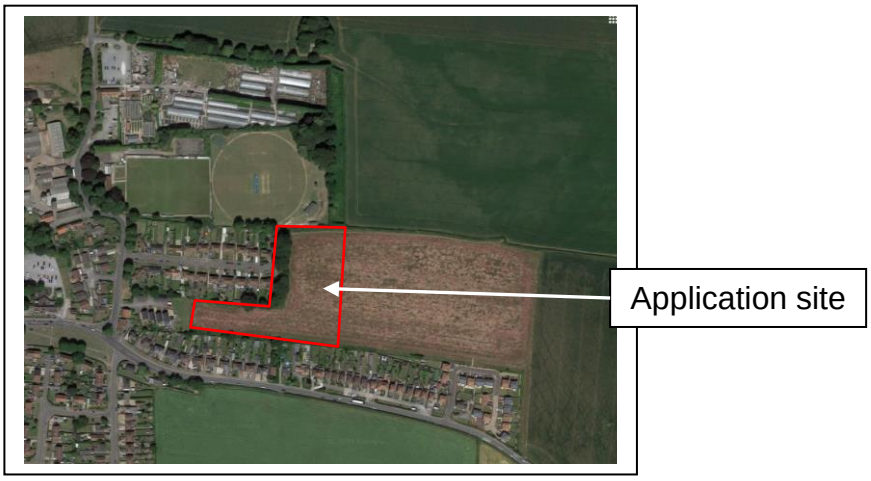
Officer recommendation is that the proposed development would, if approved, be contrary to saved and emerging local plan policies, and the objectives of National Planning Policy Framework (referred to from now on as the Framework); and as such it is recommended that the application is refused planning permission for the reasons outlined within the body of this report.

Site Location Plan



OFFICER REPORT ON APPLICATION NO 19/00583/OUT

SITE & SURROUNDINGS



The application site is on the edge of the settlement of Glapwell, within the open countryside.

It comprises of part of a larger arable, agricultural field, designated as Grade 2 on the Agricultural Land Designation map.

There are residential properties adjoining the south, west, and part of the northern boundary.

The site shares part of the west boundary with a copse of mature beech trees, within a rectangular strip of land at the end of Park Avenue. These trees comprise of mature beech, and are within land at the site access, which is not within the applicant's ownership/control.

There is open countryside to the east of the site, but there is no discernible boundary in place along the east boundary; therefore, no there is no discernible 'edge' between the site and open countryside.

To the top, northern part of the site, is the cricket club boundary, and adjacent to that is a 17m wide projection of the site, providing a potential, future connection onto the former Glapwell Nurseries site, which has recently benefitted from approval for a residential development (to be discussed in further detail below).

Whilst there is no existing vehicular access into the site, pedestrian access can be gained from the end of Park Avenue, and Blacksmith's Close, and from a designated public footpath which runs along the northern boundary, linking Glapwell onto nearby settlements and beyond.

There is an established hedge along the boundary with the copse of beech trees and cricket club.

Where the application site shares a boundary with residential properties, boundary treatments consist of established hedges, with interspersed trees, fences and the rear walls of garden structures such as small sheds. Land levels are generally flat on site, with a gradual slope towards the north.

PROPOSAL

This application is seeking Outline planning permission, with all matters reserved (except for access), for up to 62 dwellings.

An indicative layout has been submitted, which provides a vehicular access to serve the development from an extension to the end of Park Avenue.



AMENDMENTS

An addendum (ARC/BRA1219/SHI) to the original ecology report has been submitted following a request from Derbyshire Wildlife Trust, for additional information relating to part of the application site which was not included in the report. The Wildlife Trust has been consulted and responded accordingly.

Details of the proposed access at Park Avenue were requested by the highway authority to determine whether a satisfactory point of vehicular and pedestrian access could be constructed to serve the development. Drawing number - RLL-19-XX-DR-D-5001 E - Proposed site access arrangement, and Site Access Technical Note (14332-RLL-19-XX-RP-S-501B) have been submitted and the highway authority were re-consulted.

Amended documents consist of a Transport Statement and Travel Plan; the original documents were relevant only to the Glapwell Nurseries site.

An amended Flood Risk Assessment and Drainage strategy was submitted to update the indicative masterplan from that shown on the previous FRA; to include a reduced number of dwellings (up to 62 instead of up to 65), and the retention of area proposed for the potential attenuation tank.

A Geophysical Survey was submitted on request of the County Archaeologist.

The full list of submissions to support the application are provided below:

- Document number ARC/BRA1219/SHI Addendum to ecology report from Arc Ecology; received on 22/1/20.
- Document number 14332-RLL-19-XX-RP-S-501B – Site Access Technical Note;

received on 20/1/20.

- Drawing number RLL-19-XX-DR-D-5001 E – Proposed site access arrangements; received on 20/1/20.
- Updated Arboricultural report, commissioned by Anderson Tree Care; received on the 18/12/19.
- Drawing number 2016-465-2-00B – Site location plan; received on the 8/10/19.
- Drawing number 2016-465-2-01E – Indicative Layout; received on the 8/10/19.
- Biodiversity survey and report, Arc Ecology, September 2019; received on the 8/10/19.
- Planning Statement, prepared by Freeths LLP, Planning and Environmental Group; received 8/10/19.
- Amended Flood Risk Assessment and Drainage Strategy, Rodgers Leask, Construction and Civil Engineers; received 11/10/19.
- Phase 1 Desktop Study, Rodgers Leask Environmental, Geotechnical and Environmental Engineers, received 16/10/19.
- Design and Access Statement, Urban Designs, received 16/10/19.
- Arboricultural Assessment, Andersons Tree Care, Arboricultural Contractors and Consultants; received 17/10/19.
- Amended Transport Assessment, Rodgers Leask, Construction and Civil Engineers; received 30/10/19.
- Amended Travel Plan, Rodgers Leask, Construction and Civil Engineers; received 30/10/19.
- Additional Biodiversity survey and report, Arc Ecology, April 2015, received on the 30/10/19.
- Geophysical Survey Report, Magnitude Surveys, November 2019; received on the 26/11/19.

EIA SCREENING OPINION

The proposal that is the subject of this application is not Schedule 1 or Schedule 2 development as described in criteria 10b of Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Therefore, the proposal is not EIA development.

PLANNING HISTORY

There is no planning history at the application site.

CONSULTATIONS

Any conditions / financial obligations that have been suggested by consultees in their formal response will be discussed under the relevant topic heading of the report.

BDC Arts officer

- A contribution to public art contribution will be required off site for use in the context of the wider local area.

BDC Economic development

- The scheme meets the relevant thresholds set out in the Bolsover Draft Local Plan Policy II2.
- If Planning Committee is minded to grant planning permission, a planning condition to secure local opportunities for skills, training and employment in the District would be required.

BDC Environmental Health

- The report prepared by Rodgers Leask Environmental (RLE) '*Phase 1 Desk Study Land off Bolsover Road/Glapwell Lane Glapwell (Ref: P15-390 Rev 0; dated 30th October 2015)*'
- The report concludes further works are required.
- As the Phase 1 report has identified a number of potential contaminant linkages the standard 5 part condition is recommended.

BDC Leisure

Open Space

- For 62 dwellings 0.12ha of informal open space will be required. The applicant is proposing 0.24ha which exceeds that amount and is acceptable.
- I note that there is no indication on this drawing of the location of the 100m^2 fenced activity area, which is a requirement of the same policy**.**
- The preferred location for the play area appears to be the open space to the north of the development which also forms the link to the Glapwell Nurseries site. This is mirrored on the Glapwell Nurseries site as the proposed location of a LEAP standard play area.
- It may be more appropriate to provide a single NEAP standard play area to serve both developments.
- That there may be insufficient space to accommodate a suitably sized play area is a concern, particularly as it proposed to site this in what is effectively a narrow corridor of undevelopable land.
- Alternatively, if a more suitable location for a NEAP standard play area could be identified in the vicinity of the proposed development, a commuted sum payment for off-site provision could be negotiated.

Built & Outdoor Sports Facilities

- A suitable commuted sum is negotiated in lieu of any formal on site requirement.
- Invested in upgrading sports facilities in Glapwell and within the parish.

Maintenance Sum

- Maintenance sums are not usually enforceable on payments made in lieu of on-site provision.
- However, a commuted sum for a period would be required for any land adopted by the district council, to cover grounds maintenance and the ongoing management and maintenance

Other (please specify)

- Public footpath Glapwell FP4 crosses the site and needs to be adequately screened as well as being of adequate width and suitably surfaced
- There should be a pedestrian link between the site and Blacksmiths Close to facilitate easy access to bus stops and Mansfield Road and other local facilities.

BDC Planning Policy

- See body of report for detailed planning policy considerations.
- It is considered that the proposal is contrary to the following Saved policies in the Development Plan.
- HOU2 and HOU 3 in terms of its general location.
- HOU6 in terms of its affordable housing provision.
- HOU5 in terms of its sport and recreation provision.
- ENV2 in terms of being Grade 2 Agricultural Land.
- ENV3 in terms of being located in the countryside outside settlement frameworks.
- Furthermore, given the very advanced stage of the emerging Local Plan it is also considered that the proposal is contrary to the following policies.
- Policy SS1 in terms of being Grade 2 Agricultural Land;
- Policy SS3 in terms of the proposal's general location;
- Policy SS9 in terms of being located in the countryside outside development envelopes.
- Policy S11 in terms of the proposal's location within an Important Open Break;
- Policy LC2 in terms of the proposal's affordable housing provision;
- Policy II1 in terms of its local infrastructure provision.
- Therefore, a decision to refuse the application would be expected from a policy perspective.

BDC Strategic housing

- We request affordable housing provision of 10% on site in line with the Council's planning policy.
- These should be two bedroom (4 person) houses, to make up two thirds of the total number and 3 bedroom (5 person) houses, to make up one third of the total number. The preferred tenure is either social rent or Affordable Rent.
- Owned and managed by a Registered Provider with nomination rights to the council for applicants from the Housing Register.

DCC Archaeology

- The applicant has submitted the results of a geophysical survey of the site, identifying archaeological remains

- Given the small size of the site and the likely truncation of remains by arable cultivation, archaeological interest is best addressed through a conditioned scheme of work before the site is developed.
- Therefore, require conditions.

DCC Highways

- See access and highway considerations section of report for further details.
- A Transport Statement has been submitted which also takes into account a potential further application for residential development on the adjacent Glapwell Nurseries site.
- The Statement concludes that there would be adequate capacity to accommodate the development proposals at all locations assessed without need for mitigation.
- Comments with respect to the Travel Plan are appended to this response. It's recommended that funding of £3,750 is secured for monitoring of the Travel Plan over a period of 5 years (i.e. £750 p.a.)
- A detailed access design has now been submitted which demonstrates that an acceptable layout can be delivered, although this would be subject to additional details which could be secured by condition and advisory notes, should the Council be mindful to approve.
- Layout is a reserved matter, therefore no specific comments will be made with respect to the indicative internal site layout submitted.

DCC Planning Policy

Education

- Primary Level – No obligations required towards primary school places.
- Secondary Level - The proposed development would generate the need to provide for an additional 9 secondary pupils.
- There would be a need to mitigate the impact of the proposed development on school places in order to make the development acceptable in planning terms.
- The County Council therefore requests financial contributions as follows:
  £ 227,996.01 towards the provision of education facilities at The Bolsover School.

Broadband

- Request an advisory note to ensure that future occupants have access to communications infrastructure, with the choice and availability of providers to offer high speed data connections.
- Any new development served by a superfast broadband connection unless it can be demonstrated that this would not be possible, practical or economically viable.
- More information is available by following the link below:
  https://www.gov.uk/government/publications/better-connected-a-practical-guide-to-utilities-for-home-builders

Derbyshire Wildlife Trust

- See ecology section of report for additional information relating to their comments
- Previous comments raised concerns regarding the treatment of an area of the proposed development site as informal open space and asked for updated ecological survey data.
- Concerns regarding the potential for grass snake to be present given the proximity of nearby records were also raised.

- Additional information has been provided (letter from Arc Ecology 20th January 2020); we are satisfied that the land to be used for informal open space does not support any habitats of high value.
- In relation to the potential for impacts on reptiles and hedgehogs we consider that implementation of the Reasonable Avoidance Measures set out in the report would be acceptable.
- Therefore there are no objections, subject to conditions relating to the submission of a Construction Environmental Management plans - Biodiversity (CEMP) and Landscape and Biodiversity Enhancement and Management Plan (LBEMP), and a condition relating to protection of breeding birds.

Parish Council

- Object
- Contrary to policy
- Glapwell is an unsustainable community for further development.
- The Plan only identifies 16 houses for development in Glapwell
- On a greenfield site consisting entirely of agricultural land
- Development would alter the nature of the village
- No economic benefits to the community as amenities are not available in the village to capitalise on the economic activities of the new residents.
- Glapwell would see an increase in housing of over 17%.
- The council also objects to this being an outline only application with all matters reserved.
- The proposed access via Park Avenue is unacceptable.
- This development has the potential for over 180 vehicles to be leaving and entering via Park Avenue daily - will create personal access issues as well as an increase in road noise and resultant pollution.
- Junction is notorious for its high levels of congestion and has been subject to Council requests for improvements which have been denied due to a lack of provision in the capital programme.
- This development would negatively impact greatly on the targets that have been set, particularly those of decreasing emissions by 15% and having 50% commuters walk, cycle or use public transport.
- Infrastructure - existing local public sewerage facilities would be inadequate to support a development of this nature.
- Local services - Glapwell has no primary school, Bramley Vale is at 91% capacity
- Two alternative local primaries are already heavily oversubscribed leaving a gap in provision of primary education for the area.
- The adjoining planned development of 65 houses will increase this demand in addition to the planning sought here.
- All these primaries are at such a distance and/or location that most parents would opt to travel to school by car, further increasing the traffic concerns.
- We have been informed that accessing healthcare at the local surgery is already subject to a two week wait for appointments.
- Greenfield development - we are also aware of the need to protect our greenfield sites. The proposed site is prime agricultural land.

- The Council is also concerned that this application is a stepping stone to achieve even bigger development plans using adjoining land
- This project is of great concern to residents. The last Public Forum saw an unprecedented attendance from the community leaving standing room only in our sports hall.

Ramblers

- Having examined the location and layout plans we note that Glapwell FP 4 passes along the edge of the main site then crosses the proposed development at the informal space. We can see no reason why the development should effect the line of the path and consequently would offer no objections to the proposals.
- We would request the following note -
  1) Any interruption to the existing footpath, during construction, be kept to a minimum.
  2) That the footpath not be further enclosed, i.e., over and above the existing enclosed sections.
  3) That where the footpath surface is disturbed then the surface should be returned to a condition that is at least equal to or better than its current condition.

Severn Trent

- The site is out of Severn Trent Water's area for sewerage.

Yorkshire Water

- Waste Water - If planning permission is to be granted, conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure

All consultation responses are available to view in full on the Council's website at:
https://planning.bolsover.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

PUBLICITY

The application was publicised by way of a site and press notice, and letters sent to 67 adjacent properties. There have been 65 representations received as a result of the publicity, which are summarised below:

Planning related

- Would be interested to know the average speed on the A617. I would hope that this would be carried out as it is a matter of public safety if there was to be an increase of 508 residents.
- Chesterfield hospital cannot cope with the capacity development plans proposed. What is the Care Quality Commissions opinion?
- Access issues for emergency and refuse vehicles at the top of Park Avenue due to double parking. Amongst my neighbours are vulnerable people, including, elderly, disabled and young families.
- Land should be used for its designated purpose – crops. A local farmer used it regularly up until a couple of years ago.
- Suggestions in the Travel Plan to form a 'walking bus' is just absurd, who-ever suggested this has clearly never visited Glapwell, 2 of the primary schools are situated down a lane with no pavement.
- No consideration of air quality - particularly with proximity to M1.
- Covenant with the Jacksons of Glapwell hall - the trees at the top of Park Avenue is the limit of house building, and not one more shall be built above the trees.
- Glapwell is a rural village – development would have a detrimental impact on its status
- Bolsover District Council's future planning strategy indicates that as a small rural village, Glapwell should have no more than 36 new dwellings constructed by 2033
- Loss of privacy
- Outside development boundary
- Poor outlook from buildings at bottom of garden
- Loss/damage of wildlife, flora and fauna
- More houses will ruin character of village
- Traffic congestion at junction (A617)
- Existing infrastructure cannot cope
- Parking/access issues along Park Avenue – residents park of street, narrow road – why not look at Blacksmiths close
- The street is narrow and already double parked. Statistics show that children are mostly killed from running behind parked cars
- Emergency vehicles and refuse lorries struggle to get down Park Avenue
- The effect on public transport
- Road to Bolsover is a hazard around Hall Corner - two blind bends in the road which are often used by local farm vehicles.
- Back Lane - this is only a small access only road with limited lighting and is currently experiencing trouble with traffic using it as a "cut through".
- The village is served by a small Branch Surgery with a current 3 week waiting time – additional dwellings would have a devastating impact on the quality of care that the practice could provide
- Only one shop at present, will there be more?

- Increased pollution from construction – noise, fumes, traffic
- Local facilities can't cope with more houses – doctors, school etc
- Walking routes will disappear
- Water supply issues already in Glapwell – water company has been notified
- Increased carbon emissions from additional cars during and after development
- Overlooking into rear gardens from new houses
- Bolsover School is the local Secondary school for the area which over the next 5 years will be at full capacity - Bolsover is currently developing large areas for housing which will also require school places for their local children
- The secondary school is in Bolsover with only one school bus and then only limited bus service to Bolsover
- Ransom strip - informed that the land and the trees are protected due to the history it is attached to, could be verified?
- Infilling could ruin the character of the village whilst estate development would overwhelm it
- Bolsover District Council has housing land for the next 5 years, therefore the need for an additional 62 homes is unwarranted.
- Glapwell is already dealing with immense volumes of traffic due its proximity to the M1 motorway
- Removing trees will in turn remove homes for wildlife such as tawny owls, bats, woodpeckers and other birds of prey
- Our duty as long standing members of the Glapwell community is to continue to work tirelessly together with our residents to improve and sustain the viability of our local community.
- Poor existing internet and mobile phone connections
- Community events (bonfire and carnival) would be impacted.
- Glapwell Cricket Club play at the end of the Avenue and many local children go to watch and play on the field.
- Condition of roads is already poor – further usage will cause wear and stress and delays
- Who will fund the increase in educational requirements?
- The site is listed as grade 2 agricultural land
- The arb report is in contradiction to the evidence collected by the local residents who regularly hear owls and see bats and badgers
- The closest secondary school, the Bolsover School, is already stretched by numerous housing developments within Bolsover. Will children moving onto the new development have to travel by car or bus to schools in neighbouring towns each day, thus reducing the option to walk or cycle to school? This contravenes the government's campaign for a Healthy Living Agenda which advocates that children should be educated in their immediate vicinity in order to create a self-sufficient and robust community.
- What 106 contribution will be required? Will it be spent in Glapwell?

Not planning related

- Loss of views
- Devaluation

- Did not receive a notification/letter
- Ransom strip
- Compensation for impact on residents

All representations can be viewed on the Council's website at:
https://planning.bolsover.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

POLICY

Bolsover District Local Plan ("the adopted Local Plan")

Planning law requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan includes the saved policies in the adopted Local Plan.

The Council asked the Secretary of State to consider action to 'save' many of the policies of the Bolsover District Local Plan beyond 28th September 2007 under provisions in the legislation. The Secretary of State agreed to this request and the 'saved' policies therefore remain in force until they are replaced by new policies.

The site is outside the settlement framework of Glapwell and thus the general open countryside control policies will apply. Therefore, the key policies in the adopted Local Plan that have relevance to this application are:

- GEN 1 - Minimum Requirements for Development
- GEN 2 - Impact of Development on the Environment
- GEN 5 - Land Drainage
- GEN 6 - Sewerage and Sewage Disposal
- GEN 8 - Settlement Frameworks
- GEN 17 - Public Art
- HOU 2 - Location of Housing Sites
- HOU 3 - Housing Allocations
- HOU 5 - Outdoor Recreation and Play Space Provision for New Housing Development
- HOU 6 - Affordable Housing
- TRA 1 - Location of New Development
- TRA 13 - Provision for Cyclists
- ENV 2 - Protection of the Best and Most Versatile Agricultural Land
- ENV 3 - Development in the Countryside
- ENV 5 - Nature Conservation Interests Throughout the District
- ENV 8 - Development affecting Trees and Hedgerows

Publication Version of Local Plan for Bolsover District ('the new Local Plan")

The Council commenced work to replace the adopted Bolsover District Local Plan (2000) following adoption of its Local Development Scheme on the 15th October 2014.

Paragraph 48 of the National Panning policy Framework states that local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

Following Submission in August 2018, the emerging Local Plan for Bolsover District has been

subject to Independent Examination and the Council has now received the Inspector's Report and this was published as required under Regulation 25 – Publication of the Recommendation of the Appointed Person of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) on 20th January 2020.

The Inspector's Report concludes that the emerging Local Plan for Bolsover District, when incorporating the recommended Main Modifications set out in the Appendix, satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in The Framework. The findings of the Inspector's Report will be reported to the meeting of the Planning Committee on 12th February and in light of this favourable judgement the Council's expected date for Adoption is at the Council meeting scheduled for 4th March 2020.

The emerging Local Plan for Bolsover District is at a very advanced stage and its policies and proposals can be given significant weight when determining applications, as stated in paragraph 48 of the Framework.

The relevant policies in the new Local Plan include:

- Objectives A, B, C, H, J
- SS1 - Sustainable Development
- SS2 - Scale of Development
- SS3 - Spatial Strategy and Distribution of Development
- SS9 - Development in the Countryside
- SS11 - Development in Important Open Breaks
- LC2 - Affordable Housing Through Market Housing
- LC3 - Type and Mix of Housing
- SC1 - Development within the Development Envelope
- SC2 - Sustainable Design and Construction
- SC3 - High Quality Development
- SC5 - Change of use and conversions in the countryside
- SC8 - Landscape Character
- SC9 - Biodiversity and Geodiversity
- SC10 - Trees, Woodland and Hedgerows
- SC11 - Environmental Quality (Amenity)
- ITCR3 - Protection of Footpaths and Bridleways
- ITCR10 - Supporting Sustainable Transport Patterns
- ITCR11 - Parking provision

National Planning Policy Framework ("the Framework")
The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The Framework is therefore a material consideration in the determination of this application and policies in the Framework most relevant to this application include:

- Part 2 – Achieving sustainable dev - Paras 7-14
- Part 4 - Decision-making - Paras 38; 47- 50; 54-57
- Part 5 - Delivering a sufficient supply of homes - Paras: 64; 72; 74-76; 77-78

- Part 9 - Promoting sustainable transport - Paras 102; 105; 106; 108-111
- Part 11 - Making effective use of land - Paras 117-118; 122
- Part 12 - Achieving well-designed places - Paras 124; 127; 128; 130;
- Part 14 - Meeting the challenge of climate change - Paras 148; 150; 153; 165;
- Part 15 - Conserving and enhancing the natural environment - Paras 170; 175; 178; 180;

ASSESSMENT

Principle of Development

The principal policies of the adopted local plan, relevant to the location and supply of new residential development are:

- Saved policy GEN 8 – Settlement Frameworks,
- Saved policy HOU 2 – Location of Housing Sites, and
- Saved policy HOU 3 – Housing Allocations.

As the Council can demonstrate a five year supply of deliverable housing sites, these policies are not considered to be out-of-date.

The site in question is not allocated for housing within the adopted Local Plan and is situated within the open Countryside; and is therefore covered by the general countryside policies within the adopted Plan.

Beyond settlement frameworks, new residential development is generally restricted to replacement dwellings, extensions to existing dwellings or essential new dwellings for agricultural or forestry workers. This proposal is none of these types of residential development and so the key policy to assess the proposal against is ENV 3 – Development in the Countryside.

Policy ENV3 states that outside settlement frameworks planning permission will only be granted for development which:

1) *Is necessary in such a location; or*
2) *Is required for the exploitation of sources of renewable energy; or*
3) *Would result in a significant improvement to the rural environment; or*
4) *Would benefit the local community through the reclamation or re-use of land.*

Based on an assessment of this proposal for residential development, it is considered that it fails to meet any of these four criteria, and is therefore contrary to the adopted Local Plan.

Emerging policy SS9 relates to development in the countryside, and identifies that proposals outside development envelopes will only be granted planning permission where it can be demonstrated that they fall within one or more categories; the relevant one in this instance is where a proposal involves *a change of use or the re-use of previously developed land, provided the proposed use is sustainable and appropriate to the location*.

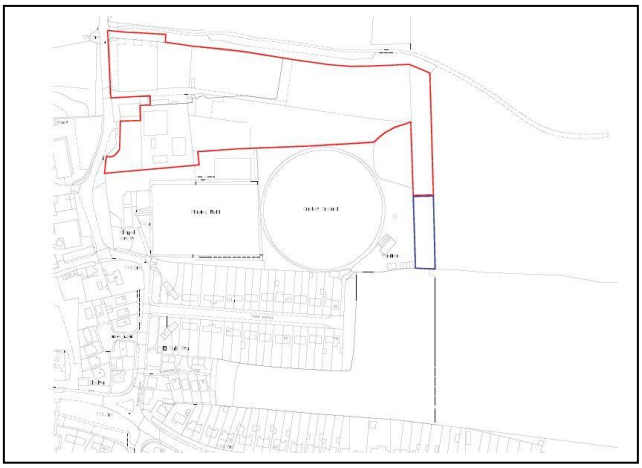
It is considered that the proposal fails to satisfy the criteria contained within policy SS9.

As such, it is considered that the proposed development is contrary to the saved and emerging policies which restrict inappropriate development within the countryside, and without any justification for the development in the location proposed, the principle of development is deemed to be unacceptable.

When considering the principle of development, it is important to acknowledge other proposals which may share some similarities with the current proposal.

A planning application with some relevance to the current application relates to a piece of land to the north of the application site, which adjoins a small part of the northern boundary.

Planning application 17/00598/OUT, proposed a development of up to 65 dwellings on land at Glapwell Nurseries.



This site is outside the settlement framework of Glapwell, and consists of land currently in use with the garden centre. The redevelopment of the garden centre also formed part of the application.

The application was recommended for refusal on the 7th February 2018, but allowed on appeal on the 12th December 2018 (APP/R1010/W/18/3198997).

The Inspector, in their decision, acknowledged that the appeal site was outside the settlement framework, and that the Council were able to demonstrate a 5 year supply of deliverable housing sites. The Inspector also acknowledged that the site had a developed appearance arising from structures and car parking, and that views through the site and beyond were restricted due to topography and planting.

The Inspector acknowledged that the proposal conflicted with the development plan, where relevant policies were not necessarily out of date, despite the age of the plan; but concluded that the development provided significant benefits which would outweigh other material planning considerations.

The Inspector also acknowledged the Councils settlement hierarchy policy (SS3) in the Local Plan Publication, which identifies Glapwell as having relatively low accessibility compared to other settlements. However, at the time of the appeal the emerging local plan was at an earlier stage of development, and as such the Inspector only afforded limited weight to this policy. The relevance of this policy to the current proposal will be discussed in greater length when considering the sustainability of the proposed development and the settlement.

The new Local Plan is now at a very advanced stage of preparation, with adoption likely in the March 2020, and therefore policy SS3 now has significant weight as a material planning consideration.

The Inspector allowed the appeal on grounds that the development:

- Would not significantly harm the character and appearance of the area
- Would be relatively well served by services, facilities, and public transport
- Enable the restoration and reuse of the Grade II Listed bothy which is identified on the Council's Heritage at Risk Strategy
- Would provide a significant number of new dwellings
- Generate economic benefits
- Provide towards sports facilities, education, and public art
- Secure the retention and improvement of the garden centre.

The Inspector, however, did include a paragraph in the report relating to the issue of 'precedent'; stating –

"The character of the appeal site is distinct from the surrounding open agricultural land, and it contains a number of buildings and structures. This is the case regardless of whether the site is technically 'greenfield' or 'brownfield'. I therefore do not consider that any view I come to here would necessarily set a precedent for the development of other nearby sites."

The Council acknowledge that both sites are within the open countryside, that they have a shared boundary to the north of the site, and are within the same ownership.

It is considered however, that the application site is an undeveloped green field; devoid of any built form or structures, and the condition of the site is good quality, versitile, agricultural land.

The development of this site for up to 62 dwellings and associated infrastructure would therefore interrupt rural views through the site, causing irreprable harm to its rural appearance, and landscape character through unnecessary urbansation and sprawl, and would result in the destruction of Grade 2 agricultural land.

There are no public benefits which would overide development plan polcies which seek to restrict new housing within the countryside, other than a contribution towards housing numbers within a location where additional housing on the level proposed is not required, and some financial contributions towards affordable housing, secondary education, sports facilties, open space and public art.

It is therefore considered that the appeal decision at Glapwell nurseries should not be considered a precedent in the determination of this application. Planning applications are determined on their own merits, and in this case, there have been no benefits put forward by the applicant which would override the case officer's recommendation to refuse the application.

The sustainability of the site in relation to local services and facilities
Emerging policy SS3 (Spatial Strategy and Distribution of Development) directs development and service provision firstly to the small towns of Bolsover and Shirebrook and the emerging towns of South Normanton and Clowne. Beyond these, growth is then directed to the large villages of Creswell, Pinxton, Whitwell, Tibshelf and Barlborough. Beyond these more sustainable settlements, the emerging Local Plan supports limited development in a small number of the smaller villages.

Glapwell is classified as a small rural village and in accordance with the spatial strategy the emerging Local Plan directs limited levels of growth to it. A small residential allocation of 16 dwellings was proposed in the village based on the implemented permission on the land at Glapwell Nurseries site, but this has been removed during the Local Plan Examination due to the applicant stating that they did not want to pursue that form of development in light of the larger site that was granted at Appeal. Due to the relatively low sustainability of Glapwell as a place for new development and the fact the Council can meet its local housing need at more sustainable settlements, the larger site with permission that was granted at Appeal has not been allocated within the Local Plan.

In relation to this central part of the Local Plan for Bolsover District's proposals, paragraph 20 of the Inspector's Report states:

"Policy SS3 sets out the spatial strategy and distribution of development within the District, with a focus on development in the more sustainable settlements such as the Small Towns of Bolsover and Shirebrook and the Emerging Towns of South Normanton and Clowne, followed by the Large Villages of Creswell, Pinxton, Whitwell, Tibshelf and Barlborough, with lower levels of growth directed to the smaller settlements. Furthermore, the strategy focusses on Bolsover and Whitwell where key brownfield sites exist. From the evidence before me, I am satisfied that the spatial strategy and the approach to sustainable development in the Local Plan are justified and effective."

It is noted that in paragraph 2.2 of the Planning Statement, the agent suggests Glapwell is a sustainable village and the site "*is within easy walking distance of the centre of Glapwell with a choice of local shops, pub and post office*". Furthermore, it is noted that paragraph 2.3 states that "*From a public transport perspective, Glapwell benefits from the A617 public transport corridor where there are frequent services connecting to Mansfield and Chesterfield and neighbouring settlements including Bramley Vale, Heath, Doe Lea, Holmewood, Pleasley and Palterton*."

This claim that Glapwell is a sustainable village is disputed by the Council.

As a village, Glapwell has limited facilities and services, with only a Kwikk Stop Convenience Store, which includes a post office counter, and two pubs. The Bolsover located Welbeck Road GP Surgery also provides an outreach GP surgery in the village. There is no primary school within the village and the nearest option is the Bramley Vale Primary School, which is approximately 1.3 kilometres westwards along the busy A617, which runs between Mansfield and the M1 (J29) and Chesterfield beyond.

Based on this limited provision, Glapwell is ranked joint worst settlement in the District for facilities and services.

It is acknowledged and agreed that Glapwell benefits from being on the public transport route that runs along the busy A617corridor, with the "Pronto" service between Mansfield and Chesterfield providing approximately two buses an hour between 6am and 11pm (based on the latest timetable dated 27th May 2018). The other bus service available within the village is the 49 service between Clay Cross and Clowne. This service provides six buses during the day, including a morning and an afternoon school service that stops at the Bolsover School secondary school building. Based on these modest level of bus services, Glapwell is ranked joint 15th in the District for public transport.

Overall, when assessed against the methodology of the Council's Settlement Hierarchy Study, Glapwell was ranked joint 15th in the ranking of the most sustainable settlements in the District, scoring only 9 out of 40 possible points.

Based on these findings, it is considered that Glapwell represents an unsustainable location for new housing growth.

It is also noted that in paragraph 6.9 of the Planning Statement, the agent refers to the Appeal decision in the Glapwell Nurseries case, as discussed above, and the Inspector's view that "*the Nursery site benefitted from good access to public transport and local amenities and as such would not be reliant on private transport.*" However, whilst the Inspector reached the view that future residents could use the available bus services for the majority of their journeys to work, shops and services and to take their young children to school, this does seem out of kilter with the annual Department for Transport (DfT) bus statistics which show falling bus usage across the country.

The DfT published statistics for 2017/18 and 2018/19 reported a fall of 85 million journeys (or 1.9% since the previous year) and a fall of 29 million journeys (or 0.7% since the previous year) across England. The DfT 2018/19 statistics also provide information about the difference in bus use across local authorities, stating that, "*in general, more urban local authorities have above average levels of bus use when compared with rural areas" and informs that Derbyshire is in the second lowest category, with between only 25-49 journeys per head for the year 2018/19*."

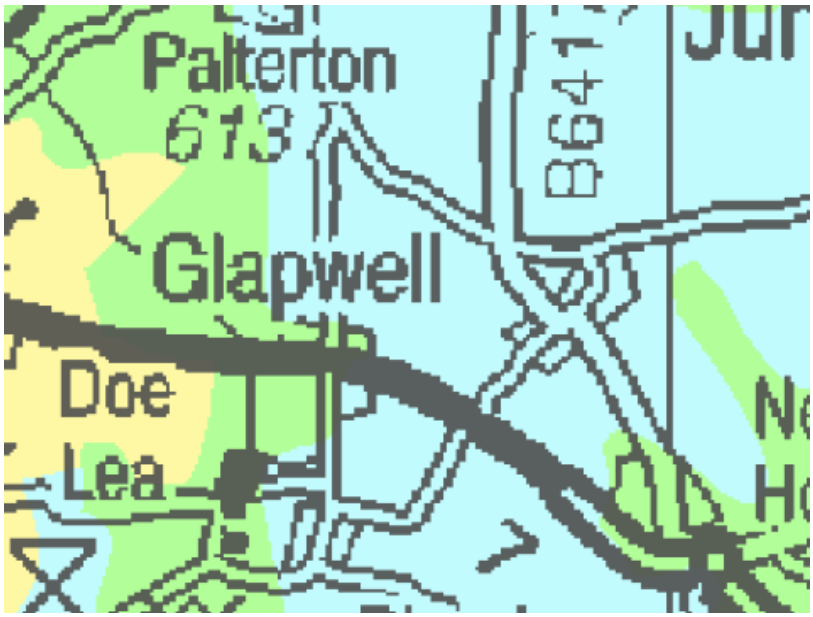
Based on these Government published statistics, it is hard to reach the same judgement as the Inspector and thus it is considered that one Appeal Inspector's view on public transport usage cannot be given significant weight going forward.

Therefore, the general location of the proposed residential development is unacceptable in relation to sustainability, and has limited access to services and facilities.

Landscape and Visual Impact Considerations

Agricultural Land

The application site comprises of 1.99ha of Grade 2 agricultural land, defined as very good quality agricultural land with minor limitations which affect crop yield, cultivations or harvesting. The East Midlands Agricultural Land Classification Map identifies the site as being light blue in colour; Grade 2 – Very Good.



Saved Policy ENV2 of the Bolsover District Local Plan (Protection of the best and most versatile agricultural land), states that, *planning permission will not be granted for development which involves the loss of grades 1, 2 and 3a agricultural land unless there is a strong need for development on the particular site, which overrides the national need to protect such land.*

This policy is consistent with the statements within the Framework and paragraph 170 (b) which states that *planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land.*
Footnote 53 further identifies that *where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality*.

Annex 2 (Glossary) of the Framework defines the 'best and most versatile agricultural land' as *land in grades 1, 2 and 3a of the Agricultural Land Classification.*

Furthermore, in the Emerging Local Plan, the Council has planned for the prudent management of natural resources, such as the District's best and most versatile agricultural land. Whilst this has involved the loss of some better quality agricultural land, given the rural nature of Bolsover District, this has been limited to more sustainable locations in order to meet the District's housing and employment requirements. However, with the District's housing and employment requirements met within the emerging Local Plan (as indicated by

Inspector's Report), the protection of the District's remaining best quality agricultural land is a strong component on achieving sustainable development during the plan period to 2033 as set out in criteria j) policy SS1: Sustainable Development.

Therefore, with the Council's good track record on housing delivery and its good five year supply housing supply position, without an established need for the development, which overrides the national need to protect such land; or a demonstration of necessity for the development in the location proposed, the loss of this Grade 2 land has not been adequately justified. Its retention should be secured in order to protect the intrinsic character and beauty of the countryside.

As such, the development is contrary to the policies provided above.

Important Open Break

Within the emerging local plan, the application site is allocated as part of an Important Open Break (SS11), between Glapwell, New Houghton / Pleasley and Stony Houghton, where *planning permission will only be granted for development provided it does not detract from the objective of maintaining an open character which contributes to the separation of settlements and their individual identity and sense of place*.

In accordance with the policy, this allocation provides a clear and strong statement as to where these settlements will be prevented from growing in order to maintain the open character between the settlements in order to preserve their individual identity and sense of place.

It is noted that in paragraphs 6.24 to 6.29 of the Planning Statement the agent argues that the proposed development would not erode the objectives of the proposed Important Open Break designation as it would not result in a loss of identity to Glapwell or New Houghton due to the distance between the settlements being approximately 1 mile (1,500 metres) apart. Furthermore, it is stated that the proposed development would extend no more than 5 metres further into the countryside than the edge of the existing sports pitches.

The evidence provided by the Important Open Breaks Review (July 2017) sets out the justification for the Important Open Break and notes that Glapwell and New Houghton / Pleasley are about 1,200m metres apart, so below the 1,500 metres gap between settlements threshold that justified consideration. As part of the Review, representations received on the Important Open Breaks policy during the Consultation Draft Local Plan stage were also considered. Based on the assessment within the Review, it concluded that the Important Open Break should be extended to the extent shown on the Policies Map within the Publication Local Plan stage.

This matter was considered during the Local Plan Examination and the Inspector's Report does not require any Main Modifications to the policy and no changes to the Policies Map are proposed. As such, it is considered that policy SS11 and the allocations shown on the Policies Map are sound and consistent with national policy.

Therefore, given the built form and urban nature of the proposed residential development, it is clear that the development would detract from the objective of maintaining the open character of the Important Open Break, and as such the development is contrary to emerging policy SS11 of the Bolsover Local Plan Publication.

Visual Amenity

The application site is visible from the rear of properties along Park View and Mansfield Road, from within the cricket pitch, and from the public footpath which runs along part of the northern boundary, linking Bolsover Road, Glapwell to Green Lane, Stoney Houghton, and beyond.

When the site is viewed from along the public footpath, there is some urbanisation of views arising from dwellings to the south of the site.

Predominant views however are towards the east, following the direction of the public footpath; where there are uninterrupted views across open countryside. The designated footpath provides rural connections onto nearby settlements. The application site is considered to be a natural edge between the urban settlement and the open countryside, and as such its loss to residential development should be resisted, particularly where there are no substantial benefits or need arising from the development.

Whilst the site is therefore not prominent from nearby road networks, the visual impact of the proposed development requires careful consideration; how a change in character and appearance of undeveloped, agricultural land, with a development of up to 62 dwellings and associated infrastructure impacts on the visual amenity value of the site and surrounding land.

Saved policy ENV3 of the Bolsover District Local Plan states that, *outside settlement frameworks planning permission will only be granted for development which would result in a significant improvement to the rural environment.*

Saved policy GEN2 of the Bolsover District Local Plan states that *consideration will be given to the character and sensitivity of the land and uses around a proposed development site in relation to the character and type of development proposed. Planning permission will not be granted for development which creates materially harmful impacts on the local environment, unless these are outweighed by the social or economic benefits to the community offered by the development, or the wider environmental benefits.*

Paragraph 8 of the Framework identifies that in order to achieve sustainable development, environmental objectives should be considered, particularly with regard to the contribution, protection, and enhancement of our natural environment.

Paragraph 127 of the Framework identifies that *planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting,*

Paragraph 130 then goes on to say *that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.*

Emerging policy SS1(i) of the Local Plan Publication identifies that *in order to contribute to sustainable development, proposals should protect and / or enhance the character, quality and diversity of the District's green infrastructure and local landscapes, the wider countryside*

and ecological and biodiversity assets.

Emerging Policy SC3 states that development will be permitted where it accords *with and respond to the established character and local distinctiveness of the surrounding landscape*

Emerging Policy SC5 states that *proposals for the change of use of land to a new use, will be permitted provided the change of use enhances the character of the landscape character.*

Emerging policy SC8 states that *proposals for new development will only be permitted where they would not cause significant harm to the character, quality, distinctiveness or sensitivity of the landscape, unless the benefits of the development clearly outweigh the impacts.*

The application site is considered to be a natural edge between the urban settlement and open countryside, and as such its loss to residential development should be resisted, particularly where there are no substantial benefits or need arising from the development.

Whilst the site is not prominent from nearby road networks, the visual impact of the proposed development from pedestrian networks requires careful consideration; how a change in character and appearance of undeveloped, agricultural land, with a development of up to 62 dwellings and associated infrastructure impacts on the visual amenity value of the site and surrounding land.

It is considered that the development of this land for residential purposes would fundamentally, and permanently alter its rural character and appearance, providing no improvements to the rural environment. The proposal also fails to identify any social, economic or environmental benefits arising from the development which would override the need to retain the land in its current condition and appearance.

The development, if permitted would materially harm the rural landscape and create unnecessary urbanisation and sprawl into the open countryside, and is therefore contrary to the policies provided above.

Access and Highway Considerations

Access

Saved Policy GEN1 states that development proposals shall be required to provide *safe access arrangements for pedestrians, cycles and vehicles (including service and emergency vehicles) entering and leaving the site.*

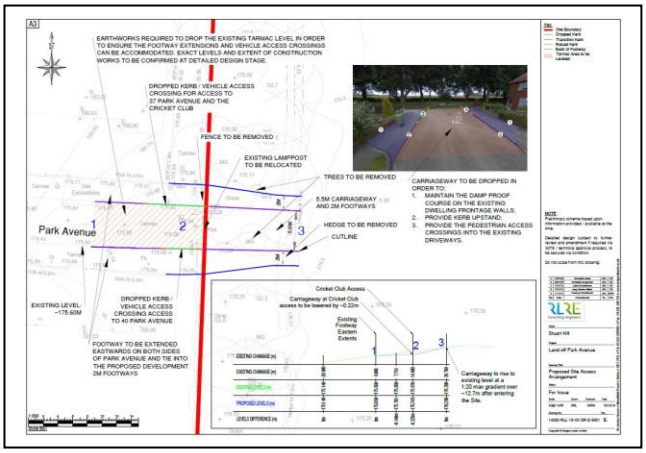
Paragraph 108 of The Framework identifies that in assessing development proposals, it should be ensured that *safe and suitable access to the site can be achieved for all users.*

According to the submitted Transport Assessment, the proposed vehicular access to serve the development will be from the eastern end of Park Avenue, which is a 5.5m wide, single carriageway cul-de-sac, currently serving 38 existing dwellings.

Pedestrian access will be via footways located on either side of Park Avenue, which will be extended into the site.

As access is to be considered at the Outline stage, the Highway Authority requested a detailed design of the initial length of proposed extension to Park Avenue on an accurate topographical survey base to be submitted, demonstrating requisite revisions to the existing highway

This was submitted for formal consideration, and included the details identified in the plan below.



County highways comments received in respect of the access details confirm *whilst the current proposals included within the appended Technical Note (document 501B revP02) for creating a link with Park Avenue are not considered acceptable, sufficient detail has now been provided to enable the Highway Authority to have some comfort that an acceptable layout can be delivered. It should be noted that this would involve a far slacker gradient being used into the site that will involve levels within the site being reduced over a greater distance. As access is not a reserved matter, ideally a suitable detailed design should be submitted for approval. However, if the Council are minded to approve the application it's suggested that preparation and approval of such details may be made subject of a Condition prior to commencement of any other Works. The submitted technical note also clarifies that there is no intention to create a pedestrian/ cycle link with Blacksmiths Close.*

The Transport Assessment originally submitted with the application proposed a pedestrian footway link from Blacksmiths Close, via an extension to the existing footway located to the south of Blacksmiths Close's carriageway. Such a link did not appear on the indicative site layout drawing and Blacksmith's Close does not form a part of the adopted highway. As such, the highway authority required confirmation about whether or not a link via this route is intended and, if so, if the appropriate access rights are in place. A footpath link to the south west of the site would have provided a shorter route into Glapwell Village for residents and would be available for cyclists, thereby improving connectivity between the development and the remaining part of the settlement. Section 3 of the amended Technical Note has confirmed that *the link via Blacksmiths Close is no longer proposed*. It is therefore considered that if the application was to be granted planning permission then this pedestrian access would need be re-instated as part of the development.

Highways

The application proposes a development of up to 62 dwellings, served via new estate streets off the eastern end of Park Avenue.

Saved Policy GEN1 states that development proposals shall need to satisfy that *the local highway network shall be able to accommodate the vehicular, cycle and pedestrian traffic from the site without causing material harm to highway safety, or unacceptable congestion.*

Saved Policy GEN2 states that developments shall need to give regard to *the amount of road traffic generated by the proposal; the type and frequency of that traffic in relation to the quality and character of the proposed access and local highway system, and the extent and impact of parking facilities for that traffic; and the amount of pedestrian traffic generated by the proposal, and its frequency.*

Paragraph 111 of The Framework states that *all development proposals that generate significant amounts of movement should be supported by a Transport Statement and Travel Plan so that the likely impacts of a proposal can be assessed*. A Transport Assessment and Travel Plan have been submitted as part of the application, it appears from the submitted Assessment that pre-application discussions have taken place between the highway authority and applicant; their comments are included as an Appendix to the Assessment

Emerging Policy SC3 of the Local Plan Publication states that proposals for development will need to *create conditions for active travel choices through provision of connected places that are easy to move around, integrated with their surroundings and which facilitate access through sustainable forms of transport including walking, cycling, and public transport*

The submitted Transport Assessment also takes into account the adjacent Glapwell Nurseries site, and includes an assessment of existing off-site highway junctions.

The Assessment concludes that there would be adequate capacity to accommodate the development proposals at all locations assessed without need for mitigation. It is noted that the junction of Bolsover Road with The Hill and Rowthorne Lane has been carried out using LINSIG, a suite of programs more usually associated with design of junctions operating under signal control.

Comments received from the highway authority consider *that LINSIG may not provide a reliable outcome where none of the approaches to the junction are signalised when compared against a more conventional (PICARDY) capacity assessment. The cumulative effect of the developments will add approximately 30no vehicles turning right out of Bolsover Road in the peak hour (i.e. circa one every two minutes) and, this being the case, it's considered that a re-assessment would be unlikely to significantly alter the conclusions*.

With regards to the submitted Travel Plan, it is recommended that funding of £3,750 is secured for monitoring of the Travel Plan over a period of 5 years (i.e. £750 p.a.).

Layout is a reserved matter, therefore should the application be approved, any layout submitted in association with any subsequent Full or Reserved Matters application would need to be in general compliance with the recommendations contained within the Delivering Streets and Places design guide. Due to the existing overlong straight alignment of Park Avenue a tight bend should be provided immediately on entering the development site with priority given to the perceived greater flows of traffic to/ from the south (rather than a simple priority junction as currently shown).

The layout would need to provide suitable turning facilities, demonstrated by swept paths; visibility sightlines; adequate parking for dwellings; refuse collection points.

Biodiversity and Ecology

Trees and hedges

Saved policy ENV8 of the adopted local plan identifies that *planning permission will not be granted for development which fails to make allowance for important hedgerows or the canopy spread of protected trees or other hedgerows or trees worthy of retention.*

Emerging policy SC10 of the Bolsover Local Plan Publication identifies that *trees and hedgerows are important visual and ecological assets, and should be protected and retained, unless it can be demonstrated that removal is necessary and appropriate mitigation can be achieved. Development should contribute to the protection and enhancement, of trees and hedgerows, and should incorporate trees and hedgerows into design and landscape scheme wherever possible, prevent damage to root systems, where possible incorporate retained trees and hedgerows within public open space, and ensure robust protection measures before, during, and after the development process; taking opportunities for new planting consistent with landscape, wildlife and historic interests, while designed to avoid future conflict between trees and developmen*t

The application includes an Arboricultural Report, submitted on the 17th October 2019, commissioned by Anderson Tree Care.

The application also includes as ecology report, submitted on the 11th October 2019 commissioned by Arc Ecology.

The report identifies 18 trees, 16 of which are within the application site. Species consist of 16 beech, 1 field maple and 1 sycamore, and have been identified by the applicant's consultant as category C, which are defined within the submitted report as *trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem*

diameter below 150 mm.

Two hedgerows have been identified in the original report; one on the northern boundary, one on the southern boundary. There is a third hedge along part of the west boundary which has been identified in the updated report.

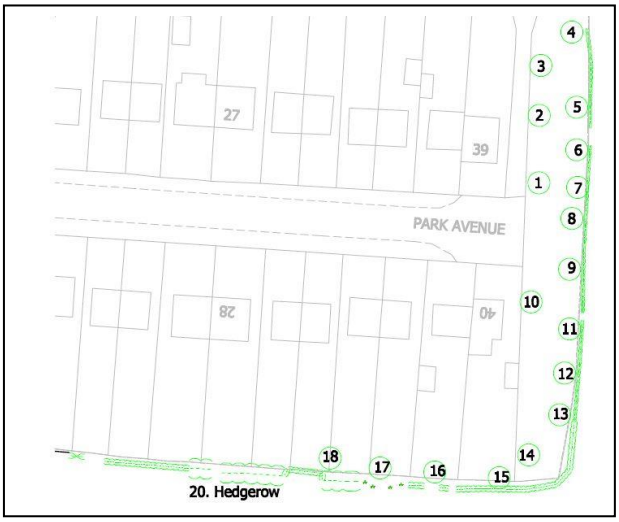
All trees are located within the copse at the end of Park Avenue, and around the boundaries of the site, some of which are interspersed in hedgerows. There are no trees within the field.

The originally submitted Arboricultural report did not confirm which trees would need to be removed to facilitate vehicular access into the site.

Once plans relating to the detailed design for the proposed access were submitted, the arboricultural report was updated, and submitted for consideration.

The updated report identifies that within the copse area, three beech trees would require removal:

- Tree 1 on submitted plan – Beech - *The trunk will be only 4 metres from the edge of the pavement. Its poor condition and Felted Beech Coccus infestation mean that it would be best removed.*
- Tree 8 on submitted plan – Beech - *This tree is extremely close to the edge of the access and will have to be removed.*
- Tree 9 on submitted plan – Beech - This is a poor specimen and will be only 4 metres from the access. This should also be removed.



Where trees are to be retained post development, in order to minimise damage to roots arising from construction, all works will be compliant with BS5837: 2012 – Trees in relation to construction.

The ecology survey identifies that the majority of hedges will be retained, with the exception of a small section of hedge on the northern boundary which would require removal to create an access between the site and the adjoining site which has the benefit of Outline planning permission; and also a 12m section of hedgerow to facilitate the access from Park Avenue.

Ecology

Saved policy ENV5 identifies that *when granting planning permission the local planning authority will require development to retain, wherever possible, habitats which are locally important for biodiversity including woodland, trees, hedgerows, wetlands, watercourses and geological features, and protect them during construction work; make provision, wherever possible, for replacement habitats where the loss of existing wildlife habitats is unavoidable; incorporate where possible, creative conservation measures, the greatest possible proportion of appropriate native species in any landscaping or planting scheme, and seek to incorporate geological features and habitats attractive to wildlife in the design of built structures.*

Emerging policy SC9 of the Bolsover Local Plan Publication identifies that *development proposals should seek to conserve and enhance the biodiversity and geodiversity and to provide net gains where possible. Proposals must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity.*

Paragraph 170 of The Framework identifies that *planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes; recognise the intrinsic character and beauty of the countryside, and minimise impacts on and providing net gains for biodiversity.*

The application has been accompanied by a Protected Species Survey, commissioned by Arc Ecology, which was then subject to an amendment resulting from the need to include additional land in the surveying, and give consideration to other species such as reptiles, hedgehogs and amphibians.

The development would result in a small adverse impact due to the loss of part of a hedgerow and three trees. There could also be indirect impacts due to increased levels of noise and light pollution.

The Wildlife Trust, following consideration of the amendment to the protected species survey considered that all remaining issues to make the development acceptable could be considered by conditions requiring the submission of a Construction Environment Management Plan, and a Biodiversity/Landscape Enhancement Plan.

Social Infrastructure and Section 106 requirements

Emerging policy II1 of the Bolsover Local Plan Publication identifies that in order t*o aid plan delivery, planning obligations will be sought where the implementation of a development would create a need to provide additional or improved infrastructure, amenities or facilities or would exacerbate an existing deficiency. The identification of this need will be assessed on a case by case basis but will be guided by the latest version of the Council's Infrastructure Study and Delivery Plan. As a result, contributions will be sought towards the delivery of the Green, Social and Physical infrastructure contributions, where they are necessary and relevant*.

Affordable Housing

The Strategic Housing Market Assessment OAN Update 2017 estimates that 126 units of affordable housing would need to come forward each year over the period to 2034 to meet all

affordable housing need in Bolsover district.

It is requested that affordable housing provision of 10% shall be provided on site in line with the Council's planning policy. These should be two bedroom (4 person) houses, to make up two thirds of the total number and 3 bedroom (5 person) houses, to make up one third of the total number. The preferred tenure is either social rent or Affordable Rent.

The properties should be owned and managed by a Registered Provider who has stock in the district or that of a neighbouring Local Authority, with nomination rights to the council for applicants from the Housing Register.

Education

Primary Level - The proposed development falls within and directly relates to the normal area of Bramley Vale Primary School. The proposed development of 62 dwellings would generate the need to provide for an additional 12 pupils.

Bramley Vale Primary School has a net capacity for 175 pupils, with 124 pupils currently on roll. The number of pupils on roll is projected to increase during the next five years to 126.

An evaluation of recently approved residential developments of 11 or above units or over 1,000 square metres of floor space within the normal area of Bramley Vale Primary School shows new development totalling 65 dwellings, which would generate a demand for 13 primary places.

Analysis of the current and future projected number of pupils on roll, together with the impact of approved planning applications shows that the normal area primary school would have sufficient capacity to accommodate the 12 primary pupils arising from the proposed development.

Secondary Level **-** The proposed development falls within and directly relates to the normal area of Bolsover School. The proposed development of 62 dwellings would generate the need to provide for an additional 9 secondary pupils.

Bolsover School has a net capacity for 850 pupils with 810 pupils currently on roll. The number of pupils on roll is projected to increase to 918 during the next five years.

An evaluation of recently approved residential developments of 11 or above units or over 1,000 square metres of floor space within the normal area of Bolsover School shows new development totalling 2,070 dwellings, which would result in demand for 310 secondary places.

Analysis of the current and future projected number of pupils on roll, together with the impact of approved planning applications shows that the normal area secondary school would not have sufficient capacity to accommodate the 9 secondary pupils arising from the proposed development.

Mitigation - The above analysis indicates that there would be a need to mitigate the impact of the proposed development on school places in order to make the development acceptable in planning terms.

The County Council therefore requests *£227,996 towards the provision of education facilities at The Bolsover School*

Broadband

The County Council requests that an advisory note be attached to any planning permission that encourages the developer to make separate enquiries with broadband providers in order to ensure that future occupants have access to sustainable communications infrastructure, and that appropriate thought is given to the choice and availability of providers which can offer high speed data connections. Any new development should be served by a superfast broadband connection unless it can be demonstrated through consultation with the network providers that this would not be possible, practical or economically viable.

More information on how to incorporate broadband services as part of the design of new development is available by following the link below:

https://www.gov.uk/government/publications/better-connected-a-practical-guide-to-utilities-for-home-builders

Open Space and Sports Facilities

Open Space

The following is expected as a minimum (*Policy HOU5 of the Adopted Bolsover District Local Plan)*:

> *"20m^2 of land per dwelling. Minimum size for 20 or more dwellings 400m^2 (100m^2 activity area, 5m buffer zone to adjoining housing, play or community focus, fence)".*

The applicant has acknowledged this requirement (as shown on drawing number 2016_465_2_01E Development of land off Park Avenue, October 2017).

62 dwellings would require a minimum of 1,240m^2 (0.12ha) of informal open space to be provided. The drawing as submitted shows that 0.24ha is to be provided, which exceeds the requirement and would be acceptable.

It has been noted that there is no indication on this drawing of the location of the 100m^2 fenced activity area, which is a requirement of the same policy.

The preferred location for the (informal) play area appears to be the open space to the north of the development which also forms the link to the Glapwell Nurseries site (Section 4.4 Green Infrastructure in the Design and Access Statement). This is mirrored on the Glapwell Nurseries site as the proposed location of a LEAP standard play area.

However, in view of the proximity of the proposed development to the Glapwell Nursery site, it may be more appropriate to provide a single NEAP standard play area to serve both developments, which, if both sites were developed, would be effectively joined together anyway, albeit only by a pedestrian link between the two sites.

This would potentially address some of the concerns regarding informal surveillance as the proposed location is not overlooked by neighbouring properties, but would be adjacent to a

pedestrian thoroughfare. That there may be insufficient space to accommodate a suitably sized play area is a concern, particularly as it proposed to site this in what is effectively a narrow corridor of undevelopable land.

Alternatively, if a more suitable location for a NEAP standard play area could be identified in the vicinity of the proposed development, a commuted sum payment for off-site provision could be negotiated. *Using the current policy formula the commuted sum would be £51,832 (62 dwellings x £836 per dwelling).* This amount is based on 2019 prices and should be index linked to the RPI in terms of timing of payment.

Built & Outdoor Sports Facilities

As the proposed development is not of sufficient scale to require any dedicated on site built / outdoor sports facilities, it is recommended that a suitable commuted sum is negotiated in lieu of any formal on site requirement.

Using the current policy formula the *commuted sum would be £61,690 (62 dwellings x £995 per dwelling).* This amount is based on 2019 prices and should be index linked to the RPI in terms of timing of payment, and would be invested in upgrading sports facilities on Glapwell Sports Ground and other outdoor sport facilities within the parish.

Maintenance Sum

Maintenance sums are not usually enforceable on payments made in lieu of on-site provision.

However, for any land adopted by the Council it is expected that a commuted sum for a period of 10 / 15 years following completion of the development would be required. This would be index linked in accordance with the current Local Plan policy and will cover grounds maintenance and the ongoing management and maintenance of any play equipment, fencing, etc. provided by the developer.

The exact level of commuted sum will need to be negotiated once the nature, size and form of the land to be adopted has been agreed and approved.

Public Art

A contribution to public art is a contribution to the community of an area. When the development costs or is likely to cost in excess of £1million, including infrastructure, Bolsover District Council maintains a percent for art policy stating that the developer should contribute 1% of the total costs of the development to public art.

Public art in this context is defined as “Almost all art forms; including sculpture, mosaic, Photography, Painting, Writing, Ironwork, Glass, Ceramics, Carving, Textiles, Film, Lighting, digital media creation, public rehearsal and performance, both musical and dramatic.”
Due to the nature of the site plan for this development there is no identified space for public art to be placed.

It is recommended that the contribution to public art be considered for use in the context of the wider local area.

For further reading please refer to Appendix 1 (Public Art and the Planning Process) of: Bolsover District Council Arts Development & Public Art Strategy 2016 – 2020.

http://web.bolsover.gov.uk/reportsagendas/Reports/report18268.pdf

OTHER PLANNING CONSIDERATIONS

Archaeology

Paragraph 189 of the Framework states that *in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.*

Paragraph 199 of the Framework states that developers should *record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.*

The site is c150m from the former site of Glapwell Hall (HER 6001), a 17th century hall probably built on an earlier site, and from the possible site of a medieval chapel recorded in 1260 (HER 6002). There is consequently potential within the site for remains associated with the medieval village.

Earlier activity in the vicinity is suggested by prehistoric flint fragments from the area east of the site (HER 6011, 6012, 6015) and a relatively fresh sherd of Roman 'Samian' pottery from 85 Mansfield Road, just to the south-east. There is consequently also potential for remains of these earlier periods within the proposal site.

The application originally submitted did not include any heritage information and the applicant was required to provide additional information to demonstrate that the significance of heritage assets was understood.

The submitted information has identified archaeological remains, likely at least in part to represent prehistoric and/or Romano-British activity, although this has yet to be established through field evaluation.

The County archaeologist has advised that given the small size of the site and the likely truncation of remains by arable cultivation, they are satisfied that the archaeological interest is best addressed through a conditioned scheme of work should the Council be mindful to approve the application; to excavate and record the archaeological remains before the site is developed.

This should take the form of 1) evaluation trenching, at an early stage and before reserved matters are submitted for the site, report to be available when considering layout under reserved matters 2) further excavation to fully expose, excavate and record the extent of significant archaeological remains on the site.

Flood Risk and Drainage Considerations

Saved Policy GEN2 states that development proposals will need to consider *the extent to which discharges of foul sewage and surface water run-off could be accepted by existing or proposed systems of disposal without detriment to the water quality of local watercourses or aquifers or to watercourse capacity or flow continuity.*

Saved Policy GEN5 states that planning permission will be granted *for development that interacts positively with the natural watercourse and land drainage system. The drainage capacity of the system will be protected and permission will not be granted for development which would result in a reduction in the capacity of the natural floodplain; or detrimental changes in the characteristics of surface water run-off or groundwater drainage; or new uses at risk in areas liable to flooding; or loss of access to watercourses for future maintenance and improvement works.*

Saved Policy GEN6 states that *planning permission will not be granted for development which would damage the quality and ecology of watercourses.*
Emerging Policy SC7 states that all development proposals *will be required to consider the effect of the proposed development on flood risk, both on-site and off-site, commensurate with the scale and impact of the development, demonstrated through a Flood Risk Assessment. Development will not be permitted in flood zone 1 unless it can be demonstrated that the development, including access, will be safe, without increasing flood risk elsewhere and where possible will reduce flood risk overall;* and with regard to surface water flood risk, where *there is no net increase in surface water runoff for the lifetime of the development on all new development. Run off rates for development on Greenfield sites should not be exceeded, and where possible should be reduced from existing; Sustainable Urban Drainage Systems (SUDS) shall be incorporated to manage surface water drainage, unless it is proven that SUDS are not appropriate in a specific location.*

Paragraphs 163 and 165 of The Framework identify that Local Authorities should consider flood risk when determining applications, and that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate

Flood Risk
The application site is within Flood Zone 1, and therefore the land is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding. As such the site is not considered to be at risk of flooding from fluvial sources.

The applicant has submitted a Flood Risk Assessment and Drainage Strategy relating to the proposed development, which the Lead Local Authority has been formally consulted on.

Surface Water Drainage
The development is approximately 2ha and is proposed for a residential end use of up to 62 dwellings and associated parking facilities.

Soakaway testing was undertaken by Rodgers Leask Environmental on 3rd September 2014. Twelve trial pits were excavated and tested. Nine of the twelve pits emptied beyond 75% of the water volume by the end of testing, the rates for these are as shown in the table contained in the report.

In accordance with the hierarchy for SuDS, it is proposed that infiltration will be utilised for the disposal of surface water at this site.

Preliminary modelling based on the measured 0.34ha impermeable area for the highway indicates that approximately 325m3 of surface water attenuation would be required to ensure no flooding during the 1 in 100 year plus 40% climate change storm event.

It is proposed to attenuate surface water flows from the highway either within a traditional ring soakaways, crate soakaways or underground attenuation tank soakaways, consisting of arched chambers with a granular surround to provide treatment, filtration and silt management, depending on the adopting Authority. Two options for adoption of the soakaways are available as outlined in the report.

The plots will drain via permeable paving with a Geocellular subbase due to the deep layer of approximately 0.6m of made ground encountered, unless further trial pits find that made ground is not as deep throughout the site, in which case a more traditional construction of permeable paving could be employed.

Overland flow routes will be carefully considered for blockage and exceedance events to ensure that routing is away from both existing and proposed properties.

It is considered that by adhering to the strategy outlined above, the additional volumes of surface water runoff generated by the redeveloped site will be managed such that the residual risk to adjacent properties is negligible.

SuDS have been considered as part of the drainage solution.

Water treatment will generally be provided via permeable paving to private and shared driveways for plot drainage and via the underground attenuation tank soakaways or ring soakaways for the highway.

It is considered that by adhering to the SuDS strategy above, the necessary number of treatment trains could be provided to allow compliance with CIRIA C753 guidance.

The Lead Local Flood Authority has been consulted on the submitted and confirmed that they have no objections subject to the inclusion of conditions on any approved application relating to the submission and approval of a detailed drainage scheme.

Foul Water Drainage

The site as existing is a Green field site and therefore there is no existing foul water drainage.

According to the Flood Risk Assessment and Drainage Strategy, received on the 11th October 2019, anecdotal evidence suggests that a foul pipe run located along the back gardens of the southern houses along Blacksmiths Close, was constructed in order to serve this development via gravity.

It is recommended that the invert level of this pipe run be surveyed in order to confirm this. This foul pipe run is believed to connect into the Yorkshire Water foul sewer located to the north of Blacksmiths Close.

It is proposed that the onsite foul drainage network including the private foul pipe run located along the back gardens of the southern houses along Blacksmiths Close would be offered for adoption with Yorkshire Water via a Section 104 Agreement.

Yorkshire Water is the statutory undertaker for the mains sewers within the local area and

have been consulted on this application. They have since advised there are no objections to the proposals provided details of foul water drainage are agreed prior to commencement of any development on site.

Therefore, subject to a condition of this nature, it can be considered that the scheme complies with Policy SS6 (k), which requires the applicant to demonstrate that adequate sewerage infrastructure and capacity exists or can be provided as part of the development proposed in this application.

Contamination and land stability

Contamination

A *Phase 1 Desk Study; Land off Bolsover Road/Glapwell Lane Glapwell (Ref: P15-390 Rev 0; dated 30th October 2015)*' has been submitted as part of the application, and presents the findings of a desk study and site walkover undertaken four years ago. This report covers a wider area which includes the application site, and the area of land to the north which was granted permission under planning permission 17/00598/OUT.

The Phase 1 report concludes further works are required to investigate the potential contaminant linkages identified in the initial conceptual site model.

The environmental health comments received on the 27th November therefore recommend the inclusion of the standard five part contamination condition. They have also recommended an advisory note regarding Radon gas.

Land Stability

The Coal Authority were consulted on the application, and confirmed that the site does not fall within the defined Development High Risk Area, but is within the Low Risk Area. Therefore, only the standard advisory note would be required, should the Council be mindful to grant planning permission.

CONCLUSION

The development of this site for up to 62 dwellings and associated infrastructure would fail to comply with relevant policies which seek to prevent inappropriate development within the countryside.

The application site is considered to be within a small rural village, as defined by Saved Policy SS3 of the Bolsover District Local Plan Publication, that has limited access to services and facilities, thereby increasing the reliance on car usage to access services in adjacent settlements.

The Council is currently able to demonstrate a five year housing land supply, and without a discernible edge to the eastern boundary, the site should not be considered as a logical extension to the settlement framework.

The development, and subsequent destruction of Grade 2 agricultural land and an Important Open Break would interrupt rural views throughout the site, causing irreprable harm to its rural appearance, and landscape character through unnecessary urbansation and sprawl, and would provide no improvements to the rural environment. There is no discernible eastern boundary to the site, and as such, it should not be considered as a natural extension to the settlement boundary of Glapwell

The proposal fails to identify any social, economic or environmental benefits arising from the development, which would override the need to retain the land in its current condition and appearance.

As such, it is considered that the proposed development is contrary to the saved and emerging policies which restrict inappropriate development within the countryside, and without any justification for the development in the location proposed, it is recommended that the application is refused planning permission in accordance with the reasons provided below.

RECOMMENDATION – Refuse Planning Permission

1. Saved Policy ENV3 of the adopted Local Plan identifies that outside settlement frameworks, planning permission will only be granted for new dwellings in certain circumstances, and Saved Policy HOU9 explains that new dwellings will only be permitted where they are essential to the operation of agriculture and forestry.

Emerging policy SS3 of the Bolsover District Local Plan Publication identifies Glapwell to be a small rural village, and that small settlements in the countryside are not considered to be sustainable. The Local Plan will therefore not support urban forms of development beyond limited infill and conversions of agricultural buildings. Emerging policy SS9 further identifies that proposals outside development envelopes will only be granted planning permission where it can be demonstrated that it involves a change of use or the re-use of previously developed land, and where the proposed use is sustainable and appropriate to the location. .

Paragraph 79 of The Framework seeks to avoid new homes in the countryside unless special circumstances can be applied.

The proposed development has not been justified with reference to any 'certain circumstances', is not 'essential' to the operation of agriculture and forestry, or any other land based businesses, and there has been no demonstration of 'special circumstances' as required by the Framework. The Council are also able to demonstrate a five year housing land supply. The site is undeveloped arable land, and the proposed development is considered to be neither sustainable, nor appropriate to its location, and without a discernible edge to the eastern boundary should not be considered as a logical extension to the settlement framework. The development if permitted would therefore be contrary to the policies provided above.

2. Saved Policy ENV2 of the adopted Bolsover District Local Plan identifies that planning permission will not be granted for development which involves the loss of Grade 2 agricultural land unless there is a strong need for development on the particular site which overrides the national need to protect such land.

Emerging Policy SC5 of the Bolsover District Local Plan Publication states that proposals for a change of use of land to a new use will be permitted provided the change of use is in keeping with the original character of the land and enhances the landscape character type generally.

Paragraph 170b of the Framework states that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land.

The application site comprises of Grade 2 agricultural land. The development, if permitted, would result in the total loss of undeveloped arable land. There has been no justification provided to demonstrate such a need for the development, which would override the national objective to protect the best and most versatile agricultural land, and as such it is considered

that the proposed development would be contrary to the policies provided above.

3. Emerging policy SS11 of the Bolsover District Local Plan Publication has allocated the application site as an Important Open Break, between Glapwell, New Houghton / Pleasley and Stony Houghton, where planning permission will only be granted for development where it does not detract from the objectives of maintaining an open character, the separation of settlements, and their individual identity and sense of place.

Saved Policy GEN2 of the adopted Local Plan identifies that planning permission will not be granted for development which creates materially harmful impacts on the local environment, and proposals will be assessed in relation to the appearance of the immediate locality and to its setting within the general landscape.

Paragraph 127(c) of The Framework identifies that development should be sympathetic to local character and landscape setting, and 170 (b) identifies that planning decisions should recognise the intrinsic character and beauty of the countryside.

This Important Open Break is rural in character and provides a pleasant open backdrop to the settlement edge of Glapwell, particularly when viewed along the public footpath, and from the rear of existing dwellings. Development of the site for residential purposes would therefore detract from the objectives of maintaining the open character of the site and its surroundings; through unnecessary urbanisation and sprawl, thereby causing harm to its rural setting within the general landscape, and as such it would be contrary to the policies provided above.

Statement of Decision Process

Whilst the Council has worked in a proactive manner with the applicant, it is not considered that the Councils reasons for refusal could have been overcome through the submission of additional information. The proposal is contrary to the adopted, Saved Policies of the Bolsover District Local Plan, the advanced emerging policies of the Bolsover District Local Plan Publication, and the objectives of the Framework which seek to prevent inappropriate development in the countryside, and the loss of valuable arable land.

Equalities Statement

Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e. “the Public Sector Equality Duty”).

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic

Human Rights Statement

The specific Articles of the European Commission on Human Rights (‘the ECHR’) relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this 'balancing exercise' in the above report, officers are satisfied that the potential for these proposals to affect any individual's (or any group of individuals') human rights has been addressed proportionately and in accordance with the requirements of the ECHR.

PARISH Elmton With Creswell Parish

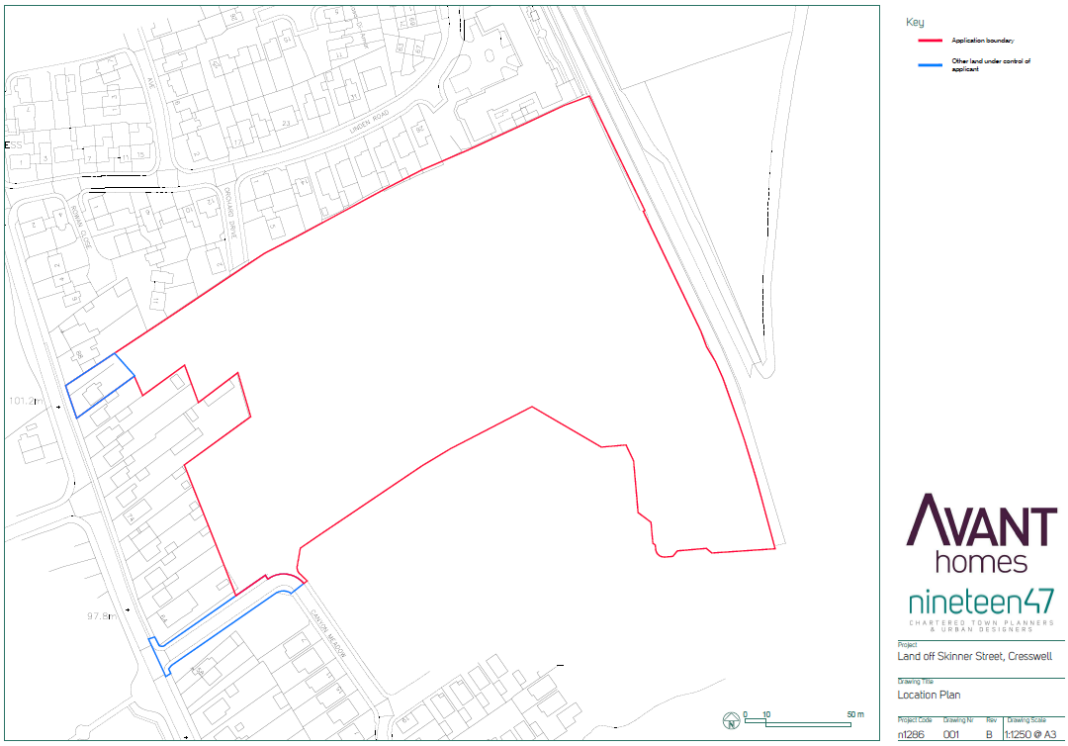
APPLICATION Residential development of 88 dwellings including access, infrastructure and associated works
LOCATION Land To The Rear Of 64 To 74 Skinner Street Creswell
APPLICANT Avant Homes (Central) And Chatsworth Settlement Trustees
APPLICATION NO. 19/00475/FUL **FILE NO.** PP-08062228
CASE OFFICER Mr Peter Sawdon
DATE RECEIVED 12th August 2019

SUMMARY

Officers have referred this application to the Planning Committee for a final decision to consider the details of the planning application and to consider the offers in respect of infrastructure requirements that are being sought through a S106 Planning Obligation.

In summary, the application is recommended for approval. The site is considered to represent sustainable development and accord with policy requirements and sufficient contributions are being offered to meet the infrastructure requirements of the development and to make suitable affordable housing provision.

Site Location Plan



SITE AND SURROUNDINGS

This land forms part of a larger housing allocation (Policy HOU 3) in the adopted Bolsover District Local Plan and although no longer shown to be an allocated site in the emerging Local Plan, it is shown to be within the settlement envelope.



Photo: - View of the site from multi-user trail to the site's north east

This is 3.38ha of land to the east of Skinner Street at Creswell with levels that fall from west to east down to a former railway line that bounds the eastern boundary of the site; that land is presently being upgraded by Derbyshire County Council to form a multi-user trail that will connect into the adjoining housing development to the south.

The main body of the site currently forms two narrow parcels of land that are separated by a mature hedgerow; a mature hedgerow is also located along the sites southern boundary, with the remainder of the boundaries, adjacent to housing and the former railway line to the east, comprising some fencing with occasional planting. These parcels are overgrown meadow with bramble and tree saplings. An additional area of land to the south east comprises part of the adjoining approved housing site, that will form part of the open space and sustainable drainage pond areas associated with that housing site.

Skinner Street forms part of the no. 77 bus route that provides a regular bus service between Worksop and Chesterfield.

Existing housing generally bounds the site to its north and west and a new housing

development is presently under construction by the same developer on the land immediately adjacent to the south. That new housing is separated from this site by an area that will eventually form a linear open space, that would be centrally located between that housing and that proposed on this site; this area is presently occupied by the building site compound and its associated access track.

At its closest point, the site is approx. 400m from the edge of the town centre, as identified in the Bolsover District Local Plan and Creswell train station is also located here.

PROPOSAL



This full planning application is proposing a residential development of 88 dwellings, including access, infrastructure and related works, including an extension to the SuDS pond that has been provided on the existing housing site to the south.

The proposed dwellings are all to be two-storeys, to include 20 semi-detached, 59 detached and 7 terraced houses. The applicant proposes that 9 units would be Affordable Housing.

Access is proposed off the recently formed vehicular access from Skinner Street (known as Canyon Meadows) that is already serving the new housing development to the south.

It is stated in supporting documentation that consultation was carried out by the applicants with occupants of neighbouring property and that no comments or calls were received by

them as a result.

The development would result in the removal of a central hedge that currently divides the two field parcels that currently forms the application site, key trees on the site's outer boundaries and the hedgerow to the south would be retained where practicable, although small sections of the retained hedge would need to be removed to facilitate vehicular, pedestrian and cycle access points. The access points into the central open space area would facilitate non-vehicular access routes onto the greenway to the east of the site that connects to the adjoining development to the south east. This will eventually connect to links that are to be formed to the train station and town centre to the south that are to be provided or funded under the terms of the S106 planning obligation relating to the development to the south.

ADDITIONAL INFORMATION AND AMENDMENTS

- Viability Assessment - submitted 21/08/19
- Details of abnormal costs 18/10/19
- Additional drainage and site investigation information submitted 18/10/19: -
    - Proposed drainage strategy ref. P2845-SK01 REV A
    - Drainage Overview ref. P2845_SW
    - Topographic Survey ref. PC03-01 SHEET 1 OF 2 REV. C
    - Site Investigation Report (May 2008)
- Details of canopy designs submitted 22/10/19: -
    - AV_DP_1810-45-01 REVB - LATHBURY- 17 CANOPY DESIGN
    - AV_DP_45-01(B&P) REVB - BECKFORD- 17 CANOPY DESIGN
    - AV_DP_45-01(B&P) REVB - EASTON-17 CANOPY DESIGN
    - AV_DP_45-01(B&P) REVB - LORTON- 17 CANOPY DESIGN
    - AV_DP_45-02(B&P) REVB - MELTON- 17 CANOPY DESIGN
    - AV_FL_1360-01 REVB - BAMPTON- 17 CANOPY DESIGN
- Various revisions and information submitted 24/10/19: -
    - Abbotsbury Village Housetype ref. O9/ABY/001 REV A & O9/ABY/002 Rev.A
    - Bibury Village Housetype ref. O9/BBY/001 Rev.A & O9/BBY/002 Rev.A
    - Easton Detached Village Housetype ref. O9/ETN/001 & O9/ETN/002
    - Haddington Village Housetype ref. 09/HTN/002 Rev.A & 09/HTN/002 Rev. A
    - Cycle Connection Link plan ref. 6070-001
    - 1.8M High Brick Wall details ref. SD 12-024
    - Design and Access Statement Addendum (re. Garden sizes)
    - Street Scenes ref 010-01 Rev.A
    - Revised Travel Plan (updated 22/10/19) ref. LDP2316
    - Revised Arboricultural Impact Assessment (October 2019)
    - Transport Assessment Ref. LDP2316 (23 October 2019)
    - Revised Noise Assessment Ref. LDP2316
- Flood Risk Assessment and Flood Risk Assessment Executive Summary Ref. PR/LEM/36166-001 Rev. A (Feb 2014) submitted 7/11/19
- Correction to the submitted planning application to include proposed extension of the application site to include an extension of the existing SuDS pond and revised plans submitted 12/11/19:
    - Location Plan ref. n1286 001 B
    - Revised Materials Plan ref. N1286_101-01C
- Revised Layout plan ref. N1286_008K submitted 22/11/19

- Revisions received 23/12/19 including: -
    - Confirmation of provision of affordable housing.
    - Commitment to meet the planning obligation requests received for healthcare (£41,760), sport & recreation (£86,565) and biodiversity enhancements (£15,000).
    - Revised Planning Layout Plan ref. N1286_008L
    - Revised Presentation Layout ref. N1286_009E
    - Revised Materials Plan ref. N1286_101-01D
    - Nithsdale Housetype ref. A9/NIT/001 Rev. A
    - Helmsdale Housetype ref. A9/HEL/001 Rev. A
- Site investigation addendum ref. CAT/CLC/LW/37749-006 and dated 20/12/19, as submitted 03/01/20
- Severn Trent Water letter of confirmation (provided by applicant) that adequate drainage capacity exists provided on 8/01/20, with additional clarifying commentary submitted on 14/01/20
- Additional comments submitted 22/01/20: -
    - Confirmation that affordable housing would be for rent;
    - Confirmation regarding proposals for 4% energy efficiency improvements over Building Regulations for dwellings, along with the provision of electric car charging points to 20% of dwellings.(18 dwellings);
    - Clarification that additional information to be provided to deal with issues raised by the Highway Authority (Derbyshire County Council); and
    - Agreement that leisure contribution can be used towards the provision of a new Leisure Centre for Creswell.
- Additional information submitted 23/01/20 relating to highway visibility splay requirements, including the following drawings: -
    - SSC-BWB-GEN-XX-DR-TR-101_Internal Forward Vis_S2_P5
    - SSC-BWB-GEN-XX-DR-TR-102_Vis from Parking_S2_P1

HISTORY

10/00124/OUTMAJ – Planning Committee resolved to grant planning permission, subject to a S106 legal agreement, for approximately 180 dwellings on land that comprised the current planning application site, along with land to the south east, which is currently being developed under a separate planning permission (see below). The S106 agreement was not signed and the application was subsequently withdrawn in February 2016.

14/00079/FULMAJ – Full planning permission was granted on 24th July 2014 for 87 dwellings on land to the south east of the current planning application site. This permission was the subject of a S106 Planning Obligation requiring Affordable Housing, Open Space contribution, A School Link, Public Art and a footpath link to the town centre. This permission was not implemented.

15/00368/FUL – Full planning permission was granted on the 21st January 2019 for 82 dwellings; this development is currently under construction on the site to the south with the majority of dwellings complete. This application was subject to a viability assessment that demonstrated that the scheme was unable to fund some of the normal S106 requirements, but the final permission was subject to the completion of a S106 Planning Obligation that required provision of a new highway link to the existing infant school to the south east and the

provision or contribution to the formation of a new footpath and cycle link to connect the site with the train station and town centre (to be provided on an existing track that runs to the east of the school premises between that site and the railway).

CONSULTATIONS

- Archaeologist – No further investigation required 27/08/19

- Bolsover District Council Drainage Engineer – If SuDS acceptable to the Lead Local Flood Authority (Derbyshire County Council), operations and maintenance arrangements must be put in place and the developer must ensure temporary drainage arrangements to prevent surface water run-off onto the public highway and neighbouring properties 04/09/19

- Derbyshire County Council Countryside Services – are soon to become the managing service of the Clowne Branch Line greenway, (CBL) that adjoins the development site on its eastern boundary. The application does not offer any connection from the development to this key pedestrian and cycle link although it is understood that the developer has engaged in discussion with CBL project managers and given suggestion that the connection will be made as part of the development. Would like to see assurance given to secure this connection which should be delivered in accordance with Derbyshire's Key Cycle Network design criteria 25/09/19

- Derbyshire County Council (Lead Local Flood Authority) – Following the submission of further detailed information, the Flood Authority have recommended the inclusion of conditions to control details of surface water drainage 10/12/19

- DCC (Highways) – Some outstanding issues that can be resolved through the inclusion of conditions and conditions are recommended 10/01/20

- Derbyshire County Council (Planning Policy) – Support the development which constitutes sustainable growth. No education contribution sought as sufficient capacity exists in catchment area schools. Seek an advisory note re high speed broadband provision 11/09/19

- Derbyshire Wildlife Trust – the identified adverse effects for biodiversity appear insufficiently mitigated in the proposals and opportunity within the site is limited. Suggest that biodiversity offset be undertaken through the provision of off-site compensation in the form of a monetary contribution for the future management costs of Wollen Meadow and to ensure that it can cope with the increase in local population. 6/12/19

- Economic Development - The proposed scheme meets the relevant thresholds set out in the Bolsover Draft Local Plan Policy II2. Therefore, if Planning Committee is minded to grant planning permission, then Economic Development would request the inclusion of a planning condition to secure local opportunities for skills, training and employment in the District 29/08/19

- Environmental Protection Officer – Recommends conditions in respect of air quality

and noise, subject to clarification of some points in respect of air quality. Is content that no condition is required regarding contamination. 07/01/20. Satisfied with additional air quality information and recommends a condition to any secure proposals. 23/01/20

- Force Designing Out Crime Officer – satisfied initial concerns have mostly been addressed and considers a planning condition can control means of enclosure and planting. Considers controls over two wheeled vehicles would take place off site. 04/11/19

- Leisure - No provision required for onsite open space provision, as that provided on phase one to the south has already made provision that is sufficient for this development too. Is seeking £86,565 (87 dwellings x £995 per dwelling) for formal open space provision in view of a shortfall of 2.6 ha based on the standard of 1.7 ha per 1,000 population. Note footway connection provisions and need to ensure that these are provided onto the adjacent multi user trail on the former Clowne Brach Line 13/09/19

- Mineral Planning Authority – Does not affect any mineral deposits and so have no comments 28/08/19

- NHS Derby and Derbyshire CCG - Seeking a financial contribution of £41,664 towards health provision, but note that should the planned new Health Centre for Creswell be developed, that includes funding from the Colliery Road Housing development site, then sufficient capacity would exist 13/09/19

- Severn Trent Water – Suggest inclusion of an advisory note regarding the location of public sewers. Also make reference to the need for the developer to enter into a separate connection agreement with the Water Company. 23/09/19

- Strategic Housing Officer – Seeking the provision of 10% on-site affordable housing for social or affordable rent 03/09/19

- Urban Design/Landscape – Amendments submitted following earlier comments are an improvement; there is some room for further minor changes 06/11/19

PUBLICITY

Initial publicity was carried out by site notice, press advert and 43 neighbour letters resulted in 2 letters of representation being received. Additional publicity was carried out following amendments to increase the planning application site size to include the proposed extension of the SuDS drainage pond, which resulted in the receipt of an additional 3 comments. Following additional changes made by the applicants to increase the number of dwellings from 86 to 88 dwellings, to include provision for affordable housing, further publicity was undertaken that has resulted in 2 further letters being received. So in total 7 letters of representations have been received from 4 local residents (3 residents have commented more than once). The representations raise the following issues: -

<u>Principle</u>

- Already too many houses built in this area, too much for a village.

- Impact on infrastructure. Schools are already at full capacity; longer waiting times to see GP

Biodiversity

- Impact on wildlife and the loss will be irreplaceable – birds, squirrels, pheasants, butterflies, insects and bats.

Amenity

- All the new trees and cosmetics will never replace the beauty that will be lost.
- Chose the dwelling for its open outlook and peace and quiet that will be lost; do not want to be on a building site or looking at bricks and mortar.

Surface and Foul Water Sewers

- Problem with the heavy rain in October 2019 there were issues on Skinner Street - sewage manholes forced off due to what Severn Trent described as an 'overload by the SUDS/water pump from the new development to the rear of Skinner Street'. This led to raw sewage running down drive ways and the road. Flood Risk Assessment states '*The existing sewage system is owned and maintained by Severn Trent Water. Severn Trent have historical records of flooding associated with the performance of the sewer serving Skinner Street, but this is remote from site. The risk of inundation from this source is considered to be minimal'*. This is obvious it is remote from site but not capable of inundation from this source, this has been proved incorrect as there has already been inundation by the phased 1 development.
- Drainage has already proved inadequate for the present building site (2 floods so far, rending Sheffield Rd impassable on 7 & 8/11/2019) and another estate will only add to the problem.
- The riparian owners of the watercourse in Wollen Meadows are not fulfilling their legal obligations to maintain the watercourse and banks to allow the free flow of water.
- Recent flood shows that the river cannot cope – this will worsen the situation.
- Writer's home and Wollen Meadows flooded on 7/11/19 (photo's provided) that has caused significant damage. Further flooding occurred 15/11/19.
- Are the Council or Avant Homes going to put any flood alleviation measures into Wollen Meadows to protect the highway and local property?
- 'Flood Risk Assessment' February 2014 established that soakaways were not viable for long term use due to low permeability. On 8th November 2019 the 'SUDS' pond on the current development flooded through the 600mm culvert into Wollen Meadow, a nature reserve home numerous endangered species including rare grasses and barn owls. This subsequently flooded, possibility due to low permeability in the area, as per the flood risk assessment mentioned earlier, subsequently flooding Sheffield Road. The clay laden surface water, collected by the SUDS pond at the site already under construction, was able to cause damage to the meadow and housing on Sheffield Road. Concerned a SuDS pond is a poor way to manage surface water and is only a quick fix, giving rise to issues in longer terms.
- Avant homes states that they have no evidence that their run off water was contributory to the recent flooding. There is photographic evidence of the colour of the water in the suds pond and in Wollen meadows and round property and it is obvious that it is the same. Will this happen again?
- It appears that the flow restriction device may not yet have been installed (on the

existing development) that may or may not have contributed to both the flooding generally and the quality of the flood water.

POLICY

Bolsover District Local Plan ("the adopted Local Plan")

Planning law requires that applications for planning permission be determined in accordance with saved policies in the adopted Local Plan, unless material considerations indicate otherwise. In this case, the most relevant saved Local Plan policies include: -

GEN1 (Minimum Requirements for Development);
GEN2 (Impact of Development on the Environment);
GEN3 (Development Affected by Adverse Environmental Impacts from Existing or Permitted Uses);
GEN4 (Development on Contaminated Land);
GEN5 (Land Drainage);
GEN6 (Sewerage and Sewage Disposal);
GEN8 (Settlement Frameworks);
GEN11 (Development Adjoining the Settlement Framework Boundary);
GEN17 (Public Art);
HOU2 (Location of Housing Sites);
HOU3 (Housing Allocations);
HOU5 (Outdoor Recreation and Play Space Provision for New Housing Developments);
HOU6 (Affordable Housing);
TRA1 (Location of New Development);
TRA10 (Traffic Management);
TRA13 (Provision For Cyclists);
TRA15 (Design of Roads and Paths to Serve New Development);
CON13 (Archaeological Sites and Ancient Monuments)
ENV5 (Nature Conservation Interests throughout the District); and
ENV8 (Development Affecting Trees and Hedgerows).

Publication Version of Bolsover District Local Plan ('the Emerging Local Plan")

Paragraph 48 of the National Panning policy Framework says local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

Following Submission in August 2018, the emerging Local Plan for Bolsover District has been subject to Independent Examination and the Council has now received the Inspector's Report

and this was published as required under Regulation 25 – Publication of the Recommendation of the Appointed Person of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) on 20th January 2020.

The Inspector's Report concludes that the emerging Local Plan for Bolsover District, when incorporating the recommended Main Modifications, satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the NPPF. The findings of the Inspector's Report will be reported to the meeting of the Planning Committee on 12th February and in light of this favourable judgement the Council's expected date for Adoption is at the Council meeting scheduled for 4th March 2020.

As such, the emerging Local Plan for Bolsover District is at a very advanced stage and its policies and proposals can be given significant weight when determining applications as stated in paragraph 48 of the NPPF.

The most relevant policies in the new Local Plan include:

Policy SS1: Sustainable Development
Policy SS3: Spatial Strategy and Scale of Development
Policy LC2: Affordable Housing Through Market Housing
Policy LC3: Type and Mix of Housing
Policy SC1: Development Within the Development Envelope
Policy SC2: Sustainable Design and Construction
Policy SC3: High Quality Development
Policy SC7: Flood Risk
Policy SC9: Biodiversity and Geodiversity
Policy SC10: Trees, Woodland and Hedgerows
Policy SC11: Environmental Quality (Amenity)
Policy SC12: Air Quality
Policy SC13: Water Quality
Policy SC14: Contaminated and Unstable Land
Policy SC18: Scheduled Monuments and Archaeology
Policy ITCR5: Green Space and Play Provision
Policy ITCR7: Playing Pitches
Policy ITCR10: Supporting Sustainable Transport Patterns
Policy ITCR11: Parking Provision
Policy II1: Plan Delivery and the Role of Developer Contributions
Policy II2: Employment and Skills

National Planning Policy Framework (the Framework)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The Framework is therefore a material consideration in the determination of this application and policies in the Framework most relevant to this application include:

Paragraphs 7-10: Achieving sustainable development
Paragraphs 47-48: Determining applications
Paragraphs 54-57: Planning conditions and obligations

Paragraphs 91, 92 and 94: Promoting healthy and safe communities
Paragraphs 96 and 98: Open space and recreation
Paragraphs 108-111: Promoting sustainable transport
Paragraph 118: Making effective use of land
Paragraphs 124-128: Achieving well-designed places
Paragraph 153: Meeting the challenge of climate change
Paragraph 165: Sustainable Drainage Systems
Paragraphs 170 and 175: Conserving and enhancing the natural environment
Paragraphs 178-181: Ground conditions and pollution

National Planning Practice Guidance
National Planning Practice Guidance offers additional guidance on a number of key issues in the determination of this application, in particular the consideration of viability.

Other (specify)
Supplementary planning guidance on affordable housing
The Council's supplementary planning guidance on affordable housing is relevant to this application stating that the Council will normally expect 10% affordable housing on a scheme of the size. However, this guidance also says the Council will accept a minimum of 5% affordable where the reduced number is justified by the viability of the proposed development.

'Successful Places: Guide to Sustainable Housing Layout and Design'.
This adopted Supplementary Planning Document provides guidance to developers in respect of the Council's expectations relating to the design of residential developments.

ASSESSMENT

The current application seeks full planning permission for the development of this green field site for the erection of 88 houses.



Street Scene A-A



Street Scene B-B



Street Scene C-C



Key issues

It is considered that the key issues in the determination of this application are:

- Principle of the development;
- Section 106 requirements including
    - Affordable housing; and
    - The ability to provide relevant infrastructure requirements.

These issues are addressed in turn in the following sections of this report:

Principle of Development

The site is within the settlement framework of Creswell and therefore the principle of urban development in the form of housing is acceptable. To support this matter of principle further, the site forms an unimplemented part of a housing site allocation under policy HOU 3 that is currently being built out by the applicant, Avant Homes. Therefore, provided the development of the housing allocation is served by the requisite infrastructure and contributions are secured through conditions or planning obligations to deliver the requisite infrastructure, the

development would comply with policy HOU 3.

In terms of the emerging Local Plan, Creswell is one of the District's more sustainable settlements and where a greater amount of development is directed under policy SS3: Spatial Strategy and Distribution of Development. The site remains within the urban area and so in principle it would constitute a suitable development provided it meets the five criteria of policy SC1: Development within the Development Envelope.

However, the housing allocation within the Development Plan has not been continued due to lack of need for additional housing numbers in Creswell and due to lack of certainty over whether the site could secure highway access and whether the development would be deliverable. As such, the ability for local infrastructure capacity to accommodate the additional dwellings has not been tested and not planned for during the preparation of the emerging Local Plan.

Therefore, the general location of the proposed housing is acceptable in principle provided the development is served by the requisite local infrastructure and contributions are secured through conditions or planning obligations to deliver that requisite infrastructure.

Affordable Housing

Policy HOU6 – Affordable Housing states that the Council will seek to negotiate the inclusion of affordable housing to meet a proven local need on sites which are capable of delivering 25 or more dwellings. As part of this negotiation, policy HOU 6 advises that the Council will take account of the economics of developing the site amongst other things.

The policy is supported by the Affordable Housing SPG (February 2002), which:

- Defines 'affordable housing' for the purposes of Policy HOU6;
- States that "in all cases the presumption will be that 10% of the total site capacity will be given to affordable housing provision… and that the Council will not accept provision that falls below 5% of the site capacity";
- States how this requirement can be met, both in terms of on-site / off-site and priorities for type of affordable housing unit.

The supporting Planning Statement submitted with the application states "it is unlikely that the proposed development will be able to fully satisfy all requests that may be made for the provision of Affordable Housing and / or developer contributions". This position is expanded within the viability appraisal work carried out on behalf of the applicants' which states "We conclude the scheme is unable to viably deliver any level of planning gain."

In order to test that viability position, the submissions have been assessed by the Council's appointed viability consultant. Whilst that assessment accepts that viability is marginal, it concludes that "the development is capable of delivering Plan Policy requirements", such as affordable housing and local infrastructure requirements.

In light of this assessment, the applicant has, in relation to affordable housing, revised their planning obligation contributions to now include for the provision of 9 affordable units (10.2% of total site capacity) on site.

In terms of the emerging Local Plan, policy LC2: Affordable Housing through Market Housing

requires proposals for 25 or more dwellings to provide 10% as affordable housing on site. The supporting text to the policy (as modified by the Local Plan Inspector) states that "the evidence base for the Local Plan indicates that the need for entry level housing at low cost, as provided for by Paragraph 71 of the 2018 NPPF, is generally well met across the district. Where exceptional circumstances apply and a proposal can clearly show that a specific need is being met and the dwellings will provide for that need over the long term, proposals will be supported.

Therefore, on the basis that the proposed 9 affordable units on site are offered as affordable housing for rent and meet the requirements of the Housing Strategy Officer, the proposal will meet the Council's adopted and emerging policy.

In accordance with normal practice, any legal agreement would also make provision for a financial contribution to the Council in the event that a Registered Social Landlord could not be secured for those dwelling units.

Infrastructure Provision

The development will place a number of demands upon local infrastructure, such as education, health, waste water, road network and green spaces.

As a result, Development Plan policies require directly related demands to be addressed through conditions or planning obligations to make the proposal acceptable in planning terms.

In terms of the emerging Local Plan, policy II1: Plan Delivery and the Role of Developer Contributions provides a policy basis for planning obligations for a range of green, social and physical infrastructure types, including health and sports and recreation.

In terms of potential planning obligation requirements, following the independent review of the viability assessment already referred to in the affordable housing discussion above, the applicant has in relation to infrastructure requirements revised their planning obligation contributions to now meet the requested financial contributions of:

- £86,565 for sports and recreation;
- £41,760 for healthcare; and
- £15,000 for off-site biodiversity enhancements.

These individual requirements are discussed in more detail below under their relevant topic headings, along with other infrastructure requirements that would not be subject to any planning obligation. However in summary, on the basis that the proposed financial contributions meet the requirements of the Clinical Commissioning Group, the Leisure Department and the Derbyshire Wildlife Trust in respect of biodiversity, the proposal should sufficiently address the development's directly related local infrastructure demands that need to be subject to a S106 planning obligation and therefore be acceptable in terms of infrastructure provision requiring financial contributions.

Open Space and Leisure

On site provision

The Council's leisure officer has advised that for a development of this size (87 dwellings), we would normally expect that an area (or areas) of public open space totalling some 1,740m^2 (0.17ha) would be provided within the development.

He notes that this is the second of two proposed phases and the open space provision for the two phases is being provided as part of phase 1, i.e. the linear open space between the two phases, including a children's play area and a public footpath between the two phases.

Taking the two phases together, the total area of public open space should be of the order of 3,380m^2 (0.34ha). As outlined in the application for phase 1 (15/00368/FUL), the total area of new public open space is approximately 1ha, which is significantly in excess of the minimum requirement for both phases.

Picking up on the issue raised by the Leisure Officer, it was envisaged at the time of the grant of the phase 1 development that the excess provision made on that development would be sufficient to cover that development as well as this later phase 2. That area was also deemed appropriate for the combined site at the time that it was resolved to grant outline planning permission the larger site (even though that permission was ultimately not issued).

For this reason it is considered that the proposed open space provision that is already provided for under planning permission ref. 15/00368/FUL is sufficient to meet policy requirements in respect of on-site open space and play provision to meet the requirements of policies HOU5 of the adopted Local Plan and ITCR5 of the emerging plan.

Notwithstanding this, the applicant has indicated that they would wish to retain their existing site compound in its present location that would preclude the provision of the areas of open space and associated play areas until later in the completion of this current development; the play space should be provided by completion of the 82nd (final) dwelling on that existing 'phase 1' development.

Whilst the delay in the provision is unfortunate, the practical and financial issues relating to any requirement to re-locate this facility are understood and it is not considered that this delay in the provision of this open space and associated play facilities would be a grounds for refusal in planning terms.

Built & Outdoor Sports Facilities
In respect of the offered Sports and Recreation Contribution, the initial financial offer was made in response to the Leisure officers identified requirement for a contribution to upgrade existing outdoor recreation spaces at within the parish, specifically Bluebell Walk Playing Fields and Fox Green Playing Fields, under current policy HOU5 in the Bolsover Local Plan.

Notwithstanding the above, following discussions with the Local Ward Member, a preference was expressed that the contribution be used towards the cost of providing the proposed new Leisure Centre for Creswell. The applicants' have been approached with this proposal and have agreed that the money can be used towards the Leisure Centre.

In the event that the contributions were unable to be spent of the Leisure Centre within 5 years of the receipt of any monies, it is proposed that any agreement be drafted to enable the

monies to be spent on the upgrade to the recreation spaces identified by the Leisure officer as a fall-back position.

Conclusion of Open Space and Leisure Considerations
It has been demonstrated that the development can meet its infrastructure and policy requirements in terms of open space and leisure considerations.

Education
Derbyshire County Council has advised that there is sufficient capacity within the next five years in the normal area primary and secondary level schools to accommodate the additional pupils arising from the development; no Education S106 Contribution is therefore required.

Healthcare
The NHS Clinical Commissioning Group (CCG) has advised that there is insufficient healthcare capacity to meet the additional population arising from this development and on this basis has requested a financial contribution of £41,664 to ideally be invested in enhancing capacity/infrastructure in the local practices at Creswell & Langwith Surgery and Crags Health Care. It has also stated that S106 funding would be used to support additional capacity in a new build scheme currently being planned for Creswell. The new build will provide capacity for both practices.

The applicants have agreed to make the health contribution, which would have to be included in a S106 Planning Obligation, such that the development can meet its infrastructure requirements on this issue.

Ecology and Biodiversity
The Derbyshire Wildlife Trust has reviewed the submitted ecology report that concludes that there would be permanent adverse effects for biodiversity due to loss of habitats and increase in artificial lighting, affecting a range of species groups; particular note is made of the loss of the hedgerow in the middle of the site that is classed as a priority habitat.

The limited extent of greenspace within the proposals does little to offset this loss of habitat, and whilst the Landscaping section of the Design and Access Statement includes images intended to illustrate the quality of the soft landscaping, these show only extremely small areas of closely mown amenity grassland and sparse ornamental planting, which would contribute relatively little to the biodiversity value of the site post-development.

The Framework is clear in its intention that planning decisions should contribute to and enhance the natural and local environment and should minimise impacts on, and providing net gains for, biodiversity. In determining applications one of the principles contained in the Framework is that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

In our view the net loss of biodiversity that would result from the loss of the hedgerow, along with other losses resulting from the development is significant in both a policy context and in the terms of loss of wildlife habitat.

However in this case, and in line with advice from the Derbyshire Wildlife Trust, the applicants

have offered to make a financial contribution of £15,000 to the provision of off-site compensatory measures, to be used for enhancements at Wollen Meadow, that is considered to provide adequate mitigation for the identified losses that will be sustained, in line with guidance in the Framework and policies of both the adopted and emerging plans.

This contribution would have to be secured by completion of a S106 Planning Obligation in the event that planning permission is granted.

Access and Highway Safety Considerations

The submitted details propose access to this development via a new junction with Canyon Meadow, which is the recently constructed estate street serving the new development to the south. The Highway Authority has advised that this highway will become an adopted highway in due course (under a separate agreement with that Authority).

The Highway Authority has also advised that the submitted Transport Assessment has taken into account vehicular trip rates, which are considered to be robust, together with capacity assessment of two off site junctions. They also state that there is no data that would support a reason for refusal of planning permission.

In terms of the layout of the proposal, this is generally acceptable subject to minor revisions and clarifications regarding that can be subject to conditions and has provided suggested conditions for use, some of which can be resolved directly with the Highway Authority as part of their separate adoption process under S38 of the Highways Act.

The applicant's consider that the Highway Authority's request for identification of bin collection points for all properties is entirely unnecessary. They consider that it is appropriate to assume new residents will pull their bins to the end of driveways or front path for collection, as is the norm across the majority of local housing stock. Bin collection points have been identified where bin drag distances might otherwise exceed acceptable distances, due to properties being located on cul-de-sacs or private driveways. In noting the comments of the applicant on this issue, their position on this issue is not unreasonable and the request from the Highway Authority appears excessive and above that required on other developments, such that it is not considered that a condition to cover this issue would be reasonable or necessary.

The applicants' have also indicated that measures to prevent surface water run-off from plots higher than the highway, preventing run-off before reaching the highway, will be agreed with the Highway Authority at detailed highway design stage. For clarity at this time however, it is intended that ACO-type drains will be installed within plots, as necessary. Whilst noting this comment, as the location for these drains is outside of the highway, the Highway Authority would not be in a position to enforce their provision, such that the inclusion of such a condition is considered necessary.

The Highway Authority has also sought a financial contribution (that would need to be secured under a S106 Planning Obligation) of £750 p.a. for monitoring of the Travel Plan for a period of 5 years i.e. a total of £3,750 (index linked). Whilst this fee is not included in the viability assessment and no contribution has been offered, this is in effect a voluntary contribution whereby the developer would pay Derbyshire County Council to carry out the Travel Plan monitoring on its behalf. Conditions can still be included to require the implementation and review of the Travel Plan and the absence of the contribution is not

material in planning terms.

Drainage and Flood Risk

Foul drainage

Severn Trent Water has raised no objections subject to the inclusion of an advisory note relating to the responsibilities of a developer to any development in proximity to public sewers; they also note that foul water is proposed to be connected to the public sewer that will require a separate approval with that organisation; advisory notes to deal with these issues can be included.

Whilst noting the comments in representation regarding the suitability of the foul sewerage pump and alleged foul overflows at a time of flooding on Skinner Street: -

- The Council's engineer is not aware of the event referred to in the representation in respect of any failure of drains on Skinner Street.
- Severn Trent Water has been asked for further comments on this issue, but have not provided a response despite reminders. Notwithstanding this, the applicant has provided a copy of a letter from Severn Trent Water to them that confirms that there is adequate capacity in the system to accommodate the development. It is important to note on this issue that the Water Company has not raised any additional questions or objected to the development on this issue, that they would normally do if there was any capacity issues.
- Avant has indicated that "It was reported to the site team that there was an off-site flooding incident on Skinner Street, in which they investigated further and could see no issue. We can confirm that Severn Trent were actually conducting works on Skinner Street at the time of the reported incident. At the time of writing, we are not aware of any issue with our installed foul water pumps; we believe they are working in line with the approved designs and see no reason why this query has been raised. The pumping station will be adopted by Seven Trent Water in due course; they will only adopt a suitable system."

In noting the above, as indicated in the response by Avant, any drainage connection requires a separate connection agreement with the water company; it is also understood that should this require off site mitigating measures, then these can be required through that process. Given that the water company has not objected to the proposal, it is not considered that there are any grounds to resist the development on this issue. Whilst there has been no specific request from the water company it is considered reasonable to include a condition regarding the prior written approval and implementation of the foul drainage scheme should permission be granted.

Surface Water

The Lead Local Flood Authority (Derbyshire County Council) [LLFA] initially sought additional information in respect of the flood risk assessment and drainage design. Following the submission of that information, the LLFA has not advised against the development and has recommended the inclusion of two conditions:

- To require the agreement of the final design of the drainage scheme and its implementation, along with agreement for future management measures for it; and
- To require agreement and implementation of measures to avoid surface water run-off during the construction period.

This Council's Engineer has also commented on the future maintenance of the drainage system and arrangements during the construction period.

Subject to the inclusion of the recommended conditions of the LLFA, it is considered that the proposal is acceptable in terms of surface water drainage.

Comments on recent surface water flooding.
In terms of comments received in representations regarding flooding, it is known that there has been recent flooding events that have resulted in damage to dwellings to the east of the site.

The previously approved SuDS scheme does not rely on soakaway provision, rather the water passes to a collection pond to be released at a controlled rate, once fully implemented.

Avant has responded to various questions put to them (questions in italics) as follows: -

"…regarding the flooding at Creswell to which Avant Homes are alleged to have caused or exacerbated the flooding please see our response to your following questions:

1. *Your understanding of what happened last week and to what degree you consider that the Avant development may or may not have contributed to both the flooding generally and the quality of those flood waters;*

We are aware that a resident to Creswell village complained that their garden was being flooded on Sheffield Road. We spoke with the resident and explained to them that there was period of intense rainfall, in which a Yellow flood warning was in place. We also explained that we had installed our drainage system to the approved drawings. We cannot comment to the quality of the water as we did not see it. The area in question is quite a way from our development. We can confirm that no contact has been made to Avant from the regulatory authorities.

2. *Your confirmation as to whether the approved drainage system has been fully implemented on the Phase 1 scheme in accordance with the approved drainage scheme that was approved under application reference 17/00394/DISCON; in particular can you confirm that the hydrobrake has been fully installed and was operative at the time of the incident;*

We have constructed the surface water attenuation basin onsite in line with our approved designs; the basin subsequently attenuates and releases surface water at a reduced rate in line with the former Greenfield run-off rates relevant prior to our development. Our outfall being the approved watercourse on the opposite side of the railway line; linked by an existing culvert beneath the railway itself. The railway culvert has been recently cleaned out & repaired by Network Rail; works outside of Avant Homes control. Our surface water strategy is approved & agreed with all regulatory authorities. The hydrobrake manhole has been formed; with sandbags utilised in the short-term to reduce & control the flow of water; the hydrobrake itself was installed last week.

3. *If the scheme has not been fully implemented for any reason, can you indicate what still needs to be done and the proposed timescales for that work to be completed?*

The hydrobrake manhole has been constructed, however, the hydrobrake itself was only installed last week. This aside we had introduced suitable temporary measures

to reduce & control the flow of water. The headwall itself has been formed for a number of weeks; with the formwork requiring removal- this will be undertaken this week."

It is accepted from information seen by officers that surface water run-off from the development on the west side of the railway did appear to make its way through the culvert, that runs under the railway and into the areas to the east of that railway and in all likelihood contributed to the accumulations of water in this area.

It was indicated by the site manager at a site visit following the flooding that the approved SuDS scheme had not been fully implemented to include the necessary control device that would have limited the surface water run off to that which would reflect the former green-field site. This has been subject to a separate enforcement investigation and the control device is now in place.

We are also aware that the Lead Local Flood Authority (Derbyshire County Council) are carrying out their own investigation into the flooding that occurred in the area that has not yet been concluded. Despite this, the case officer at the Lead Local Flood Authority (Derbyshire County Council) has indicated verbally that subject to the drainage schemes being properly implemented, as approved for the existing site and as proposed for the proposed development, then the surface water run-off from these sites will be limited to green-field run-off rates, i.e. the equivalent water run-off that would have occurred without development. Therefore whilst acknowledging the recent floods and the harm that resulted from them, including the contribution that the existing development would appear to have made to that flooding, the current scheme proposed is considered acceptable in planning terms subject to the inclusion of conditions to control the final agreement and implementation of surface water drainage details, as recommended by the LLFA.

Conclusion on drainage and flood risk issues
Whilst flooding issues and drainage are key issues arising from representations from local residents the local Lead Local Flood Authority (Derbyshire County Council) and Water Company do not object to the proposals on technical grounds, such that the proposed drainage proposals are considered to be appropriate.

Conclusions on Infrastructure Provision
From an assessment of this proposal, it is considered that the proposal is in conformity with the Development Plan in the following manner:

- is in compliance with policies HOU 2 – Location of Housing Sites and HOU 3 – Housing Allocations in terms of its general location;
- is in compliance with policy HOU 6 – Affordable Housing in terms of its affordable housing provision;
- is in compliance with policy HOU 5 – Outdoor Recreation and Play Space Provision for New Housing Development in terms of its sport and recreation provision.
- is in compliance with policies GEN1 - Minimum Requirements for Development, GEN2 Impact of Development on the Environment, TRA1 (Location of New Development); TRA10 - Traffic Management; TRA13 - Provision For Cyclists; and TRA15 - Design of Roads and Paths to Serve New Development, in terms of highway considerations;

- is in compliance with policies GEN5 - Land Drainage and GEN6 - Sewerage and Sewage Disposal in terms of drainage and sewage considerations.
- is in compliance with policies ENV5 -Nature Conservation Interests throughout the District; and ENV8 - Development Affecting Trees and Hedgerows, in terms of biodiversity and ecology considerations.

Furthermore, given the very advanced stage of the emerging Local Plan it is also considered that the proposal is in conformity with it in the following manner:

- is in compliance with policies Policy SS1: Sustainable Development: Sustainable Development; SS3: Spatial Strategy and Distribution of Development in terms of the proposal's general location and would be acceptable provided it meets policy SC1: Development within the Development Envelope's five criteria;
- is in compliance with policy LC2: Affordable Housing through Market Housing in terms of the proposal's affordable housing provision;
- is in compliance with policy II1: Plan Delivery and the Role of Developer Contributions in terms of its local infrastructure provision.
- is in compliance with policies ITCR5: Green Space and Play Provision; and ITCR7: Playing Pitches, in terms of its sport and recreation provision.
- is in compliance with policies Policy ITCR10: Supporting Sustainable Transport Patterns; and ITCR11: Parking Provision, in terms of highway considerations;
- is in compliance with policies Policy SC7: Flood Risk and Policy SC13: Water Quality in terms of drainage and sewage considerations.
- is in compliance with policies Policy SC9: Biodiversity and Geodiversity Policy SC10: Trees, Woodland and Hedgerows, in terms of biodiversity and ecology considerations.

Therefore, a decision to approve the application would be acceptable from a key policy consideration perspective.

OTHER PLANNING CONSIDERATIONS

Other considerations include: -

- Design
- Air Quality
- Ground Conditions
- Noise Environment
- Archaeology
- Public art
- Local Employment

<u>Design</u>

The site provides good linkages to encourage more sustainable transport modes, including walking, cycling and the use of public transport: -

- It is located close to Creswell town centre and its amenities;
- Creswell Nursery and Infant School are located within reasonable walking distance of the site;
- It has good links to public transport, having a regular bus service (bus route 77) between Chesterfield and Worksop on Skinner Street;

- It is within a reasonable walking distance (approx. 200m) of Creswell train station;
- Provision is made to link the development through the adjoining new housing site to provide connections to the pedestrian and cycle link onto the Clowne Branch Line Greenway and the associated proposed links between that Greenway and the town centre.

The overall layout comprises a series of cul-de-sacs served by single-street that takes access from a new junction that would be taken from Canyon Meadow.

The applicants have submitted a number of revisions seeking to address issues raised with them, in particular those of the Landscape Urban Design Officers. Those officer have acknowledged the improvements made, but consider that further minor changes could be included. These include: -

- Splitting blocks of parking at plots 26/27 and 59/60
- Further SuDS pond details to ensure the banks are shallow and of varying gradients to enhance biodiversity and amenity value.
- Street trees have been omitted to the fronts of plots 26, 34 and 59 and the side of plot 49 that should be provided to contribute to the street scene.
- The private drive to plots 64, 65, 66 will require no dig construction and specialist treatment such as cellular confinement to protect the existing tree.

It is considered that further details and minor changes can be made subject to conditions; further conditions to control other details of the scheme, including final materials, landscaping and means of enclosure should also be included to ensure an appropriate quality finish to the development, as well as ensuring that any landscaping has further positive impacts for biodiversity to enhance the offsite provisions discussed earlier.

For the most part the proposed development meets offset distances and amenity space standards for the new dwellings. There are a limited number of plots where the normal distance requirements are not fully met, but the relationships between windows and gardens is such that in these instances reasonable levels of privacy and amenity for existing and proposed residents will be achieved and the layout is considered to be acceptable in this respect.

In terms of designing out crime, the Force Designing Out Crime Officer raises no objections to the scheme and suggests planning conditions to control means of enclosure and planting, that would be included in any event should permission be granted.

On this basis, it is considered that the layout provides a reasonable layout that is in general compliance with the Council's adopted Design Guide and the principles contained in the NPPF. As such, subject to control over detailed elements including landscaping and materials, it is considered that the latest iteration of the layout is acceptable and is in compliance with the requirements of saved Policy GEN2 in this respect and the requirements of Policy SC3: High Quality Development of the emerging Local Plan.

Air Quality

The Environmental Protection Officer (EPO) has reviewed the submitted information and there is no evidence that the development would have such a significant impact on air quality

that it should be refused on these grounds.

The Government's current approach to micro-renewable energy generation means that it is not possible to use planning conditions to secure photo-voltaic tiles or solar panels, for example, or other forms of energy saving measures such as air-source heat pumps.

The applicant states that Avant Homes will be building to a 'fabric first' approach in order to achieve a 4% improvement in energy efficiency (i.e. reduced energy demand of the home) compared with current building regulations, and if the Council consider this detail is necessary, it can be provided by way of a condition requiring submission and approval of a Sustainability Statement. In addition the applicants are also proposing to install electric vehicle charging points to 20% of dwellings, stating that this is reflecting consumer demand and technical limitations, and having regard to overall site viability.

On this latter point regarding viability it is worth noting that through the viability assessment work undertaken, whilst this has shown that the site is viable with the contributions discussed earlier in the report, this viability is marginal and so it is accepted that the offer made in respect of this site is reasonable within the financial constraints of this site.

The EPO acknowledges that the proposed energy efficiency measures, travel plan and electric car charging points will reduce emissions and would welcome a condition requiring a sustainability statement and the 20% of dwellings to have electrical charging points installed. Whilst not stated by the EPO, the sustainable location of the site with good links to public transport and potential links to the wider footpath network and nearby multi-user trails should also encourage more sustainable patterns of living to reduce emissions further.

The EPO also recommends that a Construction Environmental Management Plan is required to control impacts during the construction period, and the applicants have agreed to the inclusion of such a condition.

Therefore, through the implementation of the items discussed above, the proposed development can satisfy air quality considerations and can also make a reasonable contribution to reducing carbon dependency within the limited scope of what can be achieved within the current planning policy framework and it is recommended that these be accepted, subject to inclusion of the conditions to require their provision to ensure the opportunities this scheme presents are fully realised.

<u>Ground Conditions</u>
Following the submission of additional information, The Environmental Protection Officer has confirmed that the submissions do not indicate that there is any significant contamination present on the site and no condition relating to contamination is required.

<u>Noise Environment</u>
The Environmental Protection Officer has reviewed the submitted noise assessment. She has concerns that the rail noise from the nearby railway has been averaged out over a 16hr day and so does not fully reflect the impact of noise, particularly in respect of early and late train movements; trains run from 05:28 to 23:32 such that 6 of those movements are at night time hours. There is no indication that any acoustic barriers are proposed, but the existence of an intervening former railway embankment will provide some protection. The

Environmental Protection Officer considers clarification is needed in respect of these issues, but considers that a condition could be used to require this and any noise mitigation measures, should these prove necessary as a result. Subject to the inclusion of such a condition the proposal is considered to be acceptable in this respect.

Archaeology
The Councils Archaeological advisory has advised that archaeological potential has been noted in commenting on previous planning applications for this site and the site to the south, based on plentiful evidence for prehistoric activity in the vicinity of Creswell.

Geophysical survey and evaluation trenching was carried out on the site immediately to the south in 2017, producing negative results. The geophysical evidence for the current site is limited, being restricted to parts of the northern field. This however suggests a very disturbed picture perhaps reflecting former use of the site as allotments.

In view of the above the archaeologist has advised that on balance given the absence of positive geophysics targets and the negative results from evaluation of the adjacent site, he advises that further archaeological work is not required under the policies at NPPF chapter 16.

On this basis, the development also complies with the requirements of policies CON13 of the adopted Local Plan and SC18 if the emerging plan.

Public Art
No specific response has been received from the Arts Officer, but the development is of a size where contributions to public art would normally be sought under policy GEN17. However, the scale of the development would not be of a scale for which art provision should be made under emerging Policy SC3: High Quality Development, which would only require contributions on schemes in excess of 10,000 sq. metres floorspace, or 100 houses, or 3 hectares in land area.

Whilst no contribution is being offered by the developer, this is considered to accord with the requirements of emerging policy, that reflect the latest thinking in terms of a reasonable threshold for public art provision and this is not considered objectionable in planning terms.

This again is considered to have a neutral impact in terms of the planning balance.

Local Employment
The Council's Economic Development Team has noted that "The proposed scheme meets the relevant thresholds set out in the Bolsover Draft Local Plan Policy II2. Therefore, if Planning Committee is minded to grant planning permission, then Economic Development would request the inclusion of [a] planning condition … to secure local opportunities for skills, training and employment in the District.

As weight can be given to that policy, it is recommended that this condition be included in should planning permission be granted.

Neighbour Comments
All issues raised in letters of representation have been covered in the above assessment.

CONCLUSION

In conclusion, the above analysis is considered to demonstrate that the development proposed in this application can be made acceptable in planning terms subject to:

(i) Appropriate planning conditions; and
(ii) Subject to planning obligations securing affordable housing provision, and financial contributions towards leisure facilities, local medical provision and biodiversity enhancements.

Accordingly, this application is recommended for conditional approval subject to prior entry into a S.106 legal agreement.

RECOMMENDATION: That the current application be APPROVED subject to prior entry into a S.106 legal agreement containing the following planning obligations:

Affordable Housing

A. On site provision of 10% affordable housing (equivalent to 9 new houses), all for social or affordable rent; and

B. Provision for an off-site payment in the form of a commuted sum to cover a scenario where no Registered Provider can be engaged to take the affordable homes.

Public Health

A. Financial contribution of £41,760 (index linked) towards the new build medical centre being proposed in Creswell.

Public Open Space

A. Sport & recreation contribution of £86,565 (index linked) towards the new build Creswell Leisure Centre being proposed in Creswell; or

B. In the event that the Leisure Centre facility cannot be delivered within a suitable timeframe, that the contribution be used to upgrade existing outdoor recreation spaces at within the parish, specifically Bluebell Walk Playing Fields and Fox Green Playing Fields.

Biodiversity

A. A Biodiversity mitigation sum of £15,000 (index linked) to be used to deliver enhancements at Wollen Meadow.

AND subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the following

approved drawings and documents: -

- House Types, as submitted with the original planning application:
  - Bampton Village 09/BTN/001 Rev A
  - Beckford Village 09/BFD/001 Rev A
  - Finsbury Village 09/FBY/001 Rev A
  - Kinnerton Village 09/KTN/001 Rev A
  - Kintbury Village 09/KBY/001 Rev A
  - Kintbury Dual Aspect Village KBY/001 Rev D
  - Lathbury Village 09/LBY/001 Rev A
  - Lorton Village 09/LTN/001 Rev A
  - Melton Village 09/MTN/001 Rev A
  - Overbury Village 09/OBY/001 Rev A
- Details of canopy designs submitted 22/10/19: -
  - AV_DP_1810-45-01 RevB - Lathbury- 17 Canopy Design
  - AV_DP_45-01(B&P) RevB - Beckford- 17 Canopy Design
  - AV_DP_45-01(B&P) RevB - Easton-17 Canopy Design
  - AV_DP_45-01(B&P) RevB - Lorton- 17 Canopy Design
  - AV_DP_45-02(B&P) RevB - Melton- 17 Canopy Design
  - AV_FL_1360-01 RevB - Bampton- 17 Canopy Design
- Revised housetypes as submitted 24/10/19: -
  - Abbotsbury Village Housetype ref. O9/ABY/001 REV A & O9/ABY/002 Rev.A
  - Bibury Village Housetype ref. O9/BBY/001 Rev.A & O9/BBY/002 Rev.A
  - Easton Detached Village Housetype ref. O9/ETN/001 & O9/ETN/002
  - Haddington Village Housetype ref. 09/HTN/002 Rev.A & 09/HTN/002 Rev. A
- Revised housetypes received 23/12/19: -
  - Nithsdale Housetype ref. A9/NIT/001 Rev. A
  - Helmsdale Housetype ref. A9/HEL/001 Rev. A
- Revised Location Plan ref. n1286 001 B received 12/11/19
- Revised Planning Layout Plan ref. N1286_008L received 23/12/19
- Revised Presentation Layout ref. N1286_009E received 23/12/19
- Cycle Connection Link plan ref. 6070-001 submitted 24/10/19

3. Notwithstanding the submitted information, before construction commences on the erection of any wall or building, a schedule of wall and roof materials for that wall or building shall first have been submitted to and approved in writing by the Local Planning Authority. The completed scheme shall accord with the details approved under this condition.

4. Before any equipment, machinery or materials are brought on to the site fencing shall be erected to protect any retained trees and hedgerows, details of which shall have previously been submitted to and approved in writing by the Local Planning Authority. Nothing shall be stored or placed within the fenced area around a retained tree or hedgerow and the ground levels within the fenced area shall not be altered, and no any excavation shall take place, without the written consent of the Local Planning Authority.

5. Prior to any excavations being undertaken to form the shared driveway to plots 65, 66 and 67, full details of any works within the identified root protection areas of the retained tree to the south of those plots shall have been submitted to and approved in writing by the Local Planning Authority, to include details of no dig construction and specialist treatment, such as

cellular confinement, to protect the existing tree and its root system. No works other than those approved under this condition shall be carried out in the root protection area of that tree.

6. Notwithstanding the submitted landscape and boundary treatment plans, prior to the commencement of the building of any dwelling, revised details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority and the works shall be carried out as approved. The revised details shall include:

- Design of the green spaces and ponds, including biodiversity enhancements in accordance with the submitted ecological assessment recommendations;
- Details of all means of enclosure;
- All hard surfacing areas, including all footpath connections to the housing site to the south of the site;
- Details of tree pit design and root protection measures for trees to be located within 3m of the highway; and
- A programme for implementation of the hard and soft landscaping that must include details of the implementation of the balance of the central open space, including the approved play equipment on the land to the south west of the current application site (previous permission references 15/00368/FUL and 17/00394/DISCON).

7. If within a period of five years from the date of the planting of any tree or shrub that tree or shrub may die, be removed, uprooted or become seriously damaged it shall be replaced by another of the same species during the first available planting season, unless a variation of the landscaping scheme is approved in writing with the Local Planning Authority.

8. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:

a. Avie Consulting Ltd (2019), Skinner Street Phase 2, Creswell, Flood Risk Assessment and Drainage Strategy Statement, P2810, including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team, and

b. b. DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015),

have been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing.

9. Prior to commencement of the development, the applicant shall submit for approval to the Local Planning Authority details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the Local Planning Authority, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.

10. No development shall commence above foundation level until provision has been made for the satisfactory disposal of foul water from the site in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the foul drainage scheme has been installed and is operative

in respect of that dwelling and the foul drainage scheme shall be fully installed and operative prior to the occupation of the final dwelling.

11. Prior to the commencement of any works on any dwelling above foundation level, a sustainability statement shall have been submitted to and approved in writing by the Local Planning Authority that shall show details of the proposed 'fabric first' approach in order to achieve a 4% improvement in energy efficiency (i.e. reduced energy demand of the home) compared with current building regulations, and the provision of electrical charging points to 20% of the proposed dwellings. All details in the approved sustainability statement document shall be included each dwelling prior to its occupation.

12. Prior to the first occupation of the dwellings, further information should be submitted to supplement the BWB Noise Impact Assessment ref: LDP2316 July 2019 and if necessary, a sound insulation scheme specifying the provisions to be made for the control of sound has been submitted to and approved in writing by the Local Planning Authority. The assessment shall identify and quantify all sound sources that would affect the development. The scheme shall take account of the need to provide adequate ventilation, which will be by mechanical means where an open window would not achieve the following criteria. The scheme shall be designed to achieve the following criteria with the ventilation operating:

Bedrooms 30 dB LAeq (15 Minutes) (2300 hrs - 0700 hrs)
Living/Bedrooms 35 dB LAeq (15 Minutes) (0700 hrs - 2300 hrs)
All Other Habitable Rooms 40 dB LAeq (15 Minutes) (0700 hrs - 2300 hrs)

All Habitable Rooms 45 dB LAmax to occur no more than 10 times per hour (2300 hrs - 0700 hrs)
Any outdoor amenity areas 55 dB LAeq (1 hour) (0700 hrs - 2300 hrs)

13. Before the development hereby approved commences, an Employment Scheme to enhance and maximise employment and training opportunities during the construction phase of the project shall be submitted to and approved in writing by the Local Planning Authority. The approved Scheme shall then be implemented in full unless in accordance with any such subsequent variations as shall have been formally submitted to and approved in writing by the Local Planning Authority.

14. No development shall take place, including any works of demolition, until a construction environmental management plan has been submitted to and approved in writing by the local Planning Authority. This shall include mitigation measures for all potentially significant environmental impacts including, but not restricted to, dust; noise; waste management; odour; and vibration. This shall include details of working hours, locations of any soil stockpiles, complaint procedures etc.

15. No development shall take place, including any works of demolition, until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

i. Parking of vehicles of site operatives and visitors
ii. routes for construction traffic
iii. hours of operation

iv. method of prevention of debris being carried onto highway
v. pedestrian and cyclist protection
vi. proposed temporary traffic restrictions
vii. arrangements for turning vehicles
viii. Roadside hoarding and construction access arrangements

16. Before any other operations are commenced, excluding construction of the temporary access referred to in Condition 15 [viii] above, space shall be provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

17. No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed to.

18. Prior to occupation of any dwelling on site the permanent access arrangements with Canyon Meadow shall be fully completed to the satisfaction of, and in accordance with detailed designs first submitted to and approved in writing by, the Local Planning Authority in consultation with the Highway Authority.

19. No development shall take place until the layout and construction details of the residential estate roads and footways (including layout, levels, gradients, surfacing / construction materials, means of surface water drainage and street lighting) have been submitted to and approved in writing by the Local Planning Authority.

20. The carriageways of the proposed estate roads shall be constructed in accordance with details approved under Condition 18 up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road. The carriageways and footways shall be constructed up to and including binder course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or abutting the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months (or three months in the case of a shared surface road) from the occupation of such dwelling, unless otherwise agreed in writing by the Local Planning Authority.

21. Internal estate street junctions shall be provided with 2.4m x 25m minimum visibility splays in each direction, measured to the nearside carriageway edge; the area in advance of the sightlines being laid out as an extended footway / margin, forming part of the estate street and not part of any adjoining plot or other third party land.

22. The estate streets shall be provided with 15m forward visibility sightlines around the inside of bends in the street alignment, as laid out in the County Council's Delivering Streets and Places design guide; the area in advance of the sightlines being laid out as an extended

footway, forming part of the estate street and not part of any adjoining plot or other third party land.

23. Individual driveways shall be provided with 2.4m x 25m visibility splays in each direction to the new estate street, or other such dimension as may be agreed with the Local Planning Authority, measured to the nearside carriageway channel level; the area in advance of the sightlines remaining thereafter free from any obstructions to visibility over 1m high relative to the nearside carriageway channel level.

24. The premises, the subject of the application, shall not be occupied until the estate street has been provided with suitable turning arrangements to enable service and delivery vehicles to turn, all as may be agreed in writing with the Local Planning Authority. In the case where interim turning arrangements are constructed these must remain available until any permanent estate street turning is available, in accordance with the approved estate street designs.

25. No dwelling shall be occupied until space has been provided within the site curtilage/ plot for the parking of residents and visitors vehicles associated with that dwelling, all to be laid out in accordance with the approved drawings and constructed as may be agreed in writing by the Local Planning Authority. The facilities shall be retained throughout the life of the development free from any impediment to their designated use, for the parking of motor vehicles at all times.

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or any Order revoking and/or re-enacting that Order) the garage/car parking space(s) hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property without the grant of further specific planning permission from the Local Planning Authority.

27. No gates or other barriers, including any part of their opening arc, shall be permitted to open out over public highway areas. Gates should open inwards only or should be set back an appropriate distance within the site to accommodate opening.

28. The proposed property access drives shall be no steeper than 1 in 10 for the first 6m from the nearside highway boundary and shall be provided with sufficient vertical curvature to prevent the grounding of vehicles when traversing to and from the highway.

29. Prior to the construction of any works above foundation level of any dwelling, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of water from the development onto the proposed highway. The approved scheme shall be undertaken and completed prior to the first use of the access concerned and retained as such thereafter.

30. Works shall not commence on site until a scheme for the disposal of highway surface water has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to occupation of the dwellings and retained accordingly thereafter.

31. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have

been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

32. The Approved Travel Plan (Revised Travel Plan updated 22/10/19 - ref. LDP23160) shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets.

33. No dwelling where provision for the storage of bins and collection of waste from points adjacent to, but not within, the proposed highways, as shown on drawing ref. n1286 008 rev. L, shall be occupied until those details have been implemented; the facilities shall be retained for the designated purposes at all times thereafter.

Statement of Decision Process
The developer and officers have worked positively and pro-actively to address issues raised during the consideration of the application, that has resulted in amendments and additional contributions to ensure that the development appropriately comply with development plan policies. The proposal has been considered against the policies and guidelines adopted by the Council and the decision has been taken in accordance with the guidelines of the National Planning Policy Framework.

Equalities Statement
Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e. “the Public Sector Equality Duty”).

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic

Human Rights Statement
The specific Articles of the European Commission on Human Rights (‘the ECHR’) relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this ‘balancing exercise’ in the above report, officers are satisfied that the potential for these proposals to affect any individual’s (or any group of individuals’) human rights has been addressed proportionately and in accordance with the requirements of the ECHR.

Bolsover District Council

Planning Committee

12th February 2020

Local Plan for Bolsover District

Report of the Head of Planning

This report is public.

Purpose of the Report

- To report the findings of the Inspector's Report and recommended Main Modifications;
- To incorporate the Inspector's recommended Main Modifications and identified Additional Modifications to the version of the Local Plan for Bolsover District approved in April 2018;
- To recommend to Council that the Local Plan for Bolsover District is adopted as the development plan for Bolsover District and replaces the Bolsover District Local Plan (February 2000) and the saved policies within it.

1 Report Details

Background

1.1 Members will be aware that the Council resolved to commence the preparation of a new Local Plan for Bolsover District in October 2014 and that this new Local Plan would replace the currently adopted Bolsover District Local Plan (February 2000).

1.2 In accordance with this resolution, the Council set about developing the required evidence base to shape and inform its potential planning strategy and policies for the period up to 2033. Alongside this work, public engagement and consultation was carried out in accordance with the Council's Statement of Community Involvement whilst the Council was preparing its Local Plan and this saw the following stages of consultation:

a) Initial Consultation on what the Plan should contain (Oct-Nov 2014)
b) Consultation on Preferred Options and Reasonable Alternatives (Oct-Dec 2015)
c) Consultation on the Draft Local Plan for Bolsover District (Oct-Nov 2016)

1.3 This preparation work culminated in April 2018 when the Council approved its proposed Local Plan for Bolsover District in advance of carrying out the required public consultation before being able to submit the Local Plan to the Secretary of State for Examination. These final two steps were carried out:

d) Consultation on Publication Local Plan for Bolsover District (May-June 2018)

e) Submission of the Local Plan for Bolsover District to Secretary of State (Aug 2018) (submission version appended as Appendix A to this report)

1.4 Following submission of the Local Plan for Bolsover District in August 2018, Inspector Karen Baker DIPTP MA DIPMP MRTPI was appointed to undertake an independent examination of the document.

1.5 The Local Plan Examination commenced and the Inspector held Hearing Sessions between Tuesday 21st January to Wednesday 6th February 2019 with an additional and final session on Tuesday 12th March 2019.

1.6 Members will recall that the Inspector provided her judgement on the necessary Main Modifications on 14th May 2019 and that these were approved for public consultation by Planning Committee at its meeting on 5th June 2019. In accordance with this approval, consultation on the necessary Main Modifications commenced on 10th June and ran to 22nd July 2019. Following this, the Council submitted the representations received on the Main Modifications to the Inspector on 1st August 2019.

1.7 The Planning Inspectorate issued the Inspector's Report to the Council on 15th January 2020. The Inspector's Report was published on 20th January 2020 and notice of its publication was given to those persons who requested to be notified. The Council has also extended this notification to all people who made representations during the consultation on the Publication Local Plan in May-June 2018 and during the consultation on the necessary Main Modifications in June-July 2019.

Findings of the Inspector's Report

1.8 The Report contains the Inspector's assessment of the Local Plan for Bolsover District in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Local Plan's preparation has complied with the Duty to Co-operate. It then considers whether the Local Plan is sound and whether it is compliant with the legal requirements.

1.9 The Inspector's Report explains that the starting point for the Examination is the assumption that the Council has submitted what it considers to be a sound Local Plan. Where elements of the Local Plan are found to be unsound during the independent examination, the Inspector will assess whether modifications can be made to make the Local Plan sound. To aid this process, the Council requested that the Inspector should recommend any Main Modifications necessary to rectify matters that make the Local Plan unsound. In accordance with this request, the Inspector's Report explains why her recommended Main Modifications, all of which relate to matters that were discussed at the Examination Hearings, are necessary.

1.10 The Inspector's Report sets out the findings of the Examination and concludes that, with the recommended Main Modifications set out in the Appendix, the Local Plan for Bolsover District satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the NPPF. The Inspector's Report and recommended Main Modifications form Appendix B to this report.

1.11 In light of this judgement, the Council now has the ability legally to adopt its approved Local Plan, i.e. the version approved in April 2018, subject to incorporation of the Inspector's recommended Main Modifications.

Additional Modifications and Policies Map Changes

1.12 Additional modifications set out a number of changes that do not materially affect the Policies of the Local Plan and do not fall within the scope of the Examination. As such, the Inspector has not ruled upon whether these should be incorporated into the Local Plan for Bolsover District. However, the Council is able to agree to make these changes to correct typographical and factual errors within its approved Local Plan. These Additional Modifications are set out in Appendix C to this report.

Policies Map

1.13 The Policies Map is not defined in statute as a development plan document and so it does not fall within the scope of the Examination. However, the Council is obliged under the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) to maintain an adopted Policies Map which illustrates geographically the application of the policies in the adopted development plan. As a result, the decision to adopt the Local Plan for Bolsover District will necessitate an update to the Adopted Policies Map that accompany the Bolsover District Local Plan that was adopted in February 2000.

1.14 To inform this update, the Council published a set of Policies Maps to accompany the consultation on Publication Local Plan for Bolsover District in May 2018 and these were submitted to the Secretary of State in August 2018 alongside the Local Plan for Bolsover District. However, during the Examination a number of proposed changes to the submitted Policies Map were also identified that corresponded to certain proposed Main Modifications and these were also subject the consultation between 10th June and 22nd July 2019.

1.15 During this consultation exercise, over 200 objections were received in relation to the proposed Policies Map Change that removed the Wildlife Corridors and Stepping Stones Designation from a site at Ball Hill, South Normanton (ref. PMC13). Whilst not part of the Examination, the Inspector has advised in paragraph 185 of her Report that she was “not satisfied that such a change would be necessary as any development proposal should have regard to this designation in order to ensure that biodiversity is not harmed.” In light of this statement, proposed Policies Map Change PMC13 has been reviewed and a much more limited change is now considered appropriate in order to only exclude land recently built upon. This minor change would see only a small strip of the proposed Wildlife Corridors and Stepping Stones Designation removed and this is now shown within the set of Proposed Changes to the Submitted Policies Map that form Appendix D to this report.

2 Conclusions and Reasons for Recommendation

2.1 The Inspector’s Report concludes that, with the recommended Main Modifications set out in the Report’s Appendix, the Local Plan for Bolsover District satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the NPPF.

2.2 In light of this very positive judgement, the Council now can plan to adopt the Local Plan for Bolsover District as amended by the Inspector's recommended Main Modifications and the Additional Modifications discussed above.

2.3 Therefore, it is recommended that Planning Committee:

- note the findings of Inspector's Report as set out in Appendix B;
- note the Inspector's recommended Main Modifications as set out in Appendix B to make the plan sound and accept their incorporation within the version of the Local Plan for Bolsover District submitted to the Secretary of State in August 2018;
- note the Additional Modifications as set out in Appendix C to correct typographical and factual errors and agree to their incorporation within the version of the Local Plan for Bolsover District submitted to the Secretary of State in August 2018;
- note the Policies Map Changes as set out in Appendix D and agree to those changes being incorporated into the version of the Policies Map submitted to the Secretary of State in August 2018.

2.4 Based on the approval of these incorporated changes, it is also recommended that Planning Committee recommends to Council that the Local Plan for Bolsover District is adopted as the development plan for Bolsover District and to replace the Bolsover District Local Plan (February 2000) and the saved policies within it.

2.5 For information, a version of the Local Plan for Bolsover District incorporating the approved changes will be appended to the Council report in order to provide clarity at the meeting.

3 Consultation and Equality Impact

3.1 Other Officers involved in the preparation of this report were: Head of Planning, Planning Policy Manager, Principal Planning Officers, Senior Planner and Planning Officer.

3.2 Members consulted during the preparation of the report: Members of the Local Plan Steering Group and Portfolio Holder.

3.3 An Equality Impact Assessment was carried out to inform the Publication Local Plan and the modifications were screened for any changes that might be deemed significant within the Equality Impact Assessment process.

4 Alternative Options and Reasons for Rejection

4.1 Section 23(4) of the Planning and Compulsory Purchase Act 2004 indicates that the Committee cannot choose to accept some of the Inspectors' modifications but reject others. Thus, the only alternative options available to the Committee are as follows:

Option 1: not adopt the Local Plan
Option 2: adopt the Local Plan as modified by the Main Modifications but not the Additional Modifications.

4.2 It is not an option for the Committee to adopt the Local Plan in part. Nor is it an option for the Committee to make any modifications to the Local Plan that would impact on its meaning.

4.3 Option 1 has been rejected as it would not provide certainty to the communities of Bolsover District and all other stakeholders as to the level of planned growth to be expected to 2033. It would also expose the Council to the threat of Government Intervention retuning. It would also prove costly as further evidence base work and Sustainability Appraisal / Habitats Regulation Assessment would be required.

4.4 Option 2 has been rejected as it would leave several typographical and factual errors within the Local Plan for Bolsover District.

5 Implications

5.1 Finance and Risk Implications

5.1.1 None. This is part of the existing work plan and is budgeted for. It also accords with the requirements of the Secretary of State, so minimising the risk of Government Intervention.

5.2 Legal Implications including Data Protection

5.2.1 The Council has a statutory duty to prepare and keep up to date a Local Plan. The Planning and Compulsory Purchase Act (2004) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) set out the statutory procedures for preparing planning policy documents. The Local Plan has been prepared in line with these regulations.

5.2.2 There are no specific data protection issues arising from this report. Consultation processes result in the Council handling a customer's personal data. This information is stored securely in line with the Council's procedures and provisions of the Data Protection Act.

5.3 Human Resources Implications

5.3.1 There are no human resources implications arising from this report.

6 Recommendations

6.1 That Planning Committee:

1) note the findings of Inspector's Report as set out in Appendix B;

2) note the Inspector's recommended Main Modifications as set out in Appendix B to make the plan sound and accept their incorporation within the version of the Local Plan for Bolsover District submitted to the Secretary of State in August 2018;

3) note the Additional Modifications as set out in Appendix C to correct typographical and factual errors and agree to their incorporation within the version of the Local Plan for Bolsover District submitted to the Secretary of State in August 2018;

4) note the Policies Map Changes as set out in Appendix D and agree to those changes being incorporated into the version of the Policies Map submitted to the Secretary of State in August 2018;

5) recommends to Council that the Local Plan for Bolsover District is adopted as the development plan for Bolsover District and to replace the Bolsover District Local Plan (February 2000) and the saved policies within it.

7 Document Information

Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: *BDC: Revenue - £75,000* ☐ *Capital - £150,000* ☐ *NEDDC: Revenue - £100,000* ☐ *Capital - £250,000* ☐ ☑ *Please indicate which threshold applies*	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
Has the relevant Portfolio Holder been informed	Yes
District Wards Affected	All but none affected with a significant impact.
Links to Corporate Plan priorities or Policy Framework	The Local Plan for Bolsover District identifies suitable areas for development to help to deliver the Council's Growth Agenda. It assists local residents, infrastructure providers and developers by providing certainty about the way the District will develop over the Plan period. It therefore contributes to the following Corporate Aims and their identified priority actions: • Unlocking Our Growth Potential (main aim);

	• Supporting Our Communities to be Healthier, Safer, Cleaner and Greener.

8 Document Information

Appendix No	Title
A	Submission version of the Local Plan for Bolsover District
B	Inspector's Report and recommended Main Modifications to the Local Plan for Bolsover District
C	Additional Modifications to the Local Plan for Bolsover District
D	Changes to the Submitted Policies Map

Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Report Author	**Contact Number**
Christopher McKinney	Ext 2292

LOCAL PLAN
for Bolsover District

Publication Local Plan















May 2018

Bolsover
District Council

Foreword

This is the Publication Local Plan for Bolsover District. It is an ambitious Plan which actively tackles the issues we face today, whilst seeking to ensure that Bolsover District thrives into the future; making it the place of choice for residents, business and tourism.

Bolsover District is a special place. It has significant environmental, historic and cultural assets. It has an important strategic location with excellent transport links, and a range of employment sites which have seen significant growth in recent years.

We have valued our community's involvement in each step of our Plan's creation. Local people have had an opportunity to help shape the future of the communities in which they live and work. However, their views and ideas have also had to be considered against government guidance and a wide ranging evidence base informing us of what could be achieved. The Council has also worked with adjoining authorities, other advisory bodies and the Planning Inspectorate to ensure that the Plan is based on sound evidence.

The Plan sets out a Vision for Bolsover, as a growing district undergoing an economic and visual transformation by the end of the Plan period in 2033, encompassing economic, environmental and social improvements. Overall, the Plan will provide for the development and growth needed to ensure that the District progresses in a positive and successful manner.

Our Plan is underpinned by seeking to achieve sustainable development, which retains the District's distinctive identity whilst providing the growth that is needed for the District to prosper and flourish. This means that the right amount and type of homes are needed in the right places; with the right infrastructure in place to support all residents.

We believe that this Plan is the most appropriate strategy for the future development of the District and we hope that you agree.



Duncan McGregor

Chair of Planning Committee



Ann Syrett

Leader of the Council

Bolsover District Council

We speak your language

Polish **Mówimy Twoim językiem**

Slovak **Rozprávame Vaším jazykom**

Chinese **我们会说你的语言**

If you require this publication in **large print** or another format please call us on 01246 242424

Contents

Chapter 1 – Introduction 6 – 15

Chapter 2 – Spatial Portrait 16 – 23

Chapter 3 – Vision And Objectives 24 – 33

Chapter 4 – The Spatial Strategy 34 – 57

Chapter 5 – Living Communities 58 – 75

Chapter 6 – Working Communities 76 – 97

Chapter 7 – Sustainable Communities 98 – 129

Chapter 8 – Infrastructure, Transport, Community And Recreation Provision 130 – 149

Chapter 9 – Implementation And Infrastructure Delivery 150 – 153

Chapter 10 – Monitoring 154 – 157

Chapter 11 – Appendices 158 – 224

Chapter 1 – Introduction

What Is A Local Plan And What Does It Cover?



1.1. The Local Plan considers the overall likely levels of growth (for example increases in population), and the needs of people at different stages of their lives (people starting work, young families, or retired people). Developing the Plan for Bolsover District started by asking local people, businesses and key interest groups how they want to see their communities develop up to 2033.

1.2. However, even at this stage it was not a blank canvas. The Plan had to recognise existing permissions for development and as it has evolved it has had to accommodate development pressures and the changing nature of planning permissions.

1.3. The Local Plan has to accord with national planning policy and guidance as well as the Council's own ambitions for growth and change in the district. It translates these ambitions into a plan to help deliver the growth the district needs, whilst preserving the characteristics people value and features they cherish.

1.4. However, it is important to recognise that in developing the Local Plan, difficult choices have to be made. Not all sites people may wish to see protected from development can be, and not all sites people would like to see allocated for development, will be.

1.5. By allocating sites for development it provides certainty for both developers to invest in the District, and some clarity for local residents to see how their area is expected to change. The Local Plan is not just concerned with allocating land, it is a vehicle to bring about change; it translates what people want, to how their aspirations can be fulfilled.

1.6. In short, the Local Plan is about providing for the future development of an area in a way that benefits people the most. It helps to deliver places with a high quality of life where people want to live, work and visit. Perhaps most importantly it offers a means for people to shape the future of the communities in which they live.

1.7. Once formally adopted the Local Plan will form the key part of the Development Plan for Bolsover District. This means that planning applications will have to be determined in line with the policies in this Plan unless there are material considerations (considerations which outweigh the policy), not to do so.

1.8. An overview of how policies in this publication version of the Local Plan were developed can be found at Appendix 1.1, 'Development of the Local Plan'. Further details of the consultation undertaken at all the stages of the development of the Plan, together with how public engagement has helped to shape this version of the Plan can be found in the Council's Statement of Consultation.

Policy Framework For The Local Plan

National Policy

1.9. The UK Government's five 'guiding principles' of sustainable development are set out in the UK Sustainable Development Strategy: 'Securing the Future', and are

a) Living within the planet's environmental limits

b) Ensuring a strong, healthy and just society

c) Achieving a sustainable economy

d) Promoting good governance

e) Using sound science responsibly

1.10. The National Planning Policy Framework (NPPF) sets out the Government's policies in relation to achieving sustainable development in the United Kingdom.

1.11. The NPPF firstly sets out that "the purpose of the planning system is to contribute to the achievement of sustainable development". It continues by stating that the national policies on a wide range of forms of development contained within it, "taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system".

1.12. Crucially, the NPPF states that there are three key dimensions to 'sustainable development', namely

a) **An economic role:** contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation: and by identifying and coordinating development requirements, including the provision of infrastructure.

b) **A social role:** supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well being.

c) **An environmental role:** contributing to protecting and enhancing our natural, built and historic environment: and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

1.13. These three dimensions are reflected in the Vision and the Objectives which are set out in chapter 3.

1.14. In relation to Local Plans, the NPPF states that "Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise" (paragraph 150). This underlines the central role of Local Plans within the UK planning system.

1.15. The National Planning Practice Guidance (PPG) states that Local Plans should be as focussed, concise and as accessible as possible, concentrating on the District's development needs and opportunities, paying careful attention to both deliverability and viability. The Local Plan should be clear in setting out the strategic priorities for the area and policies to address these and provide the strategic framework within which any neighbourhood plans may be prepared to shape development at the community level.

1.16. Before the Council can adopt the new Local Plan for Bolsover District, the Plan has to be examined by an independent Inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural



requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is "sound" (NPPF paragraph 182) – namely that it is

a) **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

b) **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

c) **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.

d) **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

High Speed 2 (HS2) Proposals

1.17. The Government have announced a Safeguarding Direction in relation to the proposed route for HS2. Whilst the Policies Map indicates the safeguarded route, the Safeguarding Directions have been made by the Secretary of State for Transport. They are not proposals by Bolsover District Council and the route shown will not be determined through the development plan process. The route will be considered in Parliament under hybrid Bill procedures, which will provide appropriate opportunities for petitions to be made to Parliament by those directly affected by the scheme. Objections to the safeguarded route cannot be made as part of the Local Plan process.

Strategic Level Planning & Duty to Co-operate

1.18. The East Midlands Regional Plan was revoked in April 2013. Responsibilities for cross boundary strategic planning now rest with local planning authorities and key stakeholders under the Duty to Co-operate introduced through the Localism Act 2011.

1.19. The National Planning Practice Guidance (NPPG) advises that the "Duty to Cooperate seeks to ensure that local planning authorities lead strategic planning effectively through their Local Plans, addressing social, environmental and economic issues that can only be addressed effectively by working with other local planning authorities beyond their own administrative boundaries. The aim is to encourage positive, continuous partnership

working on issues that go beyond a single local planning authority's area" (NPPG paragraph 008 reference ID: 9-008-20140306).

1.20. As a result of this change to the UK planning system, it is necessary for local planning authorities to address strategic matters within their individual plan making processes effectively through the Duty to Cooperate.

1.21. In developing the Local Plan the Council has sought to be aspirational but realistic. In developing the policies in this Plan, the Council has worked with neighbouring authorities to address strategic matters for example, by the development of shared evidence bases.

1.22. The Strategic Housing Market Assessment (SHMA) (November 2013) identified that the most appropriate Housing Market Area (HMA) for Bolsover District is the North Derbyshire and Bassetlaw HMA, which covers the four authority areas of Bassetlaw, Bolsover, Chesterfield and North East Derbyshire. This influenced the Plan up to the Consultation Draft Local Plan (CDLP) stage.

1.23. Following the release of the 2014 based Sub National Population Projections, and 2014 based Household Projections in 2016[1], the authorities in the Housing Market Area commissioned an update to the Objectively Assessed Needs in the Strategic Housing Market Assessment. The update identifies an annual objectively assessed need of 1,211 across the four authorities in the Housing Market Area. The study calculated the annual objectively assessed need for housing in Bolsover district as being 272. This has been utilised for the development of this Publication Draft Local Plan (PDLP).

1.24. All local planning authorities in the North Derbyshire and Bassetlaw HMA recognise both the robustness of the evidence provided by the SHMA and the shared responsibility and challenge of meeting their own identified share of this housing requirement

1.25. Although the Sheffield City Region is not generally considered to be a single



functional housing market, the 9 authorites within the Region have worked together to produce a Duty to Co-operate Statement on Housing. The purpose of the statement is to set out the position on planning for housing growth across the Region.

1.26. However, the Duty to Co-operate on the delivery of housing is not limited to authorities in the Housing Market Area (HMA), or even the wider Region. As noted in the section above, the Council should aim to meet any requirements from any neighbouring authority where it is reasonable to do so and consistent with achieving sustainable development.

1.27. In this regard it is worth noting that no neighbouring / nearby authority has formally requested that Bolsover District help deliver part of their objectively assessed housing needs, since the start of the development of this Local Plan in 2014. Whilst discussions have been had about the potential to help neighbouring areas, there has been no formal request for Bolsover to provide additional development sites to help meet other area's needs.

Image: Market at South Normanton

1.28. The Economic Development Needs Assessment (October 2015) identified that the Functional Economic Area (FEA) for Bolsover District principally covers the authority areas of Chesterfield, North East Derbyshire, Amber Valley, Bassetlaw, Mansfield and Ashfield. Beyond the strong links within this central area, the wider economic areas of the two Local Economic Partnerships (LEPs) to the north and south of the District also exert a weaker influence on the functional economic area of Bolsover District.

1.29. The Functional Economic Area covers more than one local planning authority area. Therefore, the delivery of employment land across the Functional Economic Area is legally a cross boundary strategic matter and thus subject to the Duty to Co-operate. However, as each local planning authority's Functional Economic Area differs and overlaps the Functional Economic Areas of their neighbouring authorities, there is no fixed quantum of employment land to be distributed across the District's Functional Economic Area. In accordance with national guidance, the Council's Economic Development Needs Assessment (EDNA) has been used to identify a range of employment land targets for Bolsover District.

1.30. In addition to working together to deliver the quantum of development, and assess the impact of development across a wider than local authority area, the Duty to Co-operate provides for local authorities to work together to deliver development on sites which cross local authority boundaries.

1.31. The former Coalite works straddles the border with North East Derbyshire District. In January 2015, both Councils agreed to set up a Coalite Project Control Board to secure the remediation and development of the site. Both members and officers of each authority were involved in progressing this work, drawing upon expertise of staff from Homes England's Advisory Team for Large Applications (ATLAS) at stages of the project. As noted above, the site owners have progressed planning applications for the development of the site parallel to putting the site forward in the Local Plan(s). Planning permission has now been granted by both Bolsover, and North East Derbyshire District Councils, and work on the remediation of the site has commenced. It is anticipated that both Councils will continue to work together with the site owners to ensure that work is progressed and the site is remediated.

Local Economic Partnerships

1.32. Bolsover District Council is within two Local Enterprise Partnership (LEP) areas:

a) Sheffield City Region (Consisting of nine authorities, including all of the SHMA authorities)

b) D2N2 (the LEP for the Derbyshire and Nottinghamshire County and the Derby and Nottingham City areas)

1.33. Both of the LEPs' 2014 Strategic Economic Plans (SEP) were the basis for their respective Growth Deals with central government at that time.

Combined Authorities

1.34. In March 2016 Bolsover District Council determined a 'preferred membership status' option in favour of becoming a constituent member of the proposed North Midlands Combined Authority and a non-constituent member of the Sheffield City Region (SCR) Combined authority.

1.35. These are early days for the Combined Authority approach and it is currently uncertain whether they will progress, and if so, in what form. It is also unclear how they will support the implementation of the Local Plan.

[1] Current Government Guidance is that these national datasets should be the starting point for identifying objectively assessed housing need.

Local Aspirations And Initiatives

Sustainable Community Strategies

1.36. Sustainable Community Strategies aim to improve the economic, social and environmental wellbeing of local areas and have a strong focus on balancing the needs of the local economy together with environmental and social issues. The common vision for the Sustainable Community Strategy for Bolsover 2006 – 2020 is:

"Our Sustainable Community Strategy has a vision of a diverse, healthy, fair and prosperous district, building on the strengths of our industrial past to become a vibrant, thriving community capable of meeting the challenges and the opportunities of the future."

Bolsover District Council Corporate Plan 2015-2019

1.37. The Corporate Plan identifies 'Unlocking our Growth Potential' as the Council's top aim. By focusing on this area, the Council hope to grow the local economy, increase the number of businesses across the District and increase the supply and quality of housing on offer. All of this is designed to help the Council attract the income and funding it needs to deliver its services without being reliant on anyone else. However, the most important aspect of this aim is that it will help the District's towns and villages to grow and thrive to become vibrant communities and places where people want to live, work and play.

Bolsover District Council Growth Strategy (June 2014)

1.38. The Council's Growth Strategy identifies key challenges and opportunities in the District and outlines the following priorities:

a) Supporting Enterprise
b) Enabling Housing Growth
c) Unlocking Development Potential

Bolsover District Council Economic Development and Housing Strategy (March 2015)

1.39. The Council's Economic Development and Housing Strategy provides a framework that focuses on the Council's core priorities with the intention of helping

a) Support economic growth
b) Ensure a more balanced housing market
c) Support the development of existing and new business
d) Support the creation of employment pathways and training opportunities
e) Support housing growth

1.40. The Local Plan for Bolsover District forms one of the Council's best tools to help deliver the aims of its Corporate Plan; Growth Strategy; and core priorities of its Economic Development and Housing strategy.

Bolsover District Regeneration Framework – Strategies for Towns and Villages

1.41. Alongside the preparation of the new Local Plan, the Council developed a Regeneration Framework for the District, focussing on our four largest settlements – Bolsover, Clowne, Shirebrook and South Normanton and their connections with local villages and hamlets.

1.42. The Regeneration Framework brought together the District's local communities and the Council and its partner organisations in order to understand the making of place in a strategic and holistic manner, identifying priorities and potential projects to help foster a greater sense of place.

1.43. In many cases, the Framework supports existing planning principles such as sustainability, supporting existing retail centres, improving accessibility, promoting good quality design and the regeneration of our towns. In these cases additional specific policies will not be required.

1.44. The Publication Local Plan has sought to integrate relevant parts of the Regeneration Framework into the future development plans for the District and its influence is most notable within elements of Chapter 6 - Working Communities, particularly the retail section.



Neighbourhood Planning

1.45. Planning has a key role to play in helping communities to deliver growth and change in the way they want to deliver it. Whilst it cannot deliver all of the facilities and services a community may wish for, it can help to protect and enhance existing assets and provide a positive framework to help shape and guide development with the involvement of the community at its heart.

1.46. The National Planning Policy Framework gives local communities new rights to shape their neighbourhood by preparing neighbourhood planning initiatives, such as Neighbourhood Plans. Unlike Local Plans, Neighbourhood Plans within Bolsover District would be prepared by Parish or Town Councils. When adopted these Plans form part of the statutory 'Development Plan' for that planning area alongside the District Council's adopted Local Plan.

1.47. The Council will support communities seeking to put in place Neighbourhood Plans or other neighbourhood planning initiatives but recognises that there is a significant amount of time and effort involved in creating these. To assist with this, the Council has adopted a Neighbourhood Planning Protocol to advise on the process and support Parish Councils if they choose to develop any neighbourhood planning initiative.

1.48. At the present time there are no adopted Neighbourhood Plans within Bolsover District.

Image: Housing at Newton Edge

Next Steps

1.49. The new Local Plan for Bolsover District is based on a robust evidence base made up of a large number of studies over a period of years.

1.50. Specialist and technical assessments have been prepared to inform the policies and proposals in the Plan and they help to justify and explain the decisions taken. The evidence base covers a broad range of topics including housing and employment needs, landscape character, infrastructure delivery and open space and recreation needs, to name but a few. Integral to the process is the Sustainability Appraisal and Habitats Regulations Assessment.

1.51. An essential part of the process of developing the Local Plan has been community engagement. We have set out our approach to involving local communities and stakeholders in formulating our Local Plan in our Statement of Community Involvement.

1.52. Figure 1A (adjacent) which follows outlines the various stages to the adoption of a Local Plan. We are currently at Stage 4 which is the consultation stage for the Publication Local Plan.



Image: Housing at Clowne

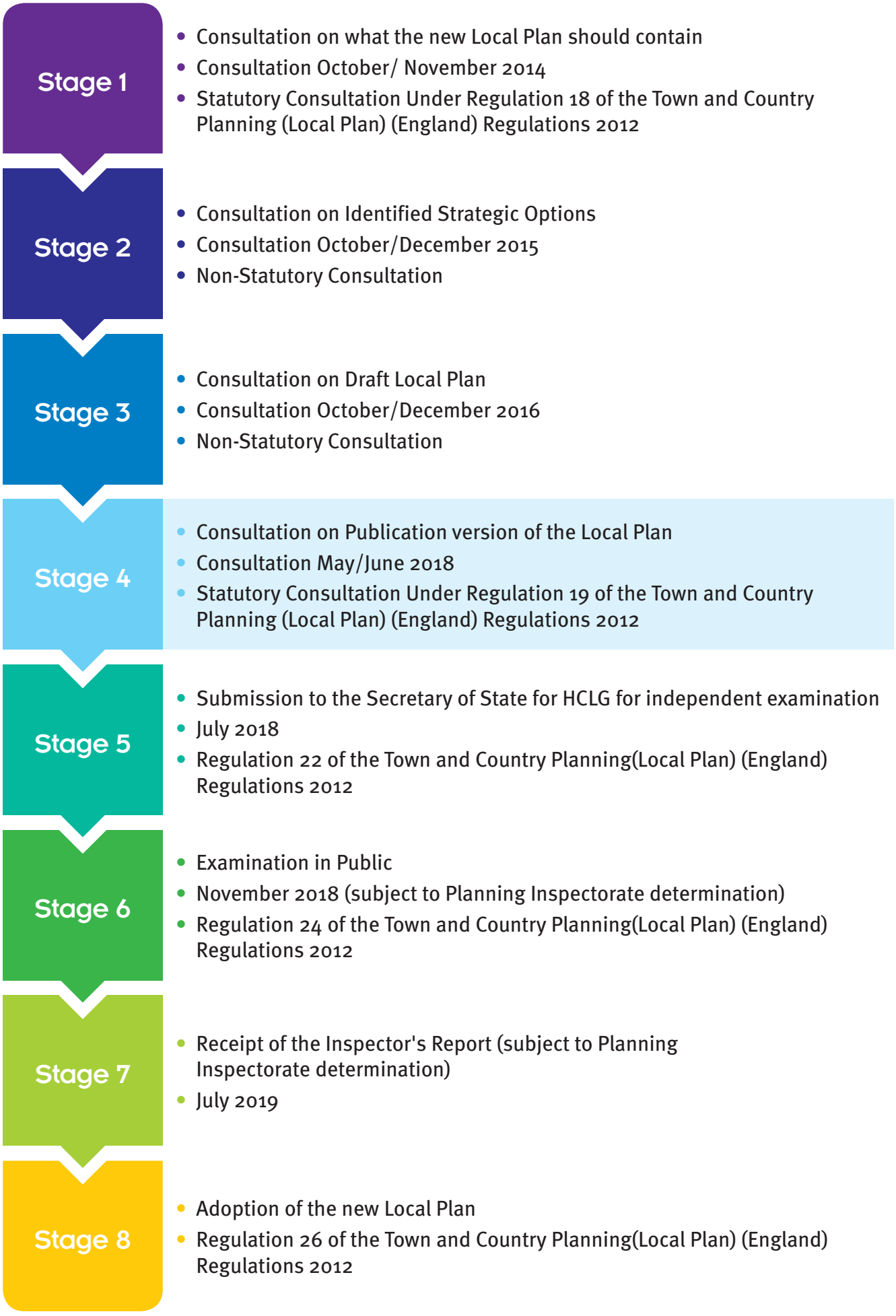

Stage 1
Consultation on what the new Local Plan should contain
Consultation October/ November 2014
Statutory Consultation Under Regulation 18 of the Town and Country Planning (Local Plan) (England) Regulations 2012
Stage 2
Consultation on Identified Strategic Options
Consultation October/December 2015
Non-Statutory Consultation
Stage 3
Consultation on Draft Local Plan
Consultation October/December 2016
Non-Statutory Consultation
Stage 4
Consultation on Publication version of the Local Plan
Consultation May/June 2018
Statutory Consultation Under Regulation 19 of the Town and Country Planning (Local Plan) (England) Regulations 2012
Stage 5
Submission to the Secretary of State for HCLG for independent examination
July 2018
Regulation 22 of the Town and Country Planning(Local Plan) (England) Regulations 2012
Stage 6
Examination in Public
November 2018 (subject to Planning Inspectorate determination)
Regulation 24 of the Town and Country Planning(Local Plan) (England) Regulations 2012
Stage 7
Receipt of the Inspector's Report (subject to Planning Inspectorate determination)
July 2019
Stage 8
Adoption of the new Local Plan
Regulation 26 of the Town and Country Planning(Local Plan) (England) Regulations 2012

Figure 1A

Chapter 2 – Spatial Portrait

Characteristics Of Bolsover District

2.1 Character is a way of describing an area in terms of what makes it distinctive or special. There are a number of different ways of describing an area. It can be defined by

a) Physical characteristics, such as landscape or landmarks

b) Physical connections; the roads and other infrastructure that link places together

c) Local features such as the level and types of wildlife spaces and important buildings that make up the district's environmental and cultural heritage

d) Where people live, and the available facilities

e) The characteristics of the people who live in Bolsover District; their age, health, and whether they are employed

f) The economy and job opportunities; what employment opportunities are available for people

g) The patterns of where people work; whether they work in the area where they live or whether they travel to work

h) The type of housing available in an area

2.2 The key factors that give Bolsover District its character and that have implications for its future development are set out in the description below.

Physical Setting

2.3 Bolsover District covers an area of 160.3 square kilometres and sits in the north-east area of Derbyshire. The District adjoins North East Derbyshire District and Chesterfield Borough to the west, and the north east section of Amber Valley Borough to the south. The District shares a long eastern boundary with Nottinghamshire County Council and the districts of Bassetlaw, Mansfield and Ashfield to the south. The District is also situated at the northern edge of the East Midlands adjoining the southern edge of South Yorkshire.



2.4 The geology of the District has influenced settlement patterns. The Landscape Character of Derbyshire (2003) identifies that most of the District falls within two landscape types: the Derbyshire Coalfield in the west and south of the District, and the Magnesian Limestone plateau in the north and east.

2.5 The Magnesian plateau is a dominant physical feature within the District and the escarpment and ridge provides the setting to two of the District's most impressive buildings: Bolsover Castle and Hardwick Hall. Parts of the District were inhabited during the last ice age, and the limestone gorge at Creswell Crags contains examples of the northernmost cave art in Europe.

2.6 Whilst many settlements in the District date from early times, it was during the 19th century that population grew and settlements in the District expanded based on the needs of agriculture and coal mining.

2.7 Today the District comprises of two small towns (Bolsover and Shirebrook); two emerging towns (South Normanton and Clowne) and villages of a wide range of sizes. The rest of the District is predominantly rural with smaller settlements in the countryside. Within the past 5 years the District has increased the number of dwellings built per year; which has increased the size of the larger settlements and in turn increased the need for services and facilities in Bolsover, Shirebrook, South Normanton and Clowne.

Image: Bolsover Castle

2.8 Following the closure of collieries many former sites have been reclaimed and put to beneficial use as country parks or industrial estates. The District still has a number of brownfield sites remaining, although not all of these are close to services and facilities. Since 2005 the District has maintained fairly high levels of development on previously developed land, until 2016/17 when the level dropped. It is important for the future of the District to maintain the level of development on previously developed land to retain the character of the area.

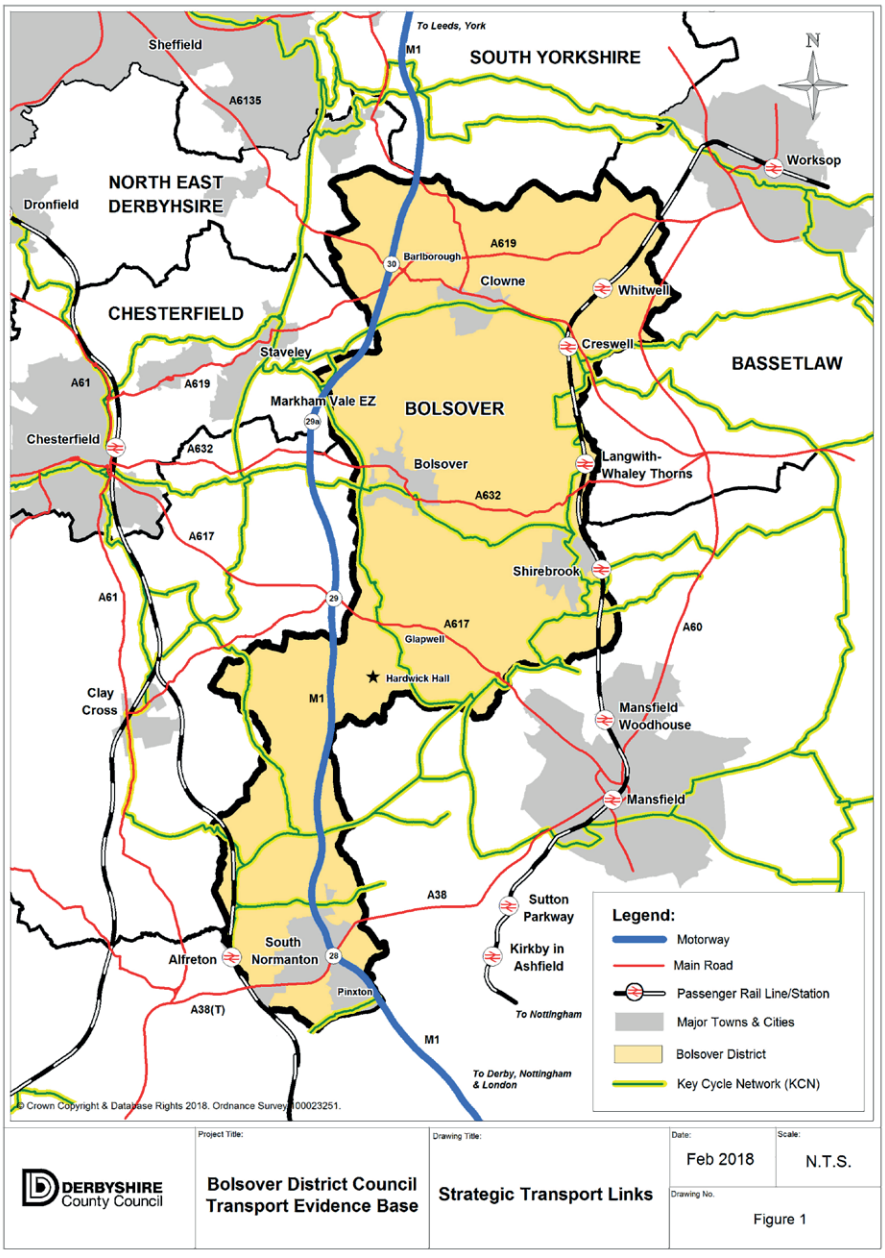
2.9 In view of the shape and nature of the district, the Policies Map is divided into three sections, Northern, Central and Southern.

Physical Connections

2.10 Bolsover District benefits from excellent north-south road links and is strategically located adjacent to the M1 'growth corridor'. Being so close to the motorway means that the local communities and businesses benefit from high quality road transport links. However, proximity to a motorway can also lead to concerns over congestion, noise, and air quality issues that can act as a constraint or deterrent to development.

2.11 The busiest roads in Bolsover District are those that form part of the strategic highway network, i.e. the M1 and A38. The Council's transport evidence base identifies that the key congestion issues are in the south of the district and in particular where the A38 meets the M1 at J28. Junction 30 also lies within the District and Junctions 29 and 29a are located just outside in North East Derbyshire District.

2.12 A network of 'A' roads run across the District from east to west, linking the District with nearby sub-regional centres. Elsewhere the local transport networks reflect the semi-rural dispersed nature of the District.



104 Figure 2A: Strategic Transport Links for Bolsover District

2.13 The nearest main line stations on the rail network are located in Chesterfield and Alfreton. To the east of the District the Robin Hood railway line runs roughly north / south linking Nottingham and Mansfield with Worksop, with stations in the District at Shirebrook, Whaley Thorns / Langwith, Creswell and Whitwell.

Environmental and Cultural Heritage

2.14 Bolsover District contains 7 Sites of Special Scientific Interest, together with 3 local nature reserves, 119 local wildlife sites, and 15 Regionally Important Geological Sites. The District has done especially well in retaining the local Sites of Special Scientific Interest. The range of wildlife sites is diverse and includes ancient woodland, ponds, and water meadows. These sites are home to a range of plant and animal species, some of which are rare. The District also contains country trails, and a network of greenspaces linked by footpaths (green infrastructure). Part of the Sheffield / North East Derbyshire Green Belt extends into the district around Barlborough / Clowne.

2.15 In terms of the built environment, the District contains 395 listed buildings and 27 conservation areas. The District is home to a number of 'model village' developments, which have been renovated and improved, the most recent of which is New Bolsover Model Village; a £10million project to breathe new life into the area. Some of the most important buildings in the District are also tourist attractions and include Bolsover Castle (one of English Heritage's top ten sites in the country); and Hardwick Hall, the District's most popular visitor destination. In addition, the District contains numerous archaeological assets, such as Creswell Crags, an important archaeological site which is open to visitors and is on the UK Tentative List for nomination for World Heritage Site status.

2.16 Consultation responses have indicated that many people in the district value the District's natural and built heritage and the character of the district.





Image left: New Bolsover Model Village Right: Creswell Crags

Where People Live and Services

2.17 Bolsover District is unusual in that it does not contain a single large or dominant town. Instead there are two small towns: Bolsover and Shirebrook, and two 'emerging towns': Clowne and South Normanton. Just over half of the population of the District (around 53%) live in these four main settlements. There are a number of large towns and sub-regional centres just outside the District which offer a wide range of goods and services. For a wider range of services and facilities the north of the District is most likely to be attracted to Chesterfield Town and Sheffield City, whereas the south will be mostly be attracted to Mansfield Town and the cities of Derby and Nottingham.

2.18 There is no general hospital in the District. Services such as secondary schools and health facilities tend to be concentrated in the towns and larger villages. In general terms, recent analysis indicated that settlements with the higher populations also had the higher levels of services and facilities. The Citizen's Panel survey, 'About the services you receive from us' (November 2014), suggested that a high percentage of residents in the two towns visited their town centres at least once a week. Almost half of the respondents thought their town could have a more distinctive character. The change most people wanted was a wider variety of shops and more independent shops. Overall, the survey suggests that on the whole people in the District are satisfied with their area as a place to live with an overall 69% satisfaction recorded.

2.19 Whilst some of the larger villages provide for local needs, some of the District's smaller settlements are without basic facilities such as a shop, school or post office. Residents in many settlements who do not have access to a car can find their choices on employment, shopping or other activities to be very limited. The Settlement Hierarchy Study (March 2018) provides detailed information on the services available in each settlement.

People

2.20 At the time of the 2011 Census, the population of Bolsover District was 75,866. The percentage of people living in Bolsover who were born in the UK is higher than the regional and English average and not particularly ethnically diverse, with 96.3% of people describing themselves as 'white British'. In 2015 Bolsover District ranked 87th out of 326 in the most deprived Local Authority Districts in England. This was an improvement on the 2010 figures and reflects the wider improvements within the district.

2.21 The District has a generally older population with an above average population in all age groups over 40 compared to the East Midlands and England averages. The percentage of retired households is also higher than the Region and England as a whole. In 2016 the percentage of people aged 65 or over in the District was 20% of the population.

2.22 Health is a significant issue for people in the District with 24.7% of people saying that their day to day activities are limited by their health, and 8.6% saying they have 'bad' health. Residents of Bolsover District have the highest obesity rates and lowest healthy eating rates in the county. It has high levels of smoking, and high levels of early deaths from cancer and circulatory conditions compared to the rest of the county and England as a whole.

2.23 The 2011 Census also identified that although there has been real progress in increasing the number of people in the District with an educational qualification, the District still lags behind the regional and national averages. Similarly, the number of people with a degree or diploma in the District is below the regional and national averages.

2.24 In the ONS 2014 Sub-National Population Estimates (August 2016), the population for the District is predicted to rise by around 10.2% to 83,626 by 2033. The number of households is expected to grow by 12.7% to 37,712 over the same period.



Economy and Employment

2.25 The Oxford Economics Forecast (August 2013) identifies that the Gross Value Added (GVA) for Bolsover District is forecast to rise by an average of 2.9% pa to 2030 and that the District is forecast to enjoy the fastest rate of employment growth within Derbyshire. This is significantly above the projected rates of growth for Derbyshire, East Midlands and UK, and reflects recent high growth rates in the District. Most of the jobs in the District are in 'micro-enterprises' – businesses employing less than 9 employees. This is in line with the regional average. In contrast the district has few 'large' enterprises i.e. those employing 250 people or more.

2.26 The Forecast also identifies that at 2013 there were 30,100 employee jobs in the District. Of these 78.1% were full time jobs and 21.9% part time jobs. In terms of the breakdown between full and part time jobs, the percentage of full time jobs is higher than that in the rest of the East Midlands Region and Great Britain. Conversely there are fewer part time jobs in the District compared to the Region and nationally. The jobs density within the District (i.e. level of jobs per resident aged 16-64) is lower than that in the region or country as a whole. The level of unemployment within the District fell between 2016 and 2017 from 1.5% to 1.0%.

2.27 In terms of the type of jobs in the District, the three main industries are; Manufacturing; Wholesale and Retail Trade; and Administrative and Support Services. The percentage of jobs in manufacturing is considerably higher in Bolsover than the rest of the country. A lower percentage of people are employed in the District in the Human Health and Social Work and Financial and Insurance sectors (compared to UK as a whole).

2.28 The Council's Growth Strategy (March 2015) aims to both increase the overall number of jobs in the District and re-balance the type of jobs by aiming to increase the number of higher skilled and higher paid jobs.

Travel Patterns

2.29 Based on the 2011 Census, the District has fewer than average people working from home than the regional or national levels.

Image: Barlborough Links

2.30 Bolsover District does not have high frequency or extensive public transport services and use of public transport is relatively low. It is therefore unsurprising that more people than average travel to work by car. The average distance people travel to work is 16.5km (10.3 miles).

2.31 There is a substantial level of out-commuting to work by residents in the District and this increased between the 2001 and 2011 Censuses. Alongside this there is substantial in-commuting of people from neighbouring areas to work in the District. This also increased between 2001 and 2011. Combining these two pictures shows that Bolsover District has more people leaving the district to travel for work to surrounding local authority areas than people travelling to the District for work from surrounding areas.

2.32 In relation to the destinations for both in and out-commuting, the 2011 Census shows that the District's commuting patterns are strongest with the neighbouring Derbyshire and Nottinghamshire authorities rather than the city and larger authorities of Sheffield, Nottingham, Rotherham, or Derby. In terms of journeys, this picture suggests a greater number of out-commuting journeys along the A632, A38, A617 and A619 corridors rather than the M1.

2.33 In terms of leisure travel, the District has an extensive network of trails that provide good access to the countryside and there is potential to further enhance this network. These trails and greenways have consistently been increased and added to every year since the last Local Plan was adopted.

Housing

2.34 The Settlement Hierarchy Study (March 2018) estimated that there were 36,063 dwellings in the District. Within the past 5 years the District has slowly started to increase the number of dwellings built per year, increasing the size of the larger settlements. Between 2014/15, and 2016/17, the number of completions exceeded the annual requirement. This helps the District to accommodate the growth in population which was expected in the last Census. In terms of tenure the 2011 Census shows that the majority of homes in the District (67.2%) were owner occupied. This is in line with regional figures and is more than the national average.

2.35 In terms of the type of accommodation, the Strategic Housing Market Assessment (SHMA - November 2013) used the 2011 Census to identify that the percentage of detached and terraced dwellings is roughly in line with the regional / national proportions. However, the District has a slightly higher percentage of semi-detached houses and lower levels of flats / apartments (5.9% compared to 11.7% for the East Midlands and 22.1% for England). In March 2018, 76.4% of the District's housing stock was in the lowest bands A and B, and only 3.04% in band E.

2.36 The 2011 census indicated that the private rented sector stands at around 13%. Whilst there appears to be a significant theoretical need for affordable housing in the district, the SHMA notes that in reality the private rented sector plays a significant role in meeting housing need.



Image: Housing at Clowne

2.37 The Council's Economic Development and Housing Strategy (March 2015) identifies that the condition of the District's housing stock varies between tenures, but generally the highest levels of hazards, disrepair and poor energy efficiency are in private rented stock and pre-1919 stock. This raises an important point in that whilst the private rented sector plays a significant role in meeting housing need, it is often at the cost of poor quality housing.

2.38 The District has seen an increase in housing completions in recent years, generally indicating improving viability. The evidence underpinning the Whole Plan Viability Assessment (March 2018) identifies an improving situation regarding house prices, particularly in settlements on the western side of the District. Despite this, Bolsover District still has lower house prices than the region and national averages and as a result housing development viability remains challenging across the District, which can make delivery of affordable housing difficult.

2.39 In terms of affordability, the district enjoys some of the cheapest housing in the East Midlands. The Governments UK House Price Index of December 2017, indicated that whilst the average price across the UK was £226,756, the East Midlands average was only £185,694, and for Bolsover District it was only £121,417.

Key Issues For Bolsover District

2.40 In considering the above and related information, a picture of the area can be built up which enables us to define the key challenges facing the district as a whole. This enables us to develop a Local Plan which will ensure that communities are better as a result of implementing the Plan.

2.41 In this regard we have identified that we need a Local Plan which will

a) **Accommodate new growth**, whilst ensuring the character of the District is retained and that major new development is supported by appropriate infrastructure

b) **Protect and enhance** identified heritage and natural assets

c) **Support regeneration** of the towns and main villages, to enable them to fulfil their role as service centres, coupled with the need to address the regeneration needs of rural settlements and the few remaining large areas of previously developed land in need of restoration or re-use

d) **Improve health outcomes** in a district with an above average percentage of retired people and people suffering poor health

e) **Improve employment opportunities** in the District by increasing the number and range of jobs in the District

f) **Provide significantly greater local job opportunities** to reduce out-commuting, improve sustainability and also to avoid the danger of turning some towns and main villages into 'dormitories' rather than settlements where people can live and work

g) **Ensure the delivery of new housing** in an area of marginal viability where deliverability has been challenging

h) **Put place making and development quality** at the heart of new development

i) **Provide improved accessibility** to better areas of green space

Chapter 3 – Vision And Objectives

Creating A Sustainable District



3.1 The Local Plan for Bolsover District needs to provide a long term spatial Vision for the District. The starting point for this is the spatial portrait which describes the District as it is now. The Vision then sets out how the District will change, and how it will look and function at the end of the Plan period. The Objectives are the stepping stones that will move the District towards the Vision.

3.2 National policy underlines the importance of a Vision setting out what the Local Plan intends to facilitate and achieve. As far as possible the Vision should reflect the views of local organisations, businesses, and the wider community. The Vision and Objectives were the subject of earlier consultation (October / November 2015), and the views put forward, together with the findings of the Sustainability Appraisal have informed the development of the Vision and Objectives in this Plan as set out below.

Image: Tibshelf

The Local Plan Vision

By 2033, Bolsover will be a growing district, undergoing an economic and visual transformation.

Economic Role

By 2033, Bolsover District will be an attractive location for new and growing businesses. The economy of the District will have benefited from wider initiatives in the Sheffield City Region and D2N2, as well as more local initiatives to improve the quantity, range and quality of jobs in the District.

Employment opportunities will have expanded into growing sectors such as advanced manufacturing, logistics and knowledge based sectors. The increased employment opportunities in the District mean that people will have access to a greater number and range of jobs without having to commute outside the District.

Brownfield sites in the District will have been remediated and brought back into productive use providing regeneration benefits to the local community and improvements to the natural environment. Development will have taken place in the towns and larger villages and the town centres that serve local residents will be vibrant, attractive and distinctive places. Rural settlements will also have benefited from appropriate and sensitive development to meet the needs of their local communities.

Social Role

A range of new housing will have met the needs of a growing and aging population. New infrastructure such as schools, roads, health facilities and open space provision will have been planned and delivered alongside new developments. Access to outdoor recreation space and a network of footpaths and other facilities will have all been improved, providing opportunities for people to enjoy the natural environment and value the biodiversity it supports; thereby contributing to the health, wellbeing and economic prosperity of people and communities in the District.

The need to travel will be reduced through the spatial strategy of focussing development on the more sustainable settlements, whilst also supporting regeneration needs and tackling deprivation.

Environmental Role

The District's rich variety of environmental and historic assets (including their settings) will have been protected, enhanced, and extended and will be enjoyed by more people through increased tourism.

Increased open spaces; new, enhanced and better integrated green infrastructure; and ecological and recreational networks will have improved settlements and their settings in the District. This will allow wildlife to thrive and contribute to a sense of place and well-being, whilst creating opportunities for outdoor recreation and improved health.

The high quality of design in new developments will have helped to address climate change and reduced the potential for anti-social behaviour. It will also have helped to create places where people want to live and reinforced the distinctive character of settlements in the District.

Overall, through the provisions of the Local Plan, by 2033 the District's valuable natural and built assets will have been retained and enhanced. Local people will have benefited from the opportunities for a healthier lifestyle, improved job opportunities, more housing, and the increase in facilities that this can help to deliver.

The Local Plan Objectives

3.3 Whilst the Vision sets out the changes that we expect to see in the District, how we get there is shaped by the Objectives below. The Objectives are not ranked in any order of importance.

Objective A: Sustainable Growth

To support sustainable growth and the prudent use of resources through

- **a)** Sustainable patterns of development
- **b)** The sustainable use of resources and minimisation of waste
- **c)** The protection and enhancement of the quality of the District's water sources
- **d)** Recognising the multiple benefits of blue and green infrastructure in new development
- **e)** Maintaining the general integrity of the Green Belt
- **f)** A careful consideration of the impacts of proposed development
- **g)** Provision of appropriate infrastructure to support development

Objective B: Climate Change

To mitigate against and adapt to the impacts of climate change through

- **a)** The increased use of renewable energy resources
- **b)** Energy reduction to minimise pollution including greenhouse gas emissions
- **c)** Minimising carbon emissions in new development
- **d)** Promoting sustainable design that takes account of more extreme weather patterns and reduces the demands placed upon ecosystem services
- **e)** Avoiding inappropriate development in flood risk areas
- **f)** Promoting the efficient use of water resources, and water efficiency measures in new development to reduce the demand placed on water resources
- **g)** Protecting and supporting the ability of wildlife to respond and adapt to change
- **h)** Protecting, enhancing, extending, and the better integration of, green infrastructure and ecological networks



Image: Wind turbine at Clowne



Objective C: Countryside, Landscape Character and Wildlife

To conserve and enhance the quality and character of the countryside, its landscapes, and wildlife through

a) Ensuring that development which takes place to meet identified rural development needs contributes positively to countryside character

b) Protecting and enhancing the character and quality of local landscapes, including sites designated for their geological interest, and local landscape character

c) Protecting, enhancing and extending habitats and ecological networks and the wildlife they support

d) Protecting and improving the water quality of rivers and streams in the district

e) Protecting ancient woodland and ancient/veteran trees

f) Ecological networks

Objective D: Historic Environment

a) To conserve, enhance, and where possible regenerate the District's distinctive historic environment, and cultural heritage assets including the wider settings associated with the District's outstanding heritage assets

b) To recognise the contribution made by the historic environment to the character of landscapes, townscapes and villages

c) To recognise the value of non-designated heritage assets and protect these where possible, and to address heritage at risk issues



Image top: Creswell Crags Bottom: Hardwick Hall

Objective E: Regeneration

a) To support the regeneration needs of urban and rural settlements

b) To support suitable deliverable opportunities for the comprehensive redevelopment of brownfield sites

Objective F: Tourism

To increase the appeal of Bolsover District as a tourist attraction through the protection of identified international and national assets, and supporting the growth of suitable tourist facilities.

Objective G: Infrastructure and New Facilities

a) To ensure the timely delivery of any new physical infrastructure such as digital infrastructure, roads, sewers, waste and water facilities, and social infrastructure such as education, and health and social care facilities necessary to support new development

b) To safeguard existing community facilities and services where possible





Image top: Transport provision Bottom: Shirebrook Academy

Objective H: Sustainable Transport

To reduce the need for people to travel by car and reduce out-commuting through

- **a)** Directing growth towards the most sustainable settlements
- **b)** Providing more employment in the District
- **c)** Working with others to improve public transport (bus and rail) services in the District
- **d)** Encouraging provision for walking and cycling to help develop walkable settlements

Objective I: Green Spaces and Green Infrastructure

- **a)** To recognise the value of open space within communities and to safeguard, and where possible expand an integrated network of well managed green infrastructure assets within and beyond communities, as set out in the Council's Green Infrastructure Study
- **b)** To recognise the multiple benefits provided by green infrastructure and access to the natural environment on people, wildlife, health, wellbeing and economic prosperity
- **c)** To address identified deficiencies and gaps in Green Infrastructure, improving accessibility and encouraging multiple uses where appropriate
- **d)** To seek positive opportunities to include open space, natural greenspace, trees and woodland in new development

Objective J: Rural Areas

To support rural areas by protecting the character of rural settlements, and ensuring that development outside the main settlements reflects the existing size of villages whilst sustaining local services; supporting the diversification of rural businesses; and making provision for affordable housing.

Objective K: Health and Wellbeing

To improve health outcomes and increase life expectancy of residents, by addressing the economic and environmental factors underpinning health and well being. This will be achieved by

- **a)** Working with healthcare partners to deliver new and improved health and social care facilities
- **b)** Promoting healthy lifestyles and address obesity and levels of physical activity
- **c)** Encouraging walking and cycling
- **d)** Improving access to the countryside and recreational, leisure and cultural activities
- **e)** Providing opportunities for people to enjoy the natural environment and value the biodiversity it supports

Objective L: Economic Prosperity

a) To promote economic prosperity by encouraging the growth of high value manufacturing businesses, business services, tourism, appropriate rural diversification initiatives and the cultural and creative industries

b) Recognising that environmental quality can help to attract inward investment

Objective M: Employment Opportunities

a) To create employment opportunities within the District through supporting the development of new enterprises and the growth of existing businesses

b) To increase local employment opportunities in order to reduce the gap between the number of households in the Districts' settlements and the availability of local jobs

c) To support the provision of employment opportunities for people with disabilities

d) To help to deliver a diverse range of sites that are attractive to new investors in the District and also to enable the growth of existing businesses

Objective N: Meeting Housing Needs

a) To provide housing that addresses the needs of all sectors of the community

b) To improve existing housing stock and promote lifetime homes

c) To help to build / expand communities rather than just providing new housing



Image: Housing at Shirebrook

Objective O: Place Making

a) To ensure that place making is at the heart of the delivery of high quality well designed neighbourhoods and developments

b) To promote high quality design that respects local character and distinctiveness

c) To promote inclusive design that meets the needs of all members of the community

d) To ensure that development takes place in a way that protects local amenity and does not undermine environmental quality

e) To protect and enhance existing open space and allotment provision across the District where possible

Objective P: Town Centres

To sustain and improve retail, service and leisure provision in town and local centres. This will create distinctive places, and sustain and enhance the vitality and viability of the District's town centres and larger villages.

3.4 Whilst the Objectives are intended to support and help realise the Vision for the District, it is the Local Plan's spatial strategy which sets the basis for how the Vision can be realised. The allocations and policies of the Local Plan will then build on the strategy to show how we will focus, support and control development to implement the strategy in order to achieve the Objectives and realise the Vision.

3.5 In order to show the inter-relationships within the Plan, Appendix 1.1 'Development of the Local Plan', seeks to show the linkage between the Identified issues, and the references in the Portrait and Vision which have raised them. The table goes on to show how the issues are picked up through the Objectives and finally what policies have been developed to seek to ensure that new development helps to meet the Objectives.



Image: South Normanton High Street

Chapter 4 – The Spatial Strategy

Introduction

4.1 The purpose of this chapter is to set out the Spatial Strategy that the Council will follow to achieve its Vision and Objectives.

4.2 The Local Plan for Bolsover District describes the Council's strategy for delivering the Local Plan Vision and its supporting Objectives. It sets out how much development is planned to take place during the life of the Local Plan and where within the spatial area of Bolsover District this development will take place and illustrates the broad locations for strategic development on a key diagram.

Sustainable Development

4.3 Achieving sustainable development to create a more sustainable district as outlined in Chapter 3 is the fundamental aim and vision of the Plan. This will be achieved through a range of methods and approaches, strategically related to the basis of our distribution of housing and employment, through to specific policies about sustainable design, to policies aimed at protecting scarce resources.

4.4 As the main aim and intention of the Local Plan is to achieve sustainable development, the first consideration must be how the Council will judge what sustainable development is.







Top image: New Bolsover Model Village Middle: Crafts in New Bolsover Bottom: Creswell Model Village

Policy SS1: Sustainable Development

In order to contribute to sustainable development in Bolsover District, development proposals should:

a) Support the local economy by providing employment opportunities suitable for local people, contributing towards business expansion and growth in key sectors, and providing for lifelong learning and skills development

b) Promote the efficient use of land and the re-use of previously developed land in sustainable locations

c) Locate development in close proximity to trip generators with the aim of reducing the need to travel by non-sustainable modes of transport

d) Reduce the need for energy in new development and ensure that it can use energy efficiently through the life time of the development, promoting high standards of low carbon and energy efficient design and renewable energy production where possible and appropriate

e) Demonstrate the sustainable use of resources and the management of waste in accordance with the waste hierarchy

f) Promote the social and economic wellbeing of Bolsover District's communities, contribute to reducing social disadvantages and inequalities and create a positive image of the District

g) Support the hierarchy of centres and / or enhance their role as a focus for new services and facilities. Create well designed places that are accessible, durable, adaptable and enhance local distinctiveness

h) Protect and enhance the character, quality and settings of towns and villages and heritage assets through an appropriate mix of good quality, well-designed developments

i) Protect, create and / or enhance the character, quality and diversity of the District's green infrastructure and local landscapes, the wider countryside and ecological and biodiversity assets

j) Protect and create the productive potential of the District's best quality agricultural land and avoid sterilisation of mineral resources

k) Support the provision of essential public services and infrastructure

l) Play a positive role in adapting to and mitigating the effects of climate change to contribute to the health and wellbeing of the community and the environment, through the location, design and operation of the development and the use of sustainable drainage systems to ensure that new development is not affected by, and does not increase elsewhere, flood risk

m) Take account of any coal mining-related land stability and / or other public safety risks and, where necessary, incorporate suitable mitigation measures to address them

n) Protect and enhance water and air quality

All major planning applications shall be accompanied by a Planning / Sustainability Statement which addresses all of the above points.

Scale of Housing and Employment Provision

Housing Provision

4.5 The North Derbyshire and Bassetlaw Strategic Housing Market Assessment (SHMA) (November 2013) identified among other things the full, Objectively Assessed Need (OAN) for housing, both across the Housing Market Area and each of the component authority areas based on the 2011 Census population data. This evidence was subjected to sensitivity testing in April 2014 in light of updates to SHMA methodology best practice.

4.6 Since the publication of this key evidence base document, 2014 Sub National Population projections (SNPP) were published in May 2016 and Sub National House Hold Projections (SNHP) were published in July 2016. Based on this updated population data, the Council and its partners in the North Derbyshire and Bassetlaw Housing Market Area commissioned an OAN Update Report. For Bolsover District, this report identified that the OAN is 272 dwellings per year from 2014.

4.7 The NPPF states that to boost significantly the supply of housing, Local Plans should ensure that the full, objectively assessed need for their area is met. As a result, the Council will plan for 5,168 dwellings for the period 2014 to 2033.

4.8 In addition to this, the Council will also provide enough achievable, suitable and achievable sites to provide for a 10% buffer for flexibility purposes, so providing sufficient land via allocations for a total of approximately 5,700 from 2014 to 2033 (5,168 plus 10%).

4.9 In developing this scale of housing provision, the Council has also had regard to the activities of the Local Enterprise Partnerships (LEPs). Both of the LEP Growth Plans and Economic Strategies are at an early stage of development in relation to the understanding of their impact upon population and housing. In addition, the combined effect of these Growth Plans upon authorities which fall within both LEPs has not been clarified. The figures for jobs growth are LEP-wide totals with no sub-regional breakdown. Consequently, it is difficult to determine whether there are any direct impacts of the LEP strategies upon the scale of housing in the Local Plan, although both strategies intend to assist with housing delivery. As they stand, their background information indicates that the job growth they aspire to would be possible from population growth already projected across the City Region and D2N2 areas.

Employment Land Provision

4.10 The Economic Development Needs Assessment (EDNA) (October 2015) identifies the need for employment land (B use classes only) for Bolsover District as being between 65 and 100 hectares of land for the period 2015 to 2033.

4.11 The NPPF states that when drawing up local plans, local planning authorities should plan positively for a strong, competitive economy. As the employment land availability assessment identifies the existence of two sites with sufficient flexibility to accommodate up to two large logistic developments, based on the evidence provided by the EDNA there is sufficient justification for a target at the higher end of the range.

4.12 On this basis, the Council will plan for 92 hectares of employment land for the period 2014 2015 to 2033.

Policy SS2: Scale of Development

During the plan period, the Local Plan will accommodate new growth and investment in Bolsover District by making provision for

a) Sufficient land to accommodate the delivery of 5,168 dwellings (272 new homes per year) to meet the Council's Housing Objectively Assessed Need across the period 2014 to 2033

b) An additional housing land supply buffer of 10% for site flexibility applied across the period 2014 to 2033 (up to a planned scale of housing provision of 5,700 dwellings)

c) Sufficient land to accommodate 92 hectares of employment land across the period 2015 to 2033

Settlement Hierarchy And Distribution Of Development

4.13 The NPPF reaffirms the legislative need for local plans to be prepared with the objective of contributing to sustainable development.

4.14 To ensure the Local Plan for Bolsover District achieves this, the Council has within the Settlement Hierarchy Study (April 2015 and updated March 2018) assessed the existing sustainability of the District's settlements and ranked them from the most to the least sustainable. In doing so, the Study considers the following sustainability factors:

- Level of population
- Level of jobs
- Level of services / facilities, such as schools, shops, GP surgeries, etc.
- Level of public transport services

4.15 The Study finds that the District's largest settlements tend to be the most sustainable settlements also. This is in large part due to them having the largest populations but is also indicative of them having higher numbers of destinations journeys are being made to, such as centres of employment, shops and services. In addition, the larger settlements also have the most frequent and commercially viable public transport services to provide greater opportunities for sustainable transport to other locations, such as nearby larger towns and cities.

4.16 This evidence provides an important consideration for the Council's efforts to achieve sustainable development, including efforts to enhance the sustainability of settlements through the planning of appropriate forms and levels of growth through this Local Plan. In addition, factors such as the environmental and deliverability constraints of settlements will also need to influence how the Local Plan seeks to deliver the Vision and Objectives through the distribution of development.

4.17 The Council's spatial strategy has a strong focus on sustainable development with an appropriate balance between achieving more difficult regeneration aims and securing immediately viable developments in order to contribute to the delivery of the Local Plan Vision and Objectives regarding sustainable growth.

4.18 On this basis, growth will be directed to the District's more sustainable settlements, such as Bolsover and Shirebrook, in order to take advantage of their greater employment opportunities, better transport links and services and facilities but ensures that a larger share goes to settlements such as Clowne where viability is better and to Whitwell and Bolsover where key brownfield sites exist. However, whilst South Normanton is identified as one of the District's most sustainable

settlements, it will have a lower level of growth due to the significant constraints on development represented by the EPC Rough Close works and the strategic highway network. Beyond this, lower levels of growth will be directed to the smaller settlements in recognition of their lower sustainability and often greater environmental constraints.

4.19 In light of the evidence provided by the Settlement Hierarchy Study and the decisions within the development of the preferred Spatial Strategy, taking into account the DEFRA Rural Urban Classification the Local Plan sets out the Settlement Hierarchy as recorded in Figure 4A (below).

Type of settlement	Place	
Urban: Small Town	Bolsover	Shirebrook
Transitional: Emerging Town	Clowne	South Normanton
Rural: Large Village	Barlborough Creswell Pinxton	Tibshelf Whitwell
Rural: Small Village	Blackwell Bramley Vale / Doe Lea Glapwell Hilcote Hodthorpe Langwith New Houghton	Newton Palterton Pleasley Scarcliffe Shuttlewood Westhouses Whaley Thorns
Rural: Small settlement in the countryside	Astwith Ault Hucknall Barlborough Low Common Belph Bentinck Bolsover Woodhouse Chesterfield Road (south of Holmewood) Church Lane, Pleasley Doe Hill Lane (near Tibshelf) Elm Tree Row (near Tibshelf) Elmton Hardstoft Locko Lane, Hardstoft Common Low Road / Slayley Lane (near Clowne)	Newboundmill Lane, Pleasley Old Blackwell Out Lane (south of Holmewood) Oxcroft Settlement Penny Green (near Belph) Pleasley Vale Rowthorne Stainsby Stanfree Steetley Stony Houghton Upper Langwith Whaley Common Whitwell Common Worksop Road (A619)

Figure 4A: Settlement Hierarchy



4.20 As seen in Table 4A, the category of Transitional: Emerging Town is included to recognise the growth in South Normanton under the previous Local Plan that has seen its population grow above 10,000. Also, given the Council's Spatial Strategy directs a large share of growth to Clowne, it is recognised that this growth will see Clowne grow from a village to a town within this Local Plan.

4.21 To deliver the Scale of Development set out in policy SS2 in accordance with this Spatial Strategy, policy SS3 below outlines how much development each settlement will have allocated in this plan during the period 2014 to 2033 for housing and 2015 to 2033 for employment. With the exception of the small settlements in the countryside, each settlement's position in the settlement hierarchy and its share of the allocated growth is shown on the Key Diagram in Figure 4F.

4.22 This distribution of development has been tested in terms of infrastructure provision and the results of that testing are set out in the Council's Infrastructure Study and Delivery Plan (March 2018). The amounts of development are based on either existing planning permissions or land availability assessment site area calculations but will not act as a maximum level. However, developments leading to unsustainable increases to those amounts will not be permitted, particularly where this

Policy SS3: Spatial Strategy and Distribution of Development

To achieve sustainable development, the Local Plan will direct development and service provision within Bolsover District in accordance with the following settlement hierarchy:

a) Firstly to the Small Towns of Bolsover and Shirebrook and the Emerging Towns of South Normanton and Clowne

b) Then to the Large Villages of Creswell, Pinxton, Whitwell, Tibshelf and Barlborough

Beyond these more sustainable settlements, the Local Plan will support limited development in a small number of the Small Villages.

Each of the settlements in the hierarchy above has a development envelope defined on the Policies Map, within which urban forms of development will generally be acceptable in principle.

The Small Settlements in the Countryside are considered to not be sustainable settlements and the Local Plan will not support urban forms of development beyond infill development on single plots and conversion of agricultural buildings to employment uses where appropriate.

Based on this spatial strategy, the following distribution of the scale of development set out in policy SS2 will be delivered.

Image: Shirebrook market

Policy SS3: Spatial Strategy and Distribution of Development

Type of settlement	Place	Residential (dwellings)	Employment (hectares)
Urban: Small Town	Bolsover Shirebrook	1,769 786	0 ha 10.82 ha
Transitional: Emerging Town	South Normanton Clowne	380 1,494	25.31 ha 20 ha
Rural: Large Village	Creswell Whitwell Pinxton Tibshelf Barlborough	289 218 56 306 159	0.46 ha 5.50 ha 1.23 ha 0 ha 6.12 ha
Rural: Small Village	Blackwell Bramley Vale / Doe Lea Glapwell Hilcote Hodthorpe Langwith New Houghton Newton Palterton Pleasley Scarcliffe Shuttlewood Stanfree Westhouses Whaley Thorns	1 1 36 0 39 2 71 37 11 23 0 0 1 0 11	0 ha 0 ha 0 ha 0 ha 0 ha 0 ha 0 ha 0 ha 0 ha 0 ha 0 ha 0 ha 0 ha 0 ha 0.58 ha
Non-settlement		33	21.54 ha
TOTAL		**5,723**	**92 ha**

Strategic Sites

4.23 In order to assist in the delivery of the Preferred Spatial Strategy (Policy SS2), the Plan allocates three strategic sites that are considered critical to achieving the Plan's overall strategy for sustainable and deliverable growth. The sites are

a) Bolsover North

b) Clowne Garden Village

c) Former Whitwell Colliery site

4.24 These strategic sites are expected to deliver substantial growth in Bolsover, Clowne and Whitwell respectively during the plan period, enabling a planned approach to sustainable growth that will contribute to the delivery of the infrastructure required to achieve sustainable development. This is considered to contribute to the delivery of the Local Plan Vision and Objectives regarding sustainable growth and the broad locations of these strategic site allocations are shown on the Key Diagram in Figure 4F.

Bolsover North

4.25 The Bolsover North site is approximately 38 hectares in size and is situated just to the north of Bolsover town centre and so offers an excellent opportunity to grow the town significantly within close proximity to its services and facilities and key public transport nodes.

4.26 From testing of this suggested strategic site, the site is expected to accommodate approximately

a) 950 dwellings

b) The creation of a new highway through the site to relieve traffic pressures on Welbeck Road / Marlpit Lane

c) The creation of a new town park

d) The relocation of the Infant School on Welbeck Road into the site and facilitate its expansion to provide additional capacity

e) An extra care facility



Figure 4B: Bolsover North – Approved masterplan

4.27 The site has house builder support and has outline planning permission (ref. 14/00080/OUTEA). The proposal is expected to be delivered over 11 years via 6 phases following a start in 2019. A reserved matters application is being prepared for the first phase of the development which will incorporate approximately 300 dwellings and related highway improvements.

4.28 The outline planning permission for the Bolsover North site was approved on the basis of the masterplan shown in Figure 4B adjacent. This represents an appropriate, high quality design led approach to the development of this importnt site.

4.29 The Council has previously prepared a Bolsover North Strategic Allocation Design Brief to guide the general planning principles for the development of the site. This will be updated in light of the approved masterplan and prepared as a Supplementary Planning Document to ensure the planning principles can respond in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the above masterplan.

Policy SS4: Strategic Site Allocation - Bolsover North

As part of the growth requirement for Bolsover set out in Policy SS3, land at Bolsover North as defined on the Policies Map is allocated as a Strategic Site within the Local Plan. Proposals for the development of this strategic site will be permitted where they are guided by the approved masterplan for the site (see Figure 4B) or any subsequent approved document and

a) Enable completion of the site by 2033

b) Optimise the use of the site or make best use of land

c) Provide in the region of 950 dwellings

d) Deliver an improved highways link between Bolsover and Clowne through the re-routing of Welbeck Road through the site to connect with Marlpit Lane

e) Improve the existing local highway network in Bolsover as related to the development

f) Provide for the expansion of primary phase education provision in Bolsover through the relocation of the existing Bolsover Infant and Nursery School to within the site and providing for its expansion as related to the development

g) Provide for the expansion of primary phase education provision in Bolsover through the expansion of the existing Bolsover Church of England Junior School as related to the development

h) Demonstrate that adequate sewage infrastructure and capacity exists or can be provided as part of the development

i) Deliver an Extra Care / social housing scheme within the site

j) Meet green space standards through the creation of a town park within the site

k) Contribute to the planned Bolsover Town cycle network through the provision of cycling facilities within the site

l) Contribute to the development of the planned wider multi-user trails network through the retention and improving of Elmton Lane as a principal green corridor to the countryside

m) Contribute towards minimising the need to travel by private car through provision of convenient access via sustainable modes of transport to locations of employment and services

n) Contribute towards place making through the delivery of a high quality designed development through the use of a design code that creates an attractive and locally distinctive new urban neighbourhood utilising as appropriate public art

o) Contribute towards conserving and enhancing the biodiversity of the District through the protection and incorporation of existing hedgerows and orchard site within the site's general layout, design and orientation

p) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation

q) Require provision for the investigation, excavation and recording of archaeological remains within the site and placing of the results within the public domain

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan. In the event that the masterplan needs to be revised, this will be considered and approved by the Council through the initial preparation or review of the Supplementary Planning Document.

Clowne Garden Village

4.30 The Clowne Garden Village site is approximately 140 hectares in size and is situated to the north of Clowne along the A616 and encompasses a stretch of the A618 between the A616 and A619. It offers an excellent opportunity to grow Clowne significantly within reasonable proximity to its services and facilities and key public transport nodes.

4.31 From testing of this suggested strategic site, the site is expected to accommodate approximately

a) 1,500 dwellings (1,000 dwellings during the plan period)

b) 20 hectares of B-use employment land

c) 5 hectares of non B-use employment land

d) Improved highway connection to town centre

e) A new western link highway to the A616 / Boughton Lane junction

f) A new primary school within the site

g) A new substantial and central village green

h) Greenways through the site that connect to the enhanced Clowne Linear Park proposal

i) Significant landscape planting, especially to the east, north and western boundaries and in other appropriate locations

4.32 As stated above, the Clowne Garden Village proposal will provide at least 500 further dwellings beyond the plan period. This land will be reserved within this local plan for this future use.

4.33 Within the site there is the potential to create a new western employment gateway to Clowne by removing a small area of land from the Green Belt. The Council has examined this and considers that there are 'exceptional circumstances' to justify this release of Green Belt land.

4.34 The site is being promoted by a master developer and detailed analysis of the potential deliverability of the proposal has been undertaken. At this stage, the master developer is preparing to market the site for developer partners and an outline application for the whole site has been submitted in December 2017 (ref. 17/00640/OUT).

4.35 The Council expects the development of this strategic site to deliver an appropriate, high quality design led approach. This will be guided by the indicative masterplan shown in Figure 4C below and shall employ a design code to the development of the many phases and zones of this important site.

4.36 The Council will incorporate the indicative masterplan and the planning principles behind this proposal within a Design Brief. This will be prepared as a Supplementary Planning Document so that the proposals can respond in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the above masterplan.

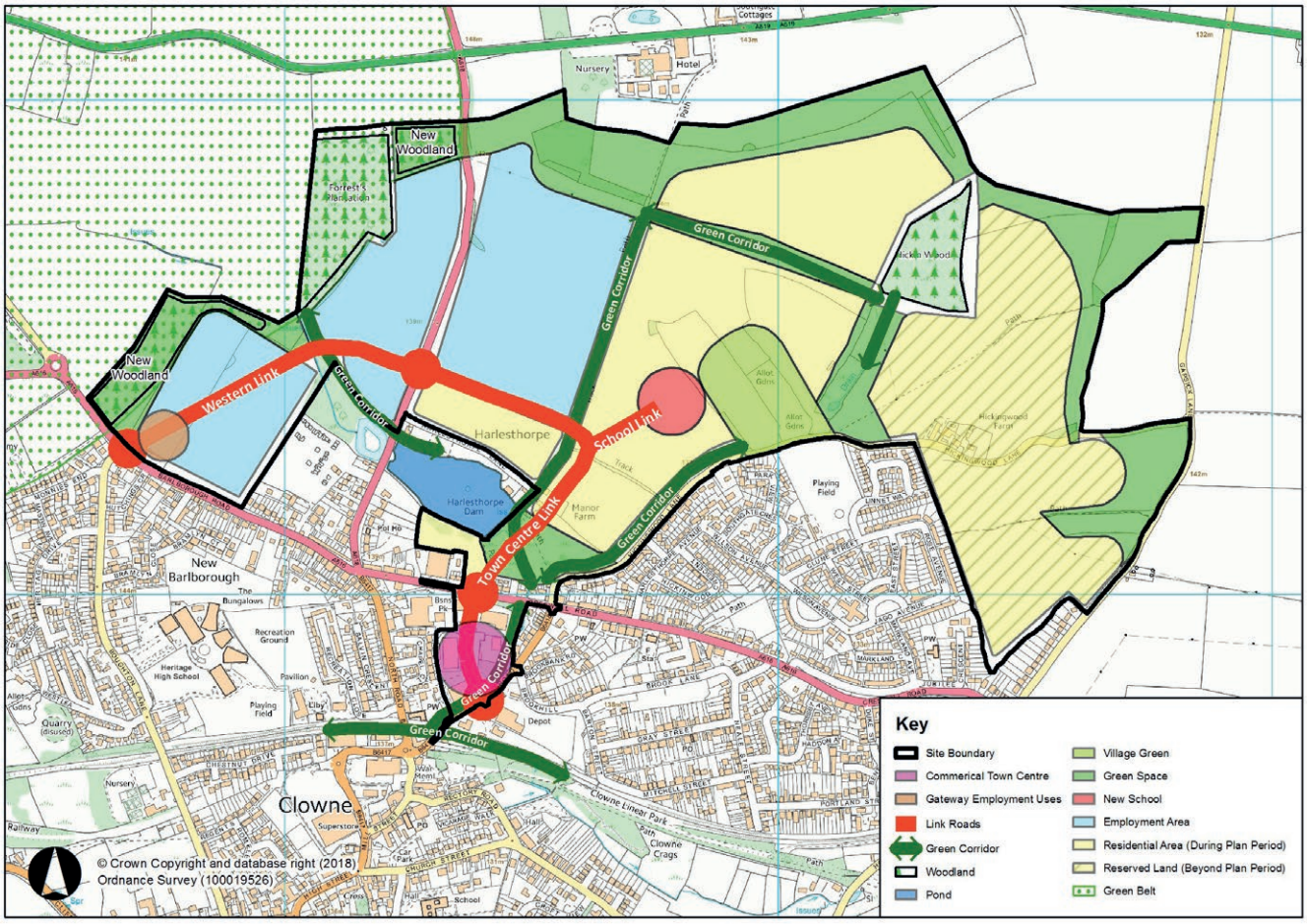


Figure 4C: Clowne Garden Village – Indicative masterplan

Policy SS5: Strategic Site Allocation - Clowne Garden Village

As part of the growth requirement for Clowne set out in Policy SS3, land at Clowne Garden Village as defined on the Policies Map is allocated as a Strategic Site within the Local Plan. Proposals for the development of this strategic site will be permitted where they are guided by the indicative masterplan for the site (see Figure 4C) or any subsequent approved document and

a) Enable completion of 1,000 dwellings within the site by 2033

b) Optimise the use of the site or make best use of land

c) Deliver 20 hectares of B-use employment land

d) Provide 5 hectares of non B-use employment land

e) Improve highway connection to town centre

f) Create a new western link highway to the A616 / Boughton Lane junction

g) Provide for a new primary school within the site

h) Create a new substantial and central village green

i) Provide greenways through the site that connect to the enhanced Clowne Linear Park proposal

j) Create significant landscape planting, especially to the east, north and western boundaries and in other appropriate locations

k) Contribute towards minimising the need to travel by private car through provision of convenient access via sustainable modes of transport to locations of employment and services

l) Contribute towards place making through the delivery of a high quality designed development through the use of a design code that creates an attractive and locally distinctive new urban neighbourhood utilising as appropriate public art

m) Contribute towards conserving and enhancing the biodiversity of the District through the protection and incorporation of existing hedgerows and woodlands within the site's general layout, design and orientation

n) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the indicative layout diagram. In the event that the masterplan needs to be revised, this will be considered and approved by the Council through the initial preparation or review of the Supplementary Planning Document.

Former Whitwell Colliery Site

4.37 The former Whitwell Colliery site is approximately 13 hectares in size and is situated to the south of the village and across the Robin Hood railway line. The site is largely the spoil heap from the former Whitwell Colliery that closed in 1986, which now forms an incongruous feature in the wider Magnesian Limestone landscape. It offers an excellent opportunity to address one of the few large areas of post-industrial land within the District.

4.38 From testing of this suggested strategic site, the proposal is expected to involve

- **a)** Mineral workings
- **b)** Remodelling of resulting landform to an appropriate landscape form and creation of a country park
- **c)** A minimum of 200 dwellings
- **d)** 5 hectares of B-use employment land
- **e)** Improved and convenient access to Whitwell train station

4.39 The site is being promoted by the land owner and detailed analysis of the potential deliverability of the proposal has been undertaken. At this stage, the land owner is preparing a minerals application for submission to Derbyshire County Council as the minerals authority. An outline planning application is also been prepared for the built development elements of this proposals for submission to the District Council as local planning authority.

4.40 The Council expects the development of this strategic site to deliver an appropriate, high quality design led approach. This will be guided by the indicative masterplan shown in Figure 4D below and shall employ a design code to the development of the many phases and zones of this important site.

4.41 The Council will incorporate the indicative masterplan and the planning principles behind this proposal within a Design Brief. This will be prepared as a Supplementary Planning Document so that the proposals can respond in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the above masterplan.

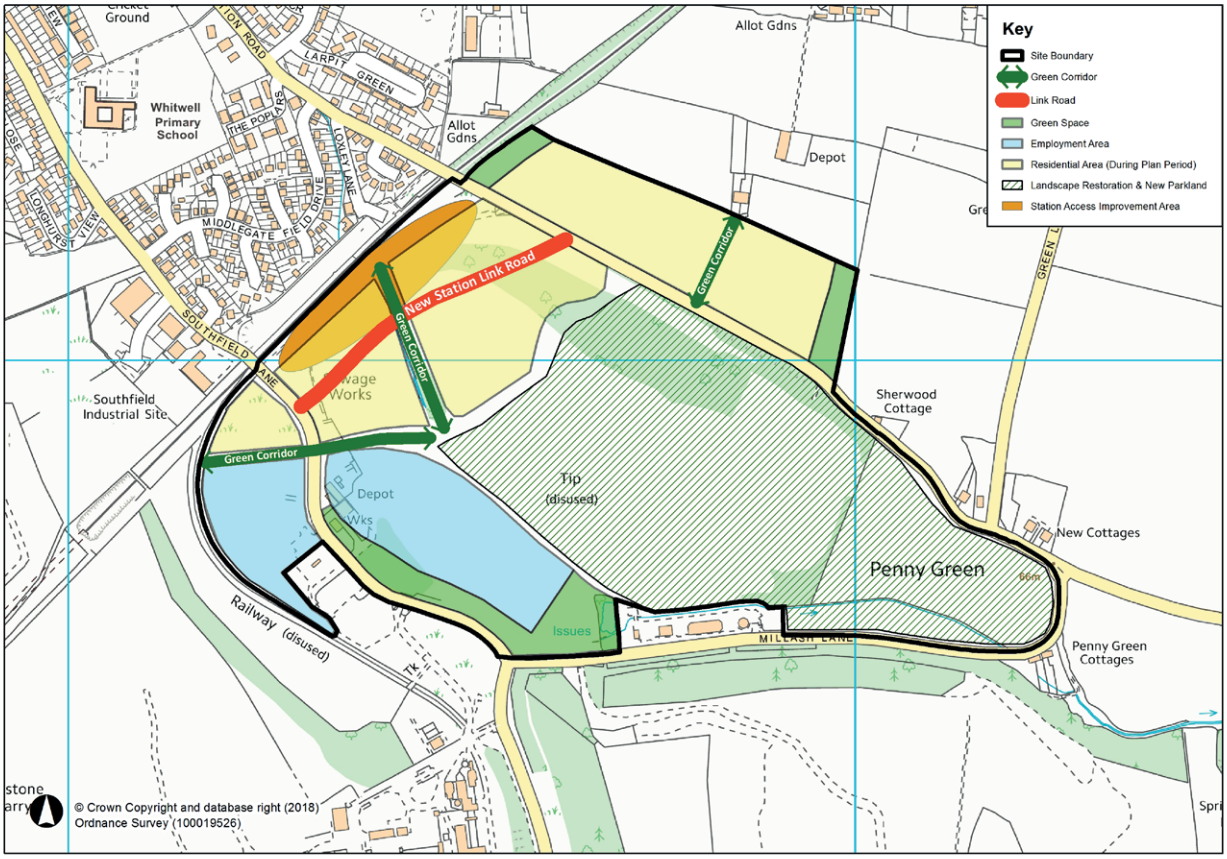


Figure 4D: Former Whitwell Colliery site – Indicative Masterplan

Policy SS6: Strategic Site Allocation - Former Whitwell Colliery site

To deliver the growth requirement for Whitwell set out in Policy SS3, land at the former Whitwell Colliery site is allocated as a Strategic Site. Proposals for the development of this strategic site will be permitted where they are guided by the indicative masterplan for the site (see Figure 4D) and

a) Remodel the site to an appropriate landscape form

b) Create a country park

c) Enable completion of at least 200 dwellings within the site by 2033

d) Optimise the use of the site or make best use of land

e) Provide 5 hectares of B-use employment land

f) Improve access to Whitwell train station

g) Contribute towards minimising the need to travel by private car through provision of convenient access via sustainable modes of transport to locations of employment and services

h) Contribute towards place making through the delivery of a high quality designed development through the use of a design code that creates an attractive and locally distinctive new urban neighbourhood utilising as appropriate public art

i) Contribute towards conserving and enhancing the biodiversity of the District through the protection and incorporation of existing hedgerows, woodlands, watercourses and the creation and enhancement of open flower rich grassland, wetland and scrub habitats within the site's general layout, design and orientation

j) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation

k) Demonstrates that adequate sewerage infrastructure and capacity exists or can be provided as part of the development

l) Avoid the sterilisation of important mineral resources

m) Protect the setting of heritage assets, in particular the Belph Conservation Area and the wider setting of Creswell Crags

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the indicative layout diagram. In the event that the masterplan needs to be revised, this will be considered and approved by the Council through the initial preparation or review of the Supplementary Planning Document.

Priority Regeneration Areas

4.42 The regeneration of brownfield sites forms a key part of the Local Plan Vision and providing support to the comprehensive redevelopment of brownfield sites is one of the accompanying Objectives and the broad locations of these priority regeneration areas are shown on the Key Diagram in Figure 4F.

4.43 However, due to the greater challenges of brownfield sites associated with their previous uses and often the significant costs of remediation, it is not always possible to ensure that the development of brownfield sites will be deliverable within the plan period. The NPPF advises that pursuing sustainable

development requires careful attention to viability and that Local Plans should be deliverable. As a result, an alternative policy response may be required in order to support the appropriate regeneration of brownfield sites whilst not fundamentally undermining the delivery of the Local Plan.

Coalite Priority Regeneration Area

4.44 The Coalite Priority Regeneration Area comprises the 61 hectare former Coalite Chemical Works site. This large area of land is located to the west of Bolsover near Junction 29A of the M1 motorway and the Markham Vale Enterprise Zone straddling the administrative boundary with North East Derbyshire District Council and in close proximity to the boundary with Chesterfield Borough Council, making it an important cross-boundary strategic site.

4.45 The site is predominately brownfield with a legacy of contamination due to its historical uses associated with coal mining and coal oil chemical processing, particularly the part of the site within Bolsover District, but does include a sizeable adjacent greenfield parcel of land within North East Derbyshire District.

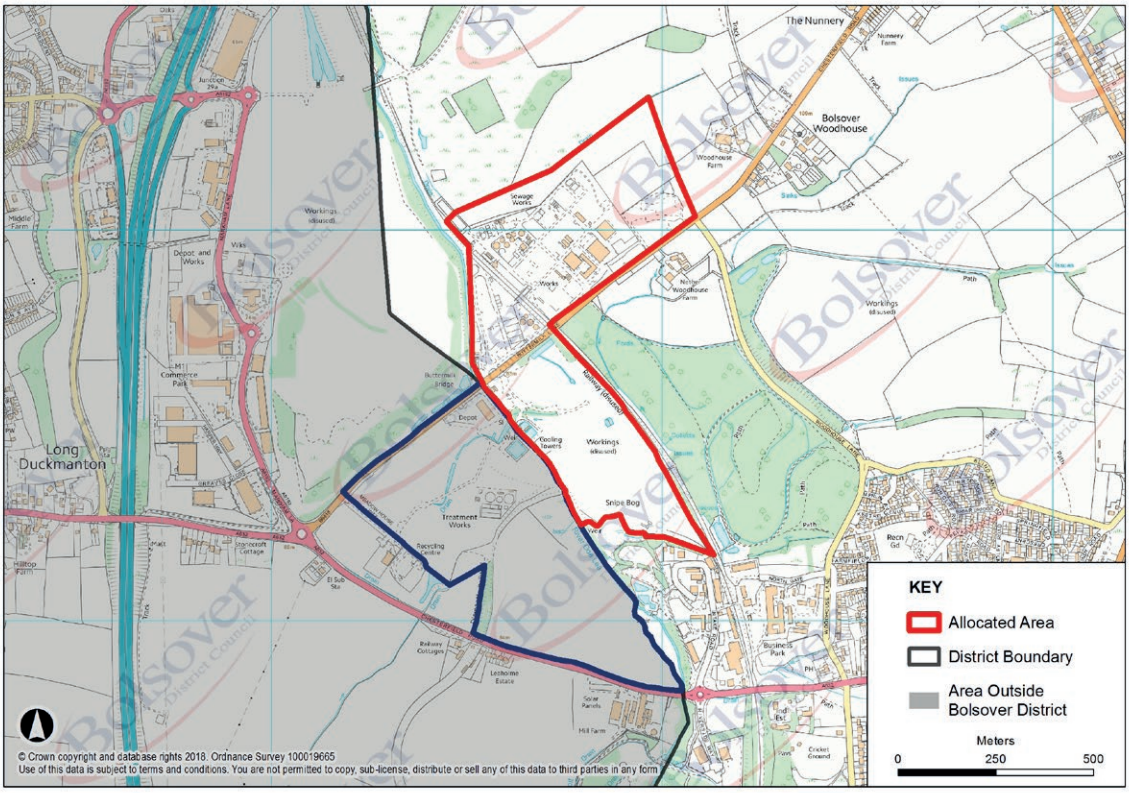
4.46 The site forms part of the setting of Bolsover Castle and Sutton Scarsdale Hall and includes the Doe Lea Corridor and its important biodiversity, both of which would need to be effectively protected in any regeneration proposals.

4.47 The site is being promoted by the land owner and outline permissions were secured with both Bolsover and North East Derbyshire District Councils in 2015 and 2016 respectively. The approved scheme, based on both planning permissions, includes the remediation of the site, the provision of approximately 660 dwellings; 70,000 m^2 of employment land, a transport hub; energy centre; visitor centre / museum; local centre and land for a new primary phase school.

4.48 Since planning permission was secured on the site, the Government has confirmed proposals for the realignment of the proposed route of High Speed Two (HS2), such that it runs through the eastern end of the former Coalite site mainly affecting the housing site within the North East Derbyshire area, a key roundabout access off Chesterfield Road, and a small part of the employment area within Bolsover. The impact of this creates significant uncertainty for the housing scheme currently approved. However, a lot of remediation work has been carried out on the employment areas within Bolsover and the land owner has confirmed that they remain committed to the development of the entire site, but indicate that a revised scheme for the whole site will be necessary to take account of the impacts of HS2.

4.49 There is still a lot of work related to the full remediation of the site, and complexities added by the routing of HS2. At this stage, the Council would not wish to be reliant on the delivery of the Bolsover portion of the site to meet its employment land requirements but recognise that once all conditions have been complied with, employment development could come forward. In essence, the site can be seen as adding some flexibility to our employment offer. The Council still strongly supports the site's remediation and development and in accordance with the regeneration ambitions of the Local Plan, the Council allocates the site as a Priority Regeneration Area.

4.50 The policy approach has been discussed and formulated jointly with North East Derbyshire District Council to ensure that this strategic cross boundary site is addressed appropriately in line with the Duty to Co-operate.



Policy SS7: Coalite Priority Regeneration Area

Land at the former Coalite Chemical Works site as indicated in Figure 4E and defined on the Policies Map is allocated as a Priority Regeneration Area within the Local Plan. As such, the site will be safeguarded from development which would jeopardise the comprehensive remediation, reclamation and redevelopment of the whole site (including land within North East Derbyshire District).

Proposals for the development of this priority regeneration area will be guided by the approved masterplan for the site or any subsequent approved document and permitted where they

a) Form part of a comprehensive masterplan for re-development on the whole site (including the land in North East Derbyshire District) including infrastructure requirements and delivery

b) Enable the full reclamation of the site prior to the development commencing, in line with an agreed programme of work and delivery plan

c) Protect the setting of heritage assets, in particular the Grade I listed Bolsover Castle and Sutton Scarsdale Hall

d) Protect and enhance the biodiversity value of the Doe Lea Corridor and promote linkages to the wider green infrastructure network

e) Protect the water quality of the River Doe Lea

f) Protect development from the risk of flooding by avoiding placing vulnerable uses in high risk flood zones within the site

g) Take account of any potential impacts arising from the implementation of High Speed 2.

h) Providing for a Multi-User Trails across the site.

Figure 4E: Coalite Priority Regeneration Area

Pleasley Vale Priority Regeneration Area

4.51 Pleasley Vale provides a high quality environment, bisected by the District and County administrative boundaries separating Bolsover and Derbyshire to the north from Mansfield and Nottinghamshire to the south.

4.52 The strong character and identity of the Vale was formally recognised with its designation as part of the Pleasley Park and Vale Conservation Area that was designated in Bolsover District in 1987 and in Mansfield District in 1992. However, the Vale also faces important issues in terms of its long term future which were clearly outlined in the Conservation Area Appraisal and Management Plan (2009), which identifies the following.

Threat 4

The current under-use of all three Mills could lead to a deterioration of these important buildings which would be detrimental to the character and appearance of the conservation area.

Opportunity 5

The potential conversion of all three Mills to secure new appropriate and viable uses for the buildings could bring significant benefits to the conservation area. This could include the removal of inappropriate and unneeded existing modern extensions to improve the setting of the Mills.

4.53 The Pleasley Vale part of the conservation area currently contains residential and employment uses, but the long term future of the area, especially in relation to the large Mill buildings, is uncertain. In considering any proposals for development in the area careful consideration would be needed in regard to the Nature Conservation site, the area's conservation area status, the Listed buildings and the potential issue of flood risk, as there are small strips of flood zone to either side of the water course, and the fact that the site is located within attractive, high quality countryside.

4.54 Generally this should be seen as a brownfield development opportunity involving the conversion and re-use of brownfield land and heritage assets, where the Council would welcome employment, commercial and tourist related uses.

4.55 In the recent past, there has been interest shown in regard to the future development of the site in a way that would secure the long term future of the Mill buildings.

4.56 Concerns over the long term future of the site has lead the Council to developing a positive proactive policy to encourage development which would provide a long term future for the site and buildings. However, the uncertainties around viability and deliverability mean that the Local Plan does not rely on the delivery of either employment or residential development.

4.57 Developers seeking to deliver development in this area will need to carefully consider and address issues related to

a) Access, highways and public transport improvements

b) The environmental impact of any proposals on the Nature Conservation site and the wider area in particular the Pleasley Vale Railway SSSI

c) Listed Buildings, Conservation Area and Archaeological issues

d) Flooding alongside the watercourse

4.58 The site is in an area of flood risk, with a portion of the site in the highest category of flood risk (Flood Zone 3B (1 in 20 year event)). Therefore, only water compatible or essential infrastructure development should exist at that particular location. The remainder of the site lies within Flood Zone 3a and 2. Consequently, if the development were to be classified as anything other than Change of Use, the Council would need to consider the proposals to have passed the flooding Sequential Test. Any planning submission should be accompanied by a NPPF compliant Flood Risk Assessment.

4.59 The site is adjacent to the River Meden, a Main River of the Environment Agency (EA). Any works proposed within eight metres of Main Rivers may require an Environmental permit for a Flood Risk Activity. The site is sensitive from a controlled waters perspective, being as it is located on a Major Aquifer. Therefore, any redevelopment proposal which includes the disturbance of ground levels would need detailed site investigation and remediation report.

4.60 Due to the site straddling the district boundary with Mansfield District Council, this policy approach has been discussed with them as a strategic matter, and thus the Duty to Co-operate, is addressed appropriately.

Policy SS8: Pleasley Vale Regeneration Area

The Council will encourage development proposals for the Pleasley Vale area which preserve and / or enhance the special appearance and character of the area, and provides a long term future for the existing buildings, preferably featuring employment, commercial, and tourism uses. Proposals including other uses will be required to consider national policy and other Policies within this document.

Proposals for development in this area will need to show how they have carefully considered and addressed issues related to

a) Access, highways and public transport improvements

b) The environmental impact of any proposals on the Nature Conservation site and the wider area in particular the Pleasley Vale Railway SSSI

c) Listed Buildings, Conservation Area and Archaeological issues

d) Flooding alongside the watercourse

Countryside

4.61 As a predominately rural area, Bolsover District has large swathes of countryside where urban forms of development would not be appropriate or sustainable and not in accordance with the Spatial Strategy. This restraint on the amount of land removed from the countryside for development also contributes to the delivery of the Local Plan Vision and Objectives regarding conserving and enhancing the quality and character of the countryside, its landscapes and villages.

4.62 For the purpose of the Local Plan, countryside is defined as that land outside the development envelopes of the Small Towns, Emerging Towns, Large Villages and Small Villages as defined on the Policies Map.

4.63 As well as providing leisure and recreational opportunities, the countryside is a constantly changing workplace. It is necessary to balance and integrate the requirement to protect the countryside with the need to sustain and encourage the vitality and viability of the rural economy, including agriculture and tourism. Whilst many of the activities in the countryside are outside the scope of the planning control, there are other forms of development which can be accommodated without detrimental effect on the countryside.

4.64 Within the countryside, there are buildings that are no longer suitable for their original purposes. The majority are likely to be agricultural buildings, but there may be other buildings which are no longer in use for their original purpose and for which an alternative use is being sought. Many of these buildings make a positive contribution to the character and appearance of the area. Provided that

they are structurally sound, conversion of these buildings, for example to employment or community use, visitor accommodation or housing, can safeguard their future. By re-using existing resources, conversions can also meet the aims of sustainable built development. However there are some buildings which are not suitable for conversion, including those which are structurally unsound, roofless, missing substantial sections of wall, or so ruined that only vestiges remain of the original structure; of temporary construction; eyesores which should be removed in the interests of landscape conservation; unsuitable in terms of size and forms of construction; or at risk of flooding.

4.65 New buildings should respect the style and character of the locality. Proposals for new buildings in the countryside outside of the settlements listed within the settlement hierarchy will be strictly controlled.

Policy SS9: Development in the Countryside

Development proposals in the countryside outside development envelopes will only be granted planning permission where it can be demonstrated that they fall within one or more of the following categories

a) Involve a change of use or the re-use of vacant, derelict or previously developed land

b) Are necessary for the efficient or viable operation of agriculture, horticulture, forestry and other appropriate land based businesses, including the diversification of activities on an existing farm unit

c) Are small scale employment uses related to local farming, forestry recreation, or tourism

d) Secure the retention and / or enhancement of a community facility

e) Secure the retention and / or enhancement of a vacant or redundant building that makes a positive contribution to the character or appearance of the area and can be converted without complete or substantial reconstruction

f) Are in accordance with a made Neighbourhood Development Plan

g) The building is of exceptional quality or innovative design

h) In all cases, where development is considered acceptable it will be required to respect the form, scale and character of the landscape, through careful location, design and use of materials



Image: Agricultural field in Langwith Junction

Green Belt

4.66 Bolsover District includes a small part of the Green Belt that surrounds the Sheffield and Rotherham conurbation. Within Derbyshire this Green Belt is called the North East Derbyshire Green Belt, which was first drawn up in 1955 with the intention to limit the sprawl of the Sheffield and Rotherham conurbation and prevent it joining up the settlements of north eastern Derbyshire. The extent of the North East Derbyshire Green Belt was incorporated into and carried forward by the Derbyshire Structure Plan in 1990, into the previous Bolsover District Local Plan in 2000 and into the Derby and Derbyshire Joint Structure Plan in 2001.

4.67 The NPPF indicates that Green Belt boundaries should only be designated or altered though the preparation of a Local Plan. As a result, in light of suggestions to alter the boundary through the submission of potential development sites during the Regulation 18 consultation exercise in October to December 2014 and following the selection of a Preferred Spatial Option in February 2016 that involves the direction of growth to Barlborough and Clowne, the Council commissioned a Local Green Belt Review in accordance with the agreed Sheffield City Region methodology. This Local Green Belt Review has assessed whether land currently within the Green Belt as defined in the adopted Local Pan but adjacent to the development envelope fulfils any of the five Green Belt purposes stated in the NPPF, namely to

a) Check the unrestricted sprawl of large built-up areas

b) Prevent neighbouring towns merging into one another

c) Assist in safeguarding the countryside from encroachment

d) Preserve the setting and special character of historic towns

e) Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

4.68 The Local Green Belt Review was completed in November 2017 and it has found that the majority of the parcels assessed serve one or more of the five purposes outlined above. However, those required to facilitate the Clowne Garden Village strategic site do not affect the key purpose of the North East Derbyshire Green Belt, which is to prevent the settlements of the North East Derbyshire area from merging into one another.

4.69 Therefore, based on this evidence and an assessment of the exceptional circumstances that exist to alter the Green Belt boundary in this limited way. In reaching this conclusion, it is considered that the proposed altered Green Belt boundary has permanence in the long term and is capable of enduring beyond this plan period. The broad location of the Green Belt is shown on the Key Diagram in Figure 4F and its boundary is defined on the Policies Map.



Image: flowers in Barlborough

Policy SS10: Development in the Green Belt

Within the Green Belt as defined on the Policies Map, the construction of new buildings will be regarded as inappropriate and will not be permitted. Exceptions to this, where they accord with other policies in the Plan are:

a) Buildings necessary for the purposes of agriculture or forestry

b) Provision of appropriate facilities for outdoor sport and outdoor recreation, and for cemeteries, which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it

c) Limited and proportionate extensions or alterations to a building

d) Replacement of an existing building for the same use, providing it is not materially larger than the one building it replaces

e) Limited infilling in villages and limited affordable housing

f) Limited infilling or the partial or complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt than the current use

Other forms of development which may be appropriate in the Green Belt, provided it preserves the openness and does not conflict with its purpose include

a) Mineral extraction

b) Engineering operations

c) Transport infrastructure which can demonstrate a requirement for a Green Belt location

d) The re-use or conversion of an existing building which is of permanent and substantial construction

e) Development brought through a Community Right to Build Order

f) Large scale renewable energy projects where very special circumstances can be demonstrated

Important Open Breaks

4.70 The Bolsover District Local Plan (2000) identified a number of Important Open Areas with the purpose of helping to maintain the distinctiveness of a number of the District's settlements or where open character to the margins of the M1 acted as an environmental cordon.

4.71 Whilst these areas acted as an extra constraint on most forms of development over and above that provided by general countryside policies, they were unjustified and inconsistent in relation to the environmental cordon role. The areas have been reviewed and a new, more robust, methodology has been developed to underpin a new series of Important Open Break allocations going forward. This Important Open Breaks Review (July 2017) sets out the justification for the following Important Open Break allocations.

1. Pinxton – South Normanton (Storth Lane)
2. South Normanton – Alfreton
3. Pinxton – South Normanton (Brookhill Lane)
4. Hilcote – South Normanton (Berristow Lane)
5. Blackwell – South Normanton
6. Tibshelf – Newton
7. Bramley Vale – Glapwell
8. Glapwell – New Houghton Area
9. Langwith Area
10. Whaley Thorns – Langwith

11. Clowne – Barlborough
12. Whitwell – Hodthorpe
13. Hardstoft – Tibshelf
14. Blackwell / Newton – Old Blackwell Conservation Area
15. Blackwell – Westhouses
16. Shuttlewood – Bolsover Woodhouse
17. Bolsover – Palterton
18. Elmton – Creswell

4.72 The Important Open Break allocations provide a clear and strong statement as to where settlements will be prevented from growing in order to prevent settlement coalescence and a loss of a settlement's individual character. The broad locations of the Important Open Breaks are shown on the Key Diagram in Figure 4F and their boundaries are defined on the Policies Map.

Policy SS11: Development in Important Open Breaks

In the open breaks between settlements, as defined on the Policies Maps and listed above, planning permission will only be granted for development provided it does not detract from the objective of maintaining an open character which contributes to the separation of settlements and their individual identity and sense of place.



Image: St. Werburgh's Church, Blackwell

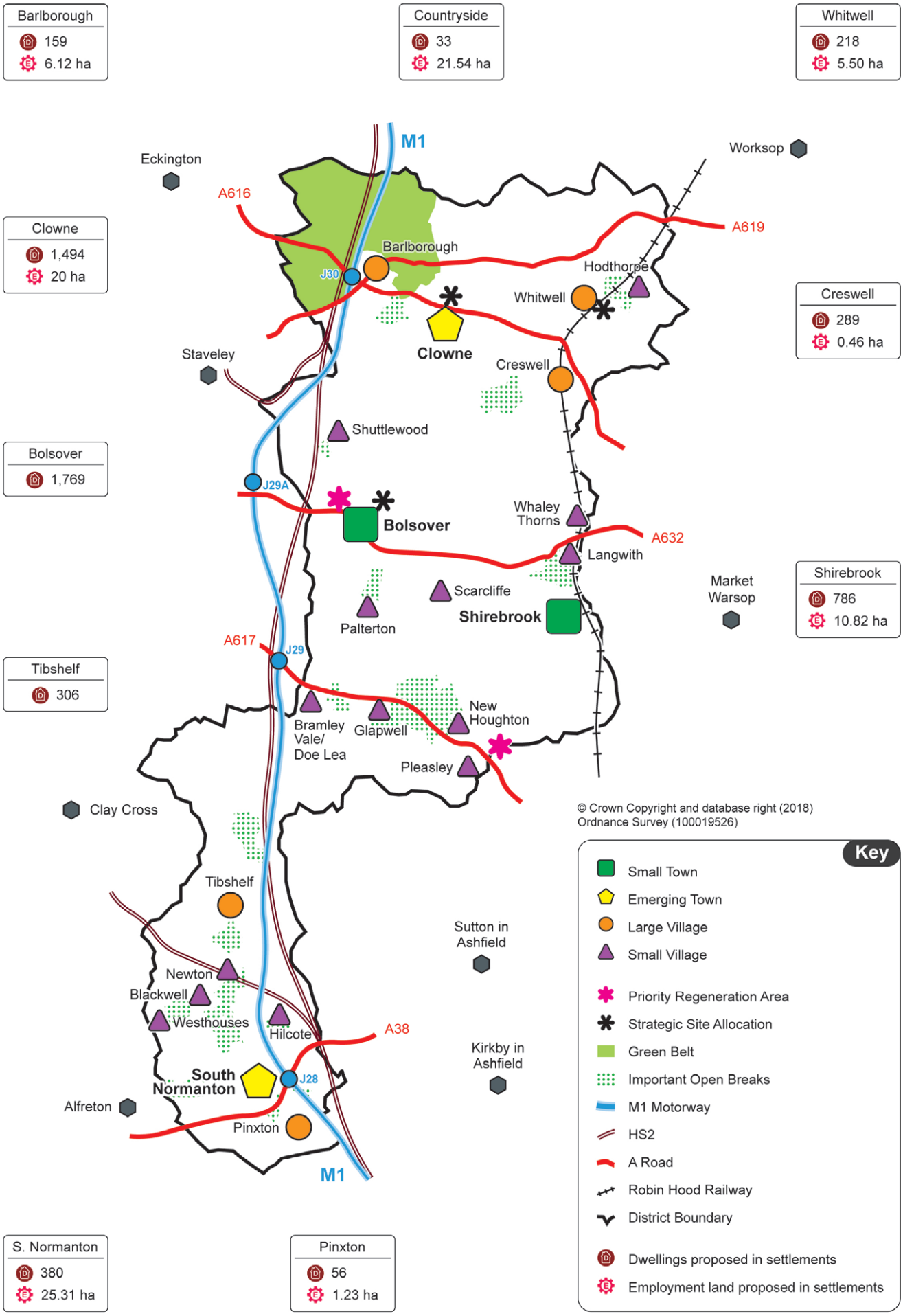


Figure 4F: Key Diagram

Chapter 5 – Living Communities

Introduction

5.1 Housing affects everyone, from people wanting to take their first step on the housing ladder to people wishing to downsize and still live locally. It can have a significant impact on an area, whether in terms having enough housing to be attractive to new employers, or by helping to create physically attractive places.

5.2 Further to those outlined in the Spatial Portrait, the key housing issues facing Bolsover District are

a) Relatively low house prices over much of District

b) A legacy of National Coal Board housing which has been sold into the private sector

c) Parts of the District with high concentrations of social renting accommodation

d) High levels of in and out commuting to work

e) A history of low housing delivery, but with signs of improvement

f) A remaining viability challenge for residential schemes to deliver both infrastructure and policy requirements

g) The need to plan for an aging population

5.3 In addition, there is a need to

a) Meet national guidance

b) Meet the fully Objectively Assessed Need (OAN) for the district

c) Help to provide affordable housing

d) Help to meet the needs of gypsies, travellers, and travelling showpeople

e) Ensure that the needs of people who need to live in the countryside by virtue of their work are met

5.4 The suite of policies below sets out the Council's approach to addressing these key issues; delivering identified housing needs, and helping to ensure new housing development enhances the attractiveness of the District.



Image: Creswell Model Village

Scale Of Housing Provision

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

5.6 To meet the full, Objectively Assessed Need for Housing for the Bolsover District part of the North Derbyshire and Bassetlaw Housing Market Area, the Local Plan needs to provide sufficient available, suitable and achievable sites to meet the OAN requirement of 272 dwellings per year for the period 2014 to 2033.

5.7 In addition to this, the Council has decided to provide an additional 10% buffer over and above the evidenced OAN figure to provide flexibility of site development and choice.

5.8 Currently this means the Local Plan will need to provide sufficient land for the following number of dwellings:

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

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

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

5.10 In addition to this planned supply of land to meet the OAN of 272 dwellings per year, there are a number of sites with planning permission that are not supported within the Local Plan due to either being not in accordance with the Council's Spatial Strategy or due to viability concerns. Despite this and questions over deliverability, it is acknowledged that the 300 dwellings they have permission for could in theory be delivered and they could also contribute to meeting the OAN of 272 dwellings per year.

5.11 This situation illustrates the potential supply of sites to deliver the Local Plan housing land requirement. A housing trajectory showing how the supply of housing is expected to come forward during the plan period is shown in Appendix 5.1.

5.12 The NPPF advises that local planning authorities may make an allowance for windfall sites in their five year supply assessments, if there is compelling evidence to do so. Whilst the Council acknowledges the contribution to housing supply that windfall sites can make, the Council has made no allowance for windfall sites to help meet its Housing OAN of 272 dwellings per year within this plan.

Housing Allocations



5.13 Sites which have been allocated in the Local Plan to provide the supply of sites to meet the housing land requirement during the plan period are listed in policy LC1: Housing Allocations.

5.14 Allocations have been made by balancing a range of considerations, such as the Plans approach to the strategic location of development, a site's availability, suitability and deliverability, and also the findings of the Sustainability Appraisal process. In addition, the Government has indicated through the NPPF (2012), the Housing White Paper (February 2017) and the draft NPPF (March 2018) that local planning authorities should promote a good mix of sites. In recognition of this desire, the Council has identified a good variety site sizes for allocation.

5.15 A brief description of the sites allocated for housing development is given below and the breakdown of Housing allocations by size is set out in Figure 5A which follows.

Small Town – Bolsover

5.16 **Bolsover North Strategic Site** – This strategic site is described in more detail in Chapter 4. However, it is expected to deliver approximately 950 dwellings between 2019 and 2031.

5.17 **a) Land off Langwith Road and Mooracre Lane** – This site is situated to the east of Bolsover. Approximately 18.3 hectares in size it is expected to deliver approximately 460 dwellings between between 2018 and 2031. The site is expected to come forward in two phases, the first of which has detailed planning permission. To achieve sustainable development, the site will be required to come forward in a comprehensive manner. The following requirements will be made:

- **a)** Construction of a new highway link through the site to Mansfield Road
- **b)** Contribution to increasing the capacity of the Langwith Road / Mansfield Road junction
- **c)** Contribution to the development of the Bolsover Town cycle and walking networks
- **d)** Contribution to increasing the capacity of both primary and secondary phase schools
- **e)** Provision of green space within the site
- **f)** Provision of SuDS within the site
- **g)** 10% affordable housing provision

5.18 **b) Former Courtaulds factory site, Oxcroft Lane** – This approximately 1.4 hectares site, is situated to the north of Bolsover, and is expected to deliver 35 dwellings between 2018 and 2020. The site

has detailed planning permission and is expected to contribute to affordable housing and off-site green space improvements.

5.19 **c) Land between Shuttlewood Road and Oxcroft Lane** – This site is situated to the north of Bolsover, just to the north of the former Courtaulds factory site and is approximately 11.2 hectares in size and is expected to deliver approximately 230 dwellings between 2024 and 2032. The majority of the site has outline planning permission but the remainder of the site does not yet have permission. To achieve sustainable development, the site will be required to come forward in a comprehensive manner. The following requirements will be made:

- **a)** Facilitate the reprioritisation of Shuttlewood Road through the site and connect to Oxcroft Lane, so increasing the capacity and traffic flow of the local highway network
- **b)** Contribution to increasing the capacity of both primary and secondary phase schools
- **c)** Provision of green space within the site
- **d)** 10% affordable housing provision

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

Small Town – Shirebrook

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

5.22 **f) Land at Station Road, Langwith Junction** – This site is situated in Langwith Junction in the northern part of Shirebrook and is approximately 2 hectares in size. The site has full planning permission and is expected to deliver 58 dwellings between 2018 and 2021.

Emerging Town – South Normanton

5.23 **g) Land to the rear of 1 to 35 Red Lane** – This site is situated to the south-west of South Normanton, is approximately 1.6 hectares in size and is expected to deliver approximately 50 dwellings between 2018 and 2020. The site has reserved matters permission and is expected to contribute to increasing the capacity of local schools and to provide sufficient green space within the site.

5.24 **h) Land at Rosewood Lodge Farm, Alfreton Road** – This site is situated to the south-west of South Normanton, is approximately 6.2 hectares in size and is expected to deliver approximately 145 dwellings between 2019 and 2024. The site has outline planning permission and is expected to provide sufficient green space within the site. It will also contribute to off-site formal recreation facilities, affordable housing and to increasing the capacity of local schools and GP surgery.

5.25 **i) Land at Town End Farm, Lees Lane** – This site is situated close to South Normanton town centre, is approximately 1.8 hectares in size and is expected to deliver approximately 40 dwellings between 2023 and 2025. The development is expected to

make minor improvements to Lees Lane, to contribute to increasing the capacity of local schools and GP surgery. In addition, the development will be expected to contribute to the provision of affordable housing.

Emerging Town – Clowne

5.26 Clowne Garden Village Strategic Site – This strategic site is described in more detail in Chapter 4. It is expected to deliver approximately 1000 dwellings between 2020 and 2033. The site as a whole has capacity for greater levels of development which will support future development in the area and adds flexibility to the Plan.

5.27 j) Land to rear of 169-207 Creswell Road – This site is situated in the north-east of Clowne and is approximately 0.77 hectares in size. The site has full planning permission and is currently under construction and is expected to deliver its 28 dwellings by 2021.

5.28 k) Land west of Homelea and Tamarisk, Mansfield Road – This site is situated in the south-west of Clowne, is approximately 0.8 hectares in size and is expected to deliver 15 dwellings by 2019. The site has outline planning permission and a full planning application is currently being considered by the Council.

5.29 l) Land at High Ash Farm, Mansfield Road – This site is situated in the south-west of Clowne, is approximately 1.8 hectares in size and is expected to deliver 42 dwellings between 2018 and 2020. The site has outline planning permission and a reserved matters application has recently been granted by the Council.

Large Village – Barlborough

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

Large Village – Creswell

5.31 n) Land rear of Skinner Street – This site is situated to the north of the centre of Creswell, is approximately 3.79 hectares in size and is expected to deliver 82 dwellings between 2018 and 2021. The site has full planning permission and is expected to provide vehicular access to Creswell Church of England Infant School and provision of a footpath across Derbyshire County Council land to the town centre.

5.32 o) Land south of Creswell Model Village – This site is situated to the south of Creswell, is approximately 6 hectares in size and is expected to deliver approximately 190 dwellings between 2018 and 2029. The site has full planning permission. Due to the site being adjacent to the Creswell Conservation Area, any alterations to the existing scheme will be expected to preserve the setting of the conservation area through the relationship with and the creation of appropriate green spaces, between the new buildings and the Model Village properties.

Large Village – Pinxton

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

Large Village – Tibshelf

5.34 **q) Land south of Overmoor View** – This site is situated to the east of the northern half of Tibshelf and is approximately 7.25 hectares in size. The site has detailed planning permission and is currently under construction and is expected to deliver its remaining 103 dwellings by 2021.

5.35 **r) Land west of Spa Croft** – This site is situated to the west of the southern half of Tibshelf, is approximately 1.8 hectares in size. The site has full planning permission and is expected to deliver its remaining 25 dwellings in 2018.

Large Village – Whitwell

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

Small Village – Glapwell

5.37 **s) Land at Glapwell Nurseries** – This site is situated to the north of Glapwell and is approximately 0.45 hectares in size. The site has detailed planning permission and is expected to deliver its 16 dwellings by 2021.

Small Village – Hodthorpe

5.38 **t) Land at Queens Road Allotments** – This site is situated to the south of Hodthorpe, is approximately 1.8 hectares in size and is expected to deliver its 38 dwellings between 2019 and 2033. The site has outline planning permission and is expected to relocate and expand the allotment provision in the village in advance of development, to provide a 1ha community woodland and a permissive path to the south of the allotment relocation site and a 400sqm parking area within the site to reduce on-street parking on Queens Road.

Small Village – Palterton

5.39 **u) Land between 11 and 19 Back Lane** – This site is situated within Palterton and is approximately 0.6 hectares in size. The site has outline planning permission and is expected to deliver its 11 dwellings between 2020 and 2022.

Small Village – Pleasley

5.40 **v) Land east of Pleasley Pit** – This site is situated within Pleasley and is approximately 0.96 hectares in size. The site has detailed planning permission and is expected to deliver its 19 dwellings between 2019 and 2021.

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

Figure 5A: Housing Allocations breakdown by size

Policy LC1: Housing Allocations

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

a) Land off Langwith Road and Mooracre Lane, Bolsover

b) Former Courtaulds factory site, Oxcroft Lane

c) Land between Shuttlewood Road and Oxcroft Lane, Bolsover

d) Land off Oxcroft Lane, Bolsover

e) Land at Brookvale, Shirebrook

f) Land at Station Road, Langwith Junction, Shirebrook

g) Land to the rear of 1 to 35 Red Lane, South Normanton

h) Land at Rosewood Lodge Farm, Alfreton Road, South Normanton

i) Land at Town End Farm, Lees Lane, South Normanton

j) Land to rear of 169-207 Creswell Road, Clowne

k) Land west of Homelea and Tamarisk, Mansfield Road, Clowne

l) Land at High Ash Farm, Mansfield Road, Clowne

m) Land north of Chesterfield Road, Barlborough

n) Land at Skinner Street, Creswell

o) Land south of Creswell Model Village, Creswell

p) Land at Croftlands Farm, Pinxton

q) Land south of Overmoor View, Tibshelf

r) Land west of Spa Croft, Tibshelf

s) Land at Glapwell Nurseries, Glapwell

t) Land at Queens Road Allotments, Hodthorpe

u) Land between 11 and 19 Back Lane, Palterton

v) Land east of Pleasley Pit, Pleasley

In order to achieve sustainable development, the local planning authority will impose conditions on planning permissions or seek to enter into a planning obligation under S106 of the Town and Country Planning Act 1990, to secure the expected requirements for each site set out in paragraphs 5.16 to 5.40 and where relevant elsewhere in this Plan.

Housing Need, Range And Choice



Affordable Housing

5.41 The definition of 'affordable housing' is set out in national guidance and covers social rented, affordable rented, and intermediate housing whose needs are not met by the market. The current definition does not cover private rented accommodation. Affordable housing is based on need.

5.42 The evidence for affordable housing need in Bolsover District is provided by the North Derbyshire and Bassetlaw (Housing Market Area wide) Strategic Housing Market Assessment (SHMA) (November 2013) as updated by the Objectively Assessed Need (OAN) Update Report (November 2017). This evidence identifies a high theoretical need for affordable housing in the District but that this largely results from the relationship between low local housing costs and extremely low local income levels.

5.43 In relation to the current availability of affordable housing, the evidence provided by the SHMA and OAN Update Report identifies there are already high levels of social housing in the district, with some parts of the district having levels of over 24% compared with national levels of 17%. The private rented sector is identified as a key growth sector, increasing in Bolsover District by 84% between 2001 and 2011. This sector plays an important role in meeting housing demand and supporting dynamism within the overall housing market. A considerable amount of housing in this private rented sector is made up of former National Coal Board (NCB) properties, which are let at rents not dissimilar to Council rents. Lettings information suggests that the existing social stock is not under pressure in terms of demand.

5.44 As a result, the demand for affordable housing is already met by the Council and the private sector across the District. However, as there is no guarantee that the private sector provision will either maintain affordable rent levels or provide the quality that the public sector seeks to achieve, it remains appropriate to seek contributions to affordable housing provision through market housing, preferably on-site.

Image: Housing at Tibshelf

5.45 Government policy is to ensure that planning policies requiring contributions should not make development unviable and that policies should be supported by evidence to demonstrate this. Plans should also set out any circumstances in which further viability assessment may be required in determining individual applications.

5.46 As a result, the Council has commissioned an assessment to review its proposed Local Plan policies in order to understand the individual and cumulative impact of them on development viability. The key findings of the Whole Plan Viability Assessment (WPVA) for the Local Plan for Bolsover District (March 2018) are that the main policy requirement within the Local Plan that the Council needs to be demonstrate is deliverable is its approach to affordable housing.

5.47 In relation to the affordable housing requirement that can realistically be sought before residential development becomes unviable, the WPVA concludes that the Council should be confident that a 10% requirement for affordable housing is a reasonable policy across the majority of the District. Currently settlements in the east of the District may face greater difficulty to achieve this but where this can be proven through a site specific viability appraisal consideration will be given to amending the requirement.

5.48 In relation to the size of site that the 10% affordable housing requirement is viable, the WPVA concludes that the Council should be confident that it is likely to be deliverable on the majority of sites above a 25 unit threshold.

5.49 Based on this evidence, policy LC2 aims to ensure that market housing development proposal contribute to affordable housing provision where viable. More details in relation to how this policy will be operated will be brought forward within a Supplementary Planning Document on Section 106 Planning Contributions.

Policy LC2: Affordable Housing Through Market Housing

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

Type and Mix of Housing

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

5.51 National policy is that local authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities.

5.52 The SHMA recognises these factors and makes recommendations in relation to the mix of housing. The SHMA recommends that the mix for new market housing should comprise:

a) 0-5% 1 bedroom homes

b) 30-35% 2 bedroom homes

c) 40-45% 3 bedroom homes

d) 20-25% 4 or more bedrooms

5.53 Nationally and locally there is an aging population with people living longer, and needing more accessible accommodation. As set out in the Spatial Portrait, the District is

characterised by an aging population, with a higher than average percentage of retired households. Households with poor health is a significant issue for many in the District and demographic trends are expected to lead to a growth in the number of households with support needs by 2,800 to 2031.

5.54 It should be noted that these figures are indicators against which delivery is monitored rather than a target for individual sites.

5.55 As noted within the Local Plan, significant numbers of residents in the district suffer from ill health and require support needs. In addition to this, a quarter of households in the District contain older people. The number of households including people of a pensionable age is expected to increase by 3,600 by 2035 (an increase of 46%). This may create significant demand for specialist accommodation and is likely to support demand for bungalows in particular.

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

5.57 Policy LC3 aims to encourage the type of housing the district needs and to help to create inclusive mixed communities.



Policy LC3: Type and Mix of Housing

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

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

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

Image: Accessible bungalows at New Houghton

Custom and Self Build Dwellings

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

Policy LC4: Custom and Self Build Dwellings

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

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

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

Gypsies, Travellers And Travelling Showpeople

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

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

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

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

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

Gypsies and Travellers

5.62 Since 2014, 1 pitch has been granted planning permission at Pinxton, for a residential traveller site for 1 mobile home and two touring caravans. This planning permission has been implemented and reduces the district's requirement over the plan period from 17 to 16 pitches.

5.63 In 2016, 3 pitches were granted planning permission on land in Hilcote. A 2 pitch extension to an existing site off Church Road near Shuttlewood has also been promoted. The site is allocated in the policy below along with the site at Hilcote.

5.64 Further sites have been suggested to the Council by private landowners, however, the initial interest expressed by landowners has not been sustained and those sites suggested are not considered to be available. The District Council has not been able to identify suitable and available sites after reviewing its landholdings. Derbyshire County Council have not identified any sites from its landholdings within the District. Neighbouring Authorities have not been able to assist the District Council to meet its need. The Council will rely on the criteria based policy set out in policy LC6 which allows sufficient flexibility to meet need where it might arise.

Travelling Showpeople

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

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

Policy LC5: Site Allocations for Gypsies, Travellers and Travelling Showpeople

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

a) 3 Pitches at Hilcote Lane, Hilcote

b) 2 Pitches at land adjacent 255A Shuttlewood Road, near Shuttlewood

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

c) 14 Plots at Beaufit Lane, Pinxton

Policy LC6: Applications for Gypsies, Travellers and Travelling Showpeople

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

a) Is shown to meet a need identified in an independent assessment

b) Will result in an acceptable living environment for its residents

c) Is located within a reasonable distance (preferably within 2 kilometres) of a convenience food store, a primary school, and a doctor's surgery

d) Has safe highway access with adequate provision for parking and servicing; and in the case of sites for travelling showpeople has good access to the strategic highway network

e) Is so located, designed and landscaped that its use will not significantly detract from the character of the area or from the amenity of adjoining or nearby land and so enclosed as to prevent encroachment onto adjoining land

f) Is appropriate to the scale of the nearest settlement, its local services and infrastructure

g) Will not cause unacceptable nuisance to existing neighbours by virtue of noise and other disturbance caused by on-site activity and/or movement of vehicles to and from the site

h) Is not within the green belt, or in areas at high risk of flooding

i) Provides for a S106 agreement that ensures that the future use of the site shall only be to meet the identified need

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

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

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

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

Safeguarding sites for Gypsies, Travellers and Travelling Showpeople

5.67 Taking account of the special nature of the requirements to find Traveller sites, they may well be accepted in locations where traditional dwellings would not be allowed. Therefore it is imperative that existing sites are not lost to other uses, particularly bricks and mortar houses for non-travellers. For those reasons policy LC7 safeguards existing permanent sites for travellers.

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

Policy LC7: Safeguarding sites for Gypsies, Travellers and Travelling Showpeople

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

Gypsies and Travellers

a) Land to the rear of 3-5 Brookhill Lane, Pinxton – 1 pitch

b) Land to the rear of 255 Shuttlewood Road, nr Shuttlewood – 1 pitch

c) Blackbridge Caravan Park, nr Pleasley – area covered by planning permission (11/00118/FULMAJ)

d) The Paddocks, nr Old Blackwell – 2 pitches

e) Charlesworth Street, Carr Vale – 3 pitches

Travelling Showpeople

a) Plots at Plymouth Avenue, Pinxton

b) Plots at Guildhall Drive, Pinxton

c) Plot at Brookhill Road, Pinxton

Agricultural, Forestry, And Other Occupational Dwellings In The Countryside

5.69 As noted above, much of the district is rural in character. In many instances it will be possible for workers in agricultural and land-based occupations to live in a town or village near to their business location. However, occasionally the nature of agricultural and other rural businesses make it essential for someone to live on, or in close proximity to the business.

5.70 Such dwellings should be commensurate with the needs of the holding and not the person requiring the accommodation. Unusually large dwellings in relation to the needs of the unit, or expensive construction in relation to the income it can sustain, will not be permitted.

5.71 Where a new dwelling is permitted, this will be the subject of a condition ensuring the occupation will be limited to a person solely or mainly working, or last working in the locality in agriculture, horticulture, forestry, equestrian activities or other rural business (or a surviving partner of such a person, and any resident dependents). Policy LC8 aims to ensure the housing needs of people working in essential rural occupations are met.

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

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

a) An independent appraisal is submitted with the application demonstrating that there is a functional need for the proposed dwelling which cannot be met by existing suitable accommodation available in the area, or by rearranging duties and responsibilities between workers

b) The size of the proposed dwelling is appropriate to its functional need

c) In all cases a financial test is also submitted to demonstrate the viability of the business proposed or as proposed to be expanded

d) The dwelling cannot be provided by adapting or converting an existing building on the holding

e) The proposed dwelling is located within or adjacent to the existing farm buildings or other dwellings on the holding

f) The proposed dwelling does not involve replacing a dwelling disposed of as general market housing

g) The design of the proposed dwelling is in harmony with the landscape character type and appearance of the countryside

h) Agricultural occupancy is limited by way of a planning condition

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

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

5.72 It is accepted that there will be circumstances where these dwellings are no longer required for the purpose for which they were originally intended. Any application to remove a restrictive occupancy condition will need to demonstrate that the need for which the dwelling was approved originally, no longer exists. Policy LC9 below sets out the criteria the Council will apply to any application to remove a restrictive condition.

5.73 An applicant will be expected to appropriately market the dwelling for a reasonable period at a realistic market price for an agricultural tied dwelling to establish whether it could meet the existing functional needs of another local farm or rural business. Evidence demonstrating how this requirement has been investigated will need to be included to support any application to vary or remove a restrictive occupancy condition. Policy LC9 aims to provide guidance on the removal of agricultural occupancy conditions, and avoid the proliferation of new dwellings in unsustainable locations.

Policy LC9: Removal of Agricultural and Other Occupancy Conditions

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

a) That there is no longer a continued need for the property on the holding or for the business

b) There is no long term need for a dwelling with restricted occupancy to serve a need in the area

c) The property has been marketed locally for an appropriate period (minimum 18 months) at an appropriate price and evidence of marketing is demonstrated

Chapter 6 – Working Communities

Introduction

6.1 A key role of the Local plan is to set out the quantity and the type of employment land that would meet the needs of the District. This is identified through analysis of housing, population and economic growth, in line with the Spatial Strategy

6.2 The strength of Bolsover District's economy is vital to the future prosperity and quality of life of its residents. Economic development can help increase employment opportunities and income, help regenerate deprived communities and create the confidence needed to encourage long term investment.

6.3 The decline of mining and related industries in the latter part of the last century left the District facing severe economic challenges. These challenges were faced head on. Between 1985 and 2003 the amount of commercial and industrial floor space in Bolsover grew by 57% compared with 23% in England as a whole. Between 2000 and 2017 134.70 hectares of B Class employment land was developed in the district, at an average of 7.4 hectares per year. 65% of this development has been for B8 Warehousing (Storage Distribution). This reflects the district's position alongside junctions 28, 29, 29A, and 30 of the M1 and the A38 that intersects with the M1 at Junction 28. Whilst the District has made a successful transition to a post-mining economy, there is a perceived need for a broader economic base, and for provision of higher skilled, higher paid employment.

6.4 Bolsover District Council's Economic Development and Housing Strategy aims to support the local economy and deliver new housing and commercial growth up to 2020. The core priorities of the Strategy are to

a) Support and encourage economic growth

b) Ensure a more balanced housing market

c) Support the development of existing and new business

d) Support the creation of employment pathways training opportunities

e) Support housing growth

6.5 Unlocking the capacity of major employment sites is a key element in supporting the delivery of these ambitions. However, the strategy also highlights a number of key challenges associated with this process, including

a) A legacy of large scale Brownfield sites, which require significant remediation and investment

b) The poor viability of commercial development may require assistance to help the area deliver its GVA and jobs growth forecast

c) The need to ensure that sufficient employment land is available to meet future job growth forecasts

Economic Growth And Employment Land Provision

B Class employment uses

6.6 The NPPF requires LPAs to plan positively for a strong, competitive economy The Economic Development Needs Assessment (2015) recommends that the Council should allocate a target of between 65 and 100 hectares of B class Employment land. Whereby a target of 65 hectares would be made up of

- **a)** 10 ha - B1 (a & b) uses
- **b)** 20 ha for B1 (c) and B2 Manufacturing uses
- **c)** 35 ha to accommodate likely levels of indigenous B8 uses

6.7 A target of between 65 and 100 hectares would only be justifiable if sites can be identified with sufficient flexibility to accommodate up to two large logistic developments covering up to 35 ha between them. Two sites have been identified to meet this requirement, namely

- **a)** a second large warehouse and associated land already developed at Brook Park, Shirebrook
- **b)** a 14 hectare site at Wincobank Farm, South Normanton could potentially accommodate a large retail logistics firm

Employment Land Allocations

6.8 Policy WC1 below allocates just under 92 hectares of B1, B2 and B8 employment land. This is made up of

- **a)** 4 sites totalling 19.61 ha have been developed
  - **i)** Sports Direct, Brook Park, Shirebrook (9.75 ha)
  - **ii)** Beaufit Lane, Brookhill Industrial Estate, Pinxton (1.23 ha)
  - **iii)** Land off Midland Way, Barlborough (1.5 ha)
  - **iv)** Castlewood Business Park, North (7.13 ha)
- **b)** 1 site totalling 3.74 hectares is under construction
  - **i)** Erin Road (Northern Plot), Seymour
- **c)** 7 sites totalling 26.62 ha have planning permission, and are considered to be deliverable in the earlier to mid part of the plan period
- **d)** 6 sites with a combined area of 41.59 hectares are allocated and are considered to be deliverable over the mid to later part of the plan period

6.9 The allocated sites have been assessed through the Strategic Employment Land Availability Assessment (October 2017) and are considered to be available, suitable and achievable. These are discussed in more detail below.

6.10 **Land at Seymour, Markham Vale** - This site is divided into three plots. One plot is under construction (3.74 ha). The southern plot of 2.7 ha has detailed planning permission and developer interest exists. The central plot of 3.74 ha has outline planning permission.

6.11 **Explore Industrial Park, Steetley** - A cross boundary site between Bolsover District and Bassetlaw District. The site has an outline planning permission granted in 2010 that allows the submission of reserved matters applications by 2020. The site benefits from a new roundabout off the A619 and a new road through the site, off which development platforms can be easily accessed. The planning permission restricts the use of the site to uses related to a manufacturing hub concept that benefits from the efficiency and sustainability gains from sharing resources on a single site. All structural landscaping and ecological

mitigation is in place. Remaining zones are development-ready and total 10.7 hectares. The site is likely to be completed by 2026.

6.12 Land West of Farmwell Lane, Castlewood, South Normanton - This site is the last remaining plot within Bolsover's side of the large cross boundary (with Ashfield) Castlewood Business Park, covered by an outline planning permission. The site is suitable for B1 (offices).

6.13 Land between Brickyard Farm and Barlborough Links, Barlborough - The site has outline planning permission for B1 / B2 / B8 uses, although a new application is currently being considered.

6.14 Land off High Hazels Road, Barlborough links - The site has full planning permission. There is developer interest for a two storey office building with integral vehicle maintenance / MOT bays and storage.

6.15 Land off Weighbridge Road (South), Brook Park, Shirebrook - Remaining plot within Brook Park. This site is surrounded by uses associated with Sports Direct with the Tangent Business Centre to the north.

6.16 Park View (South), Whaley Thorns - The site owners have made concerted efforts to attract employment uses to the site, and are confident that a firm will occupy the site in the near future, subject to planning permission.

6.17 Land South of Maisie's Way, South Normanton - This 1.05 ha site is currently vacant and was intended to be a further phase of B1 (offices), but this part of the original planning permission lapsed. Access is available via Maisie's Way. The site is expected to come forward within 5 years.

6.18 Wincobank Farm, South Normanton - A well located site to the strategic highway network, and the remaining part of a site that was allocated in the Bolsover District Local Plan (February 2000) as a reserve site for large firms. It is suitable for a variety of employment uses, or could be suitable for a large single occupier. There is currently a proposal for a retail park on the front part of the site.

6.19 Clowne Garden Village Strategic Site - This strategic site allocation will be a mixed use scheme providing for 20 hectares of B class employment use.

6.20 Colliery Road, Creswell - This site would be suitable for a continuation of the small business units of a similar size to those that currently exist along Colliery Road.

6.21 Former Whitwell Colliery Strategic Site - A masterplan has been prepared for the redevelopment of the former Whitwell Colliery strategic site, including 5.5 hectares of B class employment, either side of Colliery Road. Due to the complex issues concerning the removal of the tip and decontamination of the site, the sites are not likely to come forward until the latter half of the plan period.

6.22 Former Coalite Works Strategic Regeneration Site - This strategic regeneration site has planning permission for development and the Council fully supports employment uses here, but due to uncertainties surrounding contamination and HS2, the Plan does not rely on its development to achieve the Council's strategy. However, it is recognised that the site adds further flexibility to the Plan should development come forward within the Plan period as the developers intend.

6.23 Whilst the Council has provided sufficient sites to meet the employment targets for each of the B class uses, it is recognised that it is important to allow sufficient flexibility for the market to respond to the variety of sites in the district and changing market demands. However, it is expected that over the plan period most land will be developed for warehousing and less land will be developed for B1 (offices) which reflects the relative attractiveness of the district for those two uses. Policy WC1 below provides an indication of the likely B class use for each site.

Policy WC1: Employment Land Allocations

The Council will support the development of the following sites for B1, B2 and B8 uses only, over the plan period:

Sites under construction 2016 – 2017	Ha	Use
Erin Road (Northern Plot), Seymour, (Markham Vale)	3.74	B2/B8
Under Construction Total	**3.74**	
Sites with Planning Permission	**Ha**	**Use**
Erin Road (central plot) Seymour (Markham Vale)	4.4	B2/B8
Erin Road (southern plot) Seymour (Markham Vale)	2.7	B2/B8
Explore Industrial Park, Explore Way (off A619), Steetley	10.70	B2/B8
Land West of Farmwell Lane, Castlewood, South Normanton	3.13	B1
Land between Brickyard Farm and Barlborough Links	3.45	B1/B8
Land off High Hazels Road, Barlborough	1.17	B1/B8
Land off Weighbridge Road, Brook Park, Shirebrook	1.07	B1/B8
Sites with Planning Permission Total	**26.62**	
Local Plan Allocations	**Ha**	**Use**
Park View (south), Whaley Thorns	0.58	B2/B8
Land South of Maisie's Way, South Normanton	1.05	B1
Wincobank Farm, South Normanton.	14	B2/B8
Clowne Garden Village Strategic Site	20	B1/B2/B8
Colliery Road, Creswell	0.46	B1/B2/B8
Former Whitwell Colliery Strategic Site	5.5	B1/B2/B8
Local Plan Allocations Total	41.59	
Overall Total	**71.95**	

Protected Employment Sites

6.24 The industrial estates and business parks in the district are home to a large proportion of jobs in the district and an important element of the district's employment portfolio. Over the plan period some businesses may cease to operate. Given the costs involved in building new employment units, it is important that, wherever possible, sustainable land and premises are recycled for another employment use. Some sites that are on the edge of employment areas may come under pressure for residential development (the policy below also includes the East Midlands Designer Outlet Shopping centre, not because it is considered to be a B class employment use, but in recognition of its employment role).

6.25 The NPPF (para 157) states that Local Plans should identify areas where it may be

necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation but also states (para 18 – 22) that sites should not be protected if there is no reasonable prospect of the site being used for employment in the future. In order to demonstrate this, an applicant will need to provide evidence that the site has been marketed for alternative employment uses. Such evidence will list all enquiries received by companies and reasons why they concluded that the site was not suitable.

6.26 It is noted that permitted development rights apply to the conversion of some employment uses to other uses. This policy will be applied where such rights do not exist.

Policy WC2: General Principles for Economic Development

The sustainable growth of the District's economy will be supported through

a) Requiring proposals likely to create over 50 jobs to be accompanied by site specific travel plans to promote sustainable travel choices;

b) Encouraging proposals which help to create a higher wage, higher skilled, low carbon economy which develops, retains and enhances local skills. Job creating developments will be encouraged to demonstrate how they will maximise opportunities for employing local people and developing skills.

The following important existing employment areas (as shown on the Policies Maps) are key economic drivers for the district for employment uses and will be protected:

i) Barlborough Links

ii) Station Road, Clowne

iii) Creswell Road, Clowne

iv) Southfield Lane, Whitwell

v) Explore Business Park, Steetley

vi) Erin Road, Seymour

vii) Colliery Road, Creswell

viii) Crags Industrial Estate, Creswell

ix) Smithy Brook Road Industrial Estate, Renishaw

x) Hillstown Business Centre, Bolsover

xi) Station Road, Bolsover (Including Castle Industrial Estate, Riverside Way, Bolsover Business Park, Intake Way)

xii) Park View, Whaley Thorns

xiii) East View Industrial Estate, Shirebrook

xiv) Portland Street / Vernon Street / Sookholme Road, Shirebrook

xv) Brook Park, Shirebrook

xvi) Rotherham Road, New Houghton

xvii) Mansfield Road, Bramley Vale

xviii) Saw Pit Lane, Tibshelf

xix) High View Road / Berristow Lane, South Normanton

xx) Maisie's Way, South Normanton

xxi) Clover Nook Industrial Estate, South Normanton

xxii) Castlewood Business Park and the East Midlands Designer Outlet Centre

xxiii) EPC-UK Explosives, Rough Close, South Normanton

xxiv) Meadow Lane, Industrial Estate, Alfreton

xxv) Fordbridge Lane, near Blackwell

xxvi) Brookhill Lane, Industrial Estate, Pinxton

xxvii) Doe Hill Depot

This protection will be sustained unless it can be shown that the land or building is no longer physically suitable for employment uses and there is no realistic prospect of re-use or redevelopment for such uses by providing the following evidence:

a) The site has been marketed appropriately for a period of time agreed in advance with the Local Planning Authority, with an estate agents board placed in a visible location on the site

b) A list of enquiries received with reasons stated as to why the site was unsuitable for employment purposes, be submitted as part of any application

c) Demonstrate that it is no longer financially viable for the site to continue in its existing employment use. Evidence must include an appropriate and robust evidence-based viability assessment based on realistic assumptions and up-to-date baseline information prepared by a suitably qualified independent surveyor

Proposals for alternative employment generating uses at existing employment areas and allocated employment land will be treated on their merits.

Supporting The Rural Economy

6.27 The NPPF supports the growth and expansion of all types of sustainable business and enterprise in rural areas. To enable this to happen it is important that planning policies facilitate rather than frustrate sustainable rural economic regeneration. Some of the District's villages and rural areas can provide appropriate locations for small businesses, particularly those which might be inappropriate in a built up urban area, or which need or benefit from a rural location.

Policy WC3: Supporting the Rural Economy

Sustainable rural employment and diversification will be supported in villages and within the countryside where this does not conflict with other local plan policies.

Employment generating developments of a scale appropriate to a small settlement and / or rural surroundings will be supported in rural areas where the development or activities are necessary to meet the needs of farming, forestry, recreation, tourism and other enterprises with an essential requirement to locate in the countryside, or where the business has no significant negative implications for the area and will help to support a sustainable rural economy and contribute to rural environmental or social regeneration.

Such proposals should meet at least one of the following criteria:

a) Secure a significant improvement to the environment or the conservation of a feature of acknowledged importance

b) Provide community facilities which meet a local need, where that need cannot be met in a settlement within the hierarchy

c) Re-use brownfield land or existing buildings

d) Retain or expand existing businesses or enable existing small businesses to diversify

e) Provide for renewable energy generation, of a scale and design appropriate to its location

Rough Close Works, South Normanton

6.28 As noted in the policy WC2, the Council recognises the importance of the existing employment site at EPC-UK, Rough Close, South Normanton. Due to the complex nature of the business, the site is designated as a hazardous substances site, and an explosives site, with three Explosives Safeguarding Zones. These have implications for the type and level of development that is compatible with the employment use of the site over a wide area. Given the unusual nature of this use it is considered appropriate to have a site specific policy.

The aim of this is to

a) Retain the existing employment use by protecting the site from unsuitable encroachment which could limit the use of the site

b) Facilitate the growth and development of the site to meet the ongoing needs of business

c) Protect the public in the remote case of a major accident

Policy WC4: Rough Close Works, South Normanton

During the operation of the works as a major hazard site and / or the continued use of the premises for the manufacture of explosives or linked activities, planning applications will be considered in the following manner:

Within the core area, as shown on the Policies Map, planning permission will be granted for employment development or variation of existing permissions, provided that

a) The development needs to be located there because of its connection with the operation of the works as a major hazard site and / or its connection with the manufacture of explosives or linked activities

b) The development would not extend the area affected by the development control zones for the major hazard

Within the area of wider operations, as shown on the Policies Map planning permission will be granted for development provided that the following additional criteria are also met:

a) The development would not be detrimental to the generally open character of the site

b) Should the works cease to operate as a major hazard site and the manufacture of explosives and linked activities cease, general countryside policies will be applied in the wider area of operations

Within the inner development zone of the site permission will only be granted, for development of minor buildings or plant essential to the operation of the existing facility, rough close works.

Within the outer development zone, as defined on the Policies Map as the rough close works, and during the operation of the works as a major hazard site, planning permission will not be granted for development, that is not in compliance with current Health and Safety Executive (HSE) land use planning guidance, this restriction currently includes

a) Open air retail or entertainment developments such as large retail markets, theme parks or large sports stadia

b) Buildings designed in a way which makes them vulnerable to blast (for example because of multi-storey or curtain wall construction, large areas of glass or the use of non load-bearing panels)

c) Developments where emergency evacuation action may be very difficult (for example retail or community and leisure facilities of more than 5,000 square metres floorspace and institutions such as hospitals and homes for the elderly).

Retail, Town Centre And Local Centre Development

6.29 The NPPF requires local plans to define a network and hierarchy of centres that are resilient to anticipated future economic changes. Bolsover District contains four small town centres that at the time of the last surveys undertaken in 2013 and 2014 had the following amount of floorspace devoted to town centre uses:

Town Centre	Floorspace m²
Clowne	13,470
Shirebrook	12,095
Bolsover	9,891
South Normanton	5,500

6.30 Below these town centres in the hierarchy are four local centres that have the following amount of floorspace for town centre uses at the time of the last surveys in 2015:

Local Centre	Floorspace m²
Creswell	4,600
Whitwell	3,800
Tibshelf	3,500
Pinxton	3,350

6.31 Over the last 10 years the town and local centres in the district have experienced limited change. Town and local centre pubs have decreased, and hot food takeaway outlets have increased. The District still only has one of the big 4 supermarkets; Tesco at Clowne, which was followed, soon after, by a Wilkinsons and an Aldi.

6.32 The main changes elsewhere are

a) Bolsover, the Co-op supermarket was replaced by a Factory comparison store, and Wetherspoons opened a pub / restaurant close to Bolsover Castle

b) South Normanton has benefited through a Joint Services centre, called The Hub, where a number of community services are located

c) Shirebrook has seen a small increase of convienience shops

d) There has also been an increase in out of town shopping mainly at Barlborough Links and at Brook Park, Shirebrook where large comparison goods stores have opened, and the success of the East Midlands Designer Outlet has continued

6.33 The centres of the Towns and Villages are key destinations for local people to shop, access services and the public transport network. They also function as hubs for leisure and social activities such as eating and drinking and can provide an important role for residential development too. The Local Plan policy below defines a hierarchy of retail and service centres in the district, where additional retail and service development should be focussed. Promoting the District's centres in this way will also help to support more sustainable communities by ensuring that development, which needs to be as accessible as possible, is located in the most accessible locations.

6.34 The Council seek to ensure that each town centre in the District serve the day to day convenience, comparison and service needs of their respective populations as well as those of nearby villages. Local centres in villages would be expected to serve the

basic day to day convenience and service needs of their respective populations, as well as that of nearby small settlements.

Quantitative Need

6.35 The Council commissioned a Retail and Centres Study with Chesterfield Borough Council and North East Derbyshire District Council. The study identifies the following quantative need for retail floorspace requirements between 2017 and 2033:

a) **Convenience Goods** – A range of between 1,400m² to 2,100m²

b) **Comparison Goods** – A range of between minus 2,600m² to minus 4,100m²

6.36 The floorspace requirements range for comparison goods are negative figures because the amount already developed within the study period has exceeded the need identified. In essence, in quantative modelling terms, the District has too much comparison floorspace, and effectively would need to lose at least 3,087m² before any new Comparison goods floorspace is needed. This is mainly due to the 4,669m² Retail store granted permission and nearly complete (December 2017) at Brook Park, Shirebrook.

Recent Commitments

6.37 In May 2017, planning permission was granted for a Lidl convenience goods supermarket on the edge of Shirebrook Town Centre for 2,470m². This site is allocated for Retail use in Policy WC 7. In January 2018, a revised application for a smaller store (1,794m²) was granted planning permission. The floorspace requirements already take into account the first permission, and therefore would have allowed for 676m² more convenience floorspace, than what would now be expected to come forward through the new permission. Therefore, it is reasonable to add this 676m² to the capacity figures for the plan period, so the target range for convenience goods becomes 2,076m² to 2,776m².

Qualitative Need

6.38 The Retail and Centres Study (2018) showed that there was a large amount of expenditure leakage for both convenience and comparison goods. Within the whole study area, just 5.4% of comparison goods expenditure is spent within Bolsover District, compared to 36.3% in Chesterfield Borough, and 54.5% outside the study area. Within Bolsover District, 2.1% is spent in South Normanton (including the East Midlands Designer Outlet Centre), 1.3% in Clowne, 1% in Shirebrook, and 0.7% in Bolsover. This points to a clear lack of quality comparison goods stores within Bolsover District that are able to retain Bolsover District household expenditure, and also engenders unsustainable shopping trips to destinations outside the district, which given the poor public transport services in the District are likely to be undertaken by private car.

6.39 Regarding convenience goods, only 11.6% of the convenience goods market share is spent within Bolsover District, compared to 27.6% spent in Chesterfield Borough and 39% that is spent outside the study area. Within Bolsover District, 6% is spent in Clowne Town Centre, 2.5% in Shirebrook Town Centre, 1.2% in Bolsover Town Centre and 1.2% in South Normanton Town Centre.

6.40 The Tesco and Aldi within Clowne Town Centre could explain the relative higher expenditure, 6%, here. Recent permissions for a Tesco in Shirebrook and a Morrisons in Bolsover town were never implemented. The lack of one of the larger higher quality supermarkets in the other three towns could explain the relatively low expenditure in those towns and the District as a whole.

6.41 Allowing the opportunity for a better choice and range of both convenience and comparison goods is encouraged within the four town centres. The opportunity to be well connected to the town centres to help meet the quantitative needs for convenience goods in the district in full, and also to help meet the qualitative needs for both convenience

and comparison goods, is an important consideration. Sites are to be allocated to allow for developer choice rather than a specific site for a specific town centre use, although part of the site at Portland Road (West), Shirebrook has planning permission for a Lidl supermarket. The sites allocated for town centre expansion, in the following edge of town centre locations, are:

a) Sherwood Lodge, Bolsover (See Policy WC 6)

b) Land at Portland Road (West), Shirebrook (See Policy WC 7)

c) Land at Portland Road (East), Shirebrook (See Policy WC 7)

d) Market Street (A), South Normanton (See Policy WC 8)

e) Land North of Lees Lane, South Normanton (See Policy WC 8)

f) Station Road, Clowne (See Policy SS 5)

6.42 The NPPF requires Local Authorities to define the extent of town centres and Primary shopping areas. The primary shopping area is the 'Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

6.43 The Town and Centres Study (2018) recommends that there is no need to differentiate between primary and shopping retail frontages, given the small scale of the centres. The study also recommends a single town centre boundary that serves as the Primary Shopping Area. The town and local centre boundaries, shown on the Policies Maps, reflect the extent and coverage of those town centre uses listed in paragraph 23 of the NPPF, at the time of the last survey.

6.44 The Retail and Centres Study (2018) recommended that Retail Impact Assessments will be required for all applications outside town centres in line with the following tiered approach:

a) A local impact threshold of 200m² (net) applies for proposals within the catchment (500 metres) of protected local centres and neighbourhood parades

b) The study recommends of 280m² (net) within the catchment (500m) of the four town centres

c) A threshold of 500m² (net) applies across the remainder of the authority areas

Policy WC5: Retail, Town Centre and Local Centre Development

Support will be given to proposals which maintain or enhance the vitality and viability of the following hierarchy of town and local centres:

Town Centres: Bolsover, Clowne, Shirebrook, South Normanton

Local Centres: Creswell, Pinxton, Tibshelf, Whitwell

Retail and other town centre development of a scale and nature appropriate to these roles will be supported in each centre, provided that the development respects the character of the centre, and assists in maintaining its retail and service function.

Retail development must demonstrate that it is

a) Appropriate in scale and function to its location

b) Located and designed to minimise its impact on the amenity of adjoining or nearby properties and that any impact will be at an acceptable level

c) Accessible by an appropriate level of public transport

A sequential and retail or leisure impact assessment will be required for applications in edge-of-centre or out-of-centre locations which include

a) Over 200m² of net retail or leisure floorspace within 500m of local centres
b) Over 280m² of net retail or leisure floorspace within 500 metres of the town centre boundaries
c) Over 500m² of net retail and leisure floorspace across the remainder of the district

When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.

Where appropriate, conditions will be used to define permissible changes of use and the range and type of goods or services sold.

Within the development envelopes defined on the adopted Policies Map, shops designed to meet the needs of local residents, compatible in scale and character to the locality, and which do not materially harm the vitality and viability of town or local centres, will be approved.

Regeneration Frameworks And Town Centres

6.45 Alongside the Local Plan work, the Council have also sought to shape the future of our District by commissioning a community-led, district wide, regeneration approach to inform a wide range of potential interventions, many outside of the Town and Country Planning remit.

6.46 Led by consultants, the work primarily focused on the four primary centres, but also included the wider related settlements, as well as areas of interest such as Creswell Crags.

6.47 The aim was to help identify the strengths of the various areas, and consider how they could support further regeneration as well as looking at areas that need improving. The proposals address aspirations and are guided by the principles of place-making and the ideas and priorities put forward by the communities that live and work in the District. The shared vision is for a flexible mix of transformational and fine grained projects that will enhance the offer of the four town centres and to strengthen their role as service centres. Proposed improvements to physical connectivity will enable outlying villages to access and benefit from these investments and to contribute to the rise of a vibrant local economy and of a shared sense of civic pride.

6.48 The approach was based on three Principles and three Cross cutting themes which are

Principles

a) **Building on what we have** – The M1 corridor being a major attraction for economic growth, whilst the District also has significant historic and environmental assets
b) **Embracing the Future** – Embracing and planning for future changes
c) **Two hands clapping; Co-producing regeneration** – with the public and private sectors working together in partnership

Cross Cutting Themes

a) **Connect** – seeking to improve connectivity across the district; especially between the towns and villages
b) **Diversify** – To ensure a range of large and small development sites
c) **Enhance** – Recognises that despite recent economic growth, the town centre retail offer and the physical environment would benefit from enhancement.

6.49 Four frameworks have been produced; one for each of our towns and their surrounding villages and hamlets. These strategies take the following format:

- **Bolsover** – and the surrounding villages and hamlets including Bramley Vale, Doe Lea, Scarcliffe, Shuttlewood, Stanfree, Palterton and Glapwell
- **Clowne** – and the surrounding villages and hamlets including Barlborough, Creswell, Whitwell and Hodthorpe
- **Shirebrook** – and the surrounding villages and hamlets including Pleasley, Pleasley Vale, Langwith-Whaley Thorns and New Houghton
- **South Normanton** – and the surrounding villages and hamlets including Pinxton, Blackwell, Hilcote, Newton, Tibshelf and Westhouses

Bolsover

6.50 Bolsover town centre is the area with the greatest potential need for significant public involvement in regeneration schemes. The main town centre projects are defined as:

a) **Development of the Sherwood Lodge site** – Potential options for mixed use development including retail led or housing led

b) **Reinvigorate Market Place and 'New Market Place' (Cenotaph area)** – Building on existing improvements to Cenotaph area, the project aims to create better civic spaces that prioritise pedestrians and cyclists and establish distinctive characters for each of the two spaces.

c) **New connections** – Enhancement of routes to create Town Links connecting to greenways & enhance the route (or legibility) between Castle and St. Mary & St. Laurence Church.

d) **Bring forward development of infill sites** – Bring forward Bolsover District Council owned sites for alternative development.

6.51 Development of the Sherwood lodge site is a major undertaking that necessitates Local Plan support. The site, between Town End (the 'high street') and Oxcroft Lane to the north is a large potential redevelopment area. An extant planning permission exists for development of a large Supermarket on the site, with a road connection through from Town End to Oxcroft Lane, however the developer (Morrisons) is no longer proceeding with the scheme.

6.52 The development of the 'Sherwood Lodge site' is seen by the Council as an important objective in delivering significant improvements within Bolsover town centre. The site will play two important roles:

a) Provide a vehicular link to help mitigate against potential congestion due to traffic generated within and around the town centre

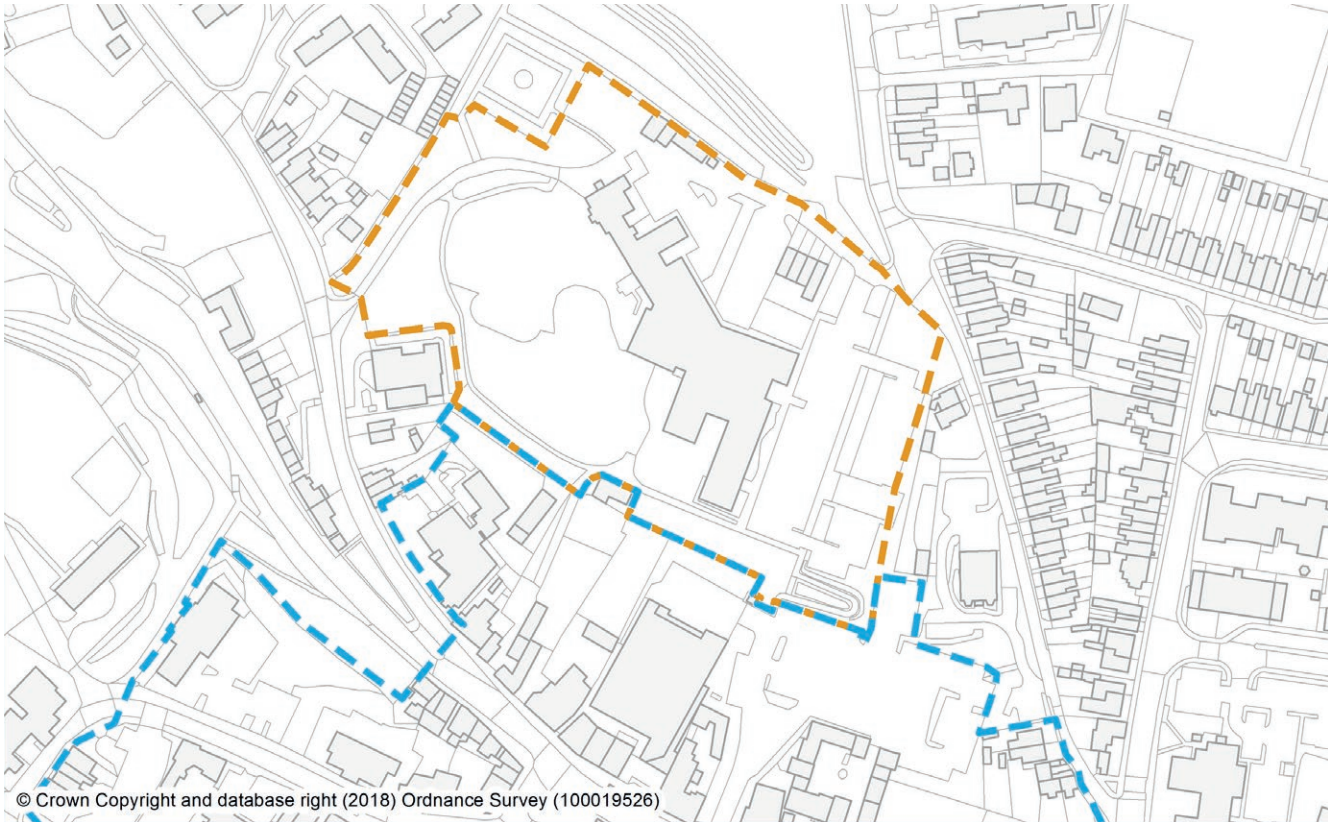
b) Provide town centre retail development opportunities, potentially with residential or community facilities as well

6.53 Figure 6A. below shows the main area of the development. However, it is accepted that provided that the site helps to provide for a link road and enhances the retail provision within the town centre, other forms of town centre development would be welcomed as part of the overall development site.

6.54 Bolsover is one of the main settlements within the District and with its Castle, hosts a major tourist destination. However, as the retail study shows, it performs poorly in terms of attracting or retaining either convenience or comparison goods retailing.

6.55 Whilst the allocated land is largely not within the Council's ownership, there have been discussions with the landowners over potential redevelopment schemes.

6.56 Whilst the regeneration strategy provides for a number of potential town centre and related projects within Bolsover town centre, it is only in relation to the Sherwood Lodge site that a policy for development is required.



Policy WC6: Bolsover Edge of Town Centre Allocation

As part of the regeneration and redevelopment of Bolsover town centre, the area known as the Sherwood Lodge site, as indicated in Figure 6A and defined on the Policies Map is allocated as an edge of town centre allocation within the Local Plan. Proposals for the development of this site will be permitted where they are comprehensive, guided by an approved masterplan for the site and

a) Provide for an acceptable two way vehicular access road between Town End and Oxcroft Lane

b) Ensure the provision of pedestrian access and linkage between Cavendish Walk and the site

c) Provide for at least one Convenience retail store in excess of 1,200m2

d) Provide for other town centre related uses which may include retail, leisure, employment, residential or community facilities

e) Ensure that a suitable level of public parking is made available as part of the scheme

f) Give special consideration to the historic grounds and remaining building on the western side of the site, as identified heritage assets

g) Contribute to the planned Bolsover town cycle network through the provision of cycling facilities within the site

h) Contribute towards place-making through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood utilising public art as appropriate

i) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation

Figure 6A – Sherwood Lodge Edge of Town Centre Allocation

j) Mitigate the loss of the green space through a financial contribution to be towards the improvement of a green space within Bolsover Town

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan.

Clowne

6.57 In relation to Clowne town centre, its opportunities for expansion are provided for within the Clowne Garden Village strategic site (See Policy SS5). Apart from this, the Regeneration Framework identifies a number of issues that are mainly around connectivity. All of these issues are covered by other policies within the Plan or do not require Local Plan policies in order to bring them forward. They are

a. **New Civic Route** – Connecting community facilities within the town
b. **Connection** – From the town centre to the proposed Clowne Garden Village
c. **Enhanced connections** – Improvements to the Greenways; especially the Clowne Branch line
d. **Social Enterprise / Green Transport Hub** – New facility accommodating social enterprises and small organisations including Community Transport
e. **Clowne Linear Park** – Landscape enhancements to promote Linear Park as a natural leisure destination on the Bolsover Loop including improved gateways and connections
f. **Development of infill sites for small housing schemes** – Identification and bringing forward of small sites within the town centre for infill housing.

Shirebrook

6.58 The main focus of Shirebrook town centre is one of the largest market squares in England. However, whilst it has the potential to be a vibrant focal point and the 'heart' of the Town, the market itself is too small to occupy the available area and despite recent environmental improvements the square is not an attractive place to dwell.

6.59 The town centre has a considerable number of independent shops around the edge of the square, which adds character to the area, but their viability is undermined by retail developments elsewhere. The Regeneration Framework suggests that the surrounding buildings and the shop frontages can appear neglected.

6.60 Addressing these issues and re-imagining of the square holds the potential to support, sustain and grow the independent retail sector, to transform the image of the town and to offer an area where the community can come together.

6.61 Enhancing the town centre and improving the appearance and connectivity of the area is the main focus of the work. The identified issues are:

a) **Remodel and enliven Market Place** – Public realm redesign to create a more multifunctional and animated civic space that prioritises the centre as a destination offering, as well as retail, recreation, an evening economy and entertainment
b) **New pedestrian routes** – Improve routes, primary from the Town park to Sports Direct, secondary through Hollycroft Farm to the Town park
c) **Development of the Portland Road Site** – Suggested proposals for a new mix of uses including retail, higher density housing and leisure

d) New and enhanced Connections – Development of town links including missing links to Archaeological Way and Pleasley Vale

e) Main Street and King Edward Street Improvements – Long term conversion of shop units as they become available back into residential so retail is concentrated in Market Place. Narrow the carriageway to improve pedestrian movement

f) Bring forward development of infill sites – Bringing forward small sites within the town for infill housing, focusing on good quality rental properties or a community centre for new communities, and potential for developing a Park and Ride facility near the train station

g) Pleasley Vale Tourist Loop – Create links to Pleasley Pit Trail from Shirebrook town centre.

6.62 In general most of these do not require a specific Local Plan policy to enable them to be brought forward. However, the site at Portland Road has been allocated as an edge of town centre site for town centre uses, split into two parts:

a) Portland Road (west) is allocated specifically for retail use and has permission for a Lidl Foodstore.

b) Portland Road (east) is considered suitable for a range of town centre uses but is also protected green space including an equipped play area.

6.63 The Council is committed to encouraging development in support of its regeneration agenda. Whilst the Retail Study has not indicated a significant quantitative retail requirement, in qualitative terms the need for investment and regeneration in the area is clear. The Retail and Centres Study also indicates that in leisure terms, additional uses may have a need for a town centre location, but it is not necessary to allocate for this need.

6.64 Therefore an area to the south east of the town centre, as shown in Figure 6B is subject to policy WC7.

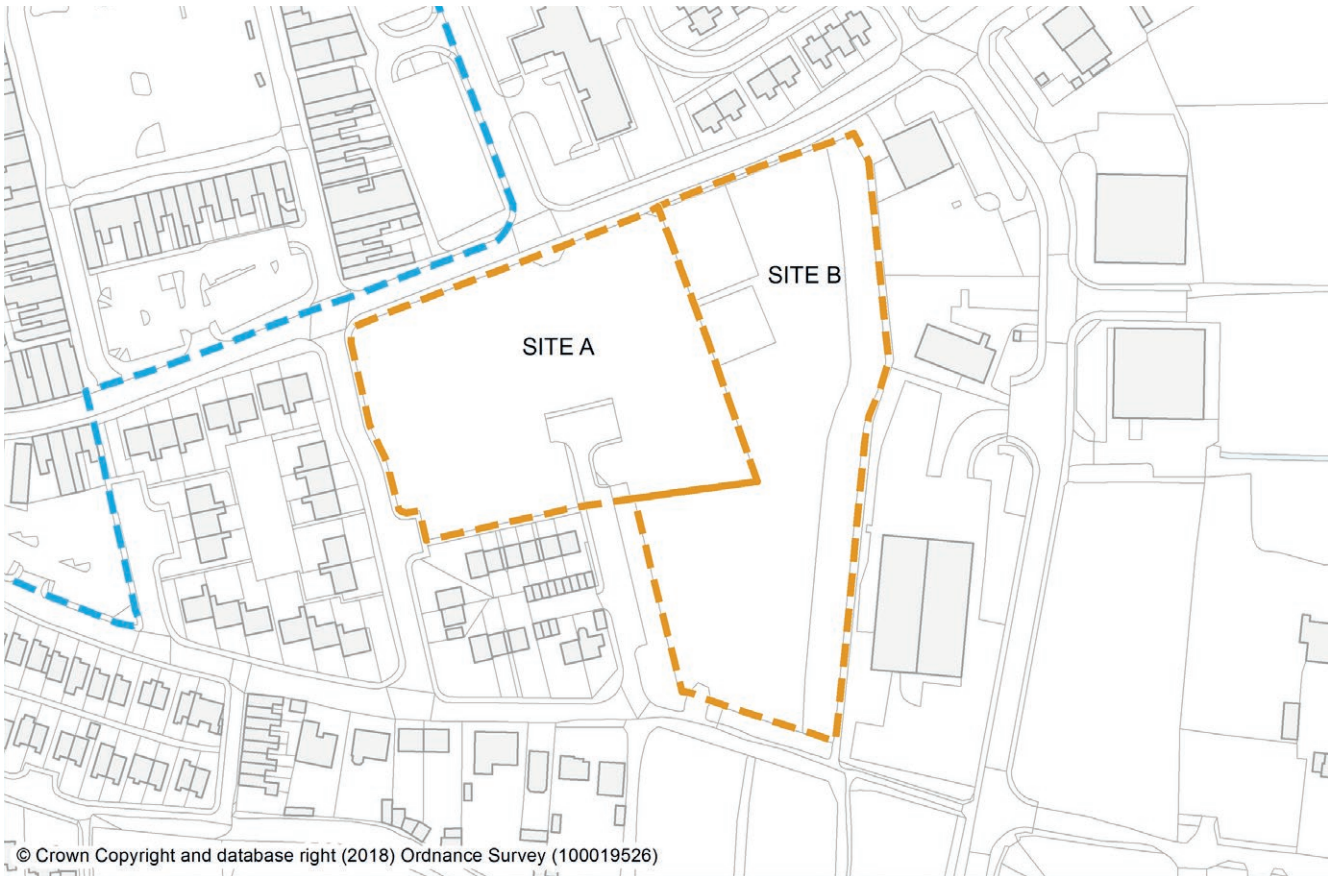


Figure 6B – Shirebrook Edge of Town Centre Allocations

Policy WC7: Shirebrook Edge of Town Centre Allocations

As part of the regeneration and redevelopment of Shirebrook town centre, the area known as Ashbourne Street / Portland Road, as indicated in Figure 6B and defined on the Policies Map is allocated as an edge of town centre allocation within the Local Plan. Proposals for the development of this area will be permitted where they provide for retail in respect of Site A, Portland Road (West), and town centre uses that could include retail, office, leisure, residential or other suitable town centre uses or community facilities in respect of Site B, Portland Road (East). Such proposals should also

a) Contribute towards place-making through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood utilising as appropriate public art

b) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation

c) Be able to clearly demonstrate their active contribution to the regeneration agendas set out in the Regeneration Framework

d) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation

e) Provide a replacement play area and provide a commuted sum to be agreed with the Council

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan.

South Normanton

6.65 South Normanton is the most southerly of the four towns. It is also one of the poorest performing shopping areas, based on our 2017 Study. Only 1.2% of the whole of the study area's convenience expenditure takes place in South Normanton; the same as in Bolsover; but only a fifth of the spending that takes place in Clowne.

6.66 At 2.1%, the amount of comparison shopping seems strong. However, this includes the East Midlands Designer Outlet; a major out of town clothing and comparison shopping destination; which is likely to be the major part of this expenditure and is divorced from the town centre by around 1.5 miles, the M1 and the A38 dual carriageway.

6.67 Like Bolsover, the most concerning statistic is that South Normanton only retains around 20% of its immediate catchment zone's convenience expenditure. This shows that whilst the centre is not playing a role in attracting shoppers from a wider area, it retains very little of the food shopping expenditure from the centre of the town.

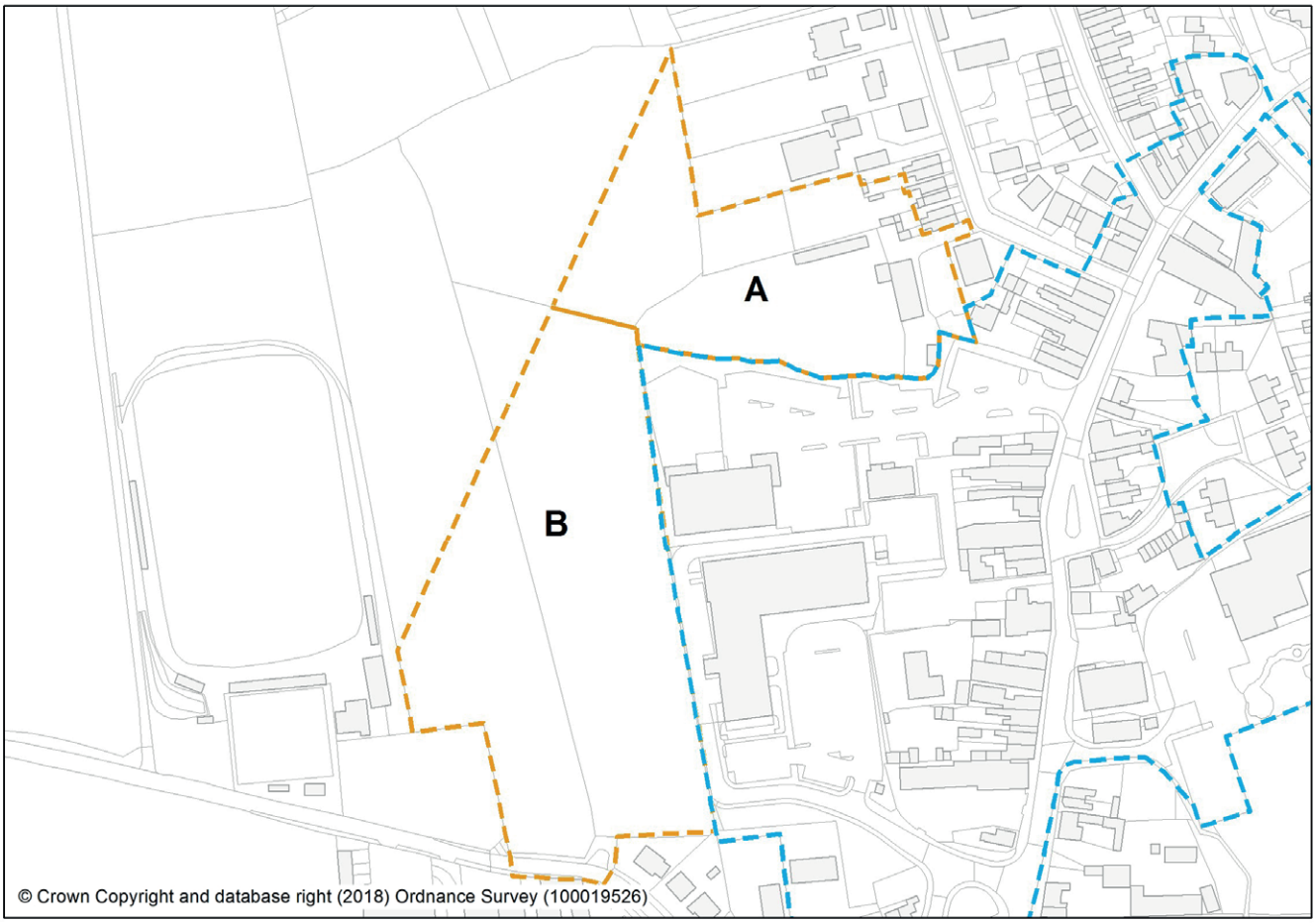
6.68 The Regeneration Framework, identifies 3 main village centre projects:

a) **Redesign and re-establish Market Place as the heart of the Village** – High priority urban design project and delivery to improve pedestrian movement and experience in the village centre, including improved signage and replacement of the Market Place clock

b) New and enhanced connections to greenways – Development of connections to the Blackwell Trail and upgrades along The Common and Alfreton Road to create a 'shared route'

c) Bring forward development of infill sites – Prioritise and promote development of brownfield and long term vacant sites in the village centre for diverse types and scales of housing

6.69 Whilst these projects are important in trying to lift the village centre, it is considered that in qualitative terms additional retail is needed to encourage the area to fulfil its role as a town. Therefore the Council are supporting the potential development of two edge of town centre allocations. Site A, to the west of Market Street and to the north of the Coop is allocated for new retail to help meet the Council's quantitative needs for convenience goods and its qualitative needs for both convenience and comparison goods. Site B, to the west of the Hub and to the north of Lees Lane is allocated for a range of town centre uses that could include retail, but also offices, leisure, residential, extra care, and community facilities, as shown in Figure 6C and addressed through Policy WC8. The development of these sites will need to take careful account of the nearby Rough Close Works and the Health and Safety Executive requirements in relation to their massing, orientation and materials of construction as required by Policy WC4.



Policy WC8: South Normanton Edge of Town Centre Allocations

As part of the regeneration and redevelopment of South Normanton town centre, the areas as indicated in Figure 6C and defined on the Policies Map are allocated as edge of town centre allocations within the Local Plan. Proposals for the development of this area will be permitted within:

Site A) for retail

Site B) for retail, office, leisure, residential (including Extra Care accommodation or community facilities)

Where they:

a) Contribute towards place-making through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood utilising as appropriate public art

b) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation

c) Comply with current Health and Safety Executive (HSE) land use planning guidance in relation to the nearby Rough Close Works

Hot Food Takeaways

6.70 In 2011 the Government published 'Healthy lives, healthy people: a call to action on obesity in England', which described the scale of the obesity epidemic and set out plans for action across England. Obesity is a complex problem that requires action from individuals and society across multiple sectors. One important action is to modify the environment so that it does not promote sedentary behaviour or provide easy access to unhealthy food. Takeaways are recognised as a source of unhealthy food.

6.71 Furthermore, research indicates that once a child or adolescent develops obesity they are more likely to remain obese through adulthood, have poor health and reduced life expectancy. According to the Health Profile 2017 for Bolsover District by Public Health England, by year 6 (10 - 11 year olds) over 20 percent of children in Bolsover are classified as obese and the estimated levels of adult excess weight are higher than the England average.

6.72 Using 2014 mid-year population estimates, Public Health England found that Bolsover District had 67 fast food outlets, giving it a density of 86.8 per 100,000 residents. This is higher than the East Midlands average (78.4) but lower than the England average (88.0).

6.73 Action on the food environment is supported by the NICE public health guidance, 'Prevention of Cardiovascular Disease'. NICE recommends restricting planning permission for takeaways and other food retail outlets in specific areas (for example, within walking distance of schools).

6.74 Furthermore, hot food takeaways can generate unacceptable levels of noise, vibrations, odours, traffic disturbance and litter and are often open late at night. It is therefore important that such uses are controlled or restricted to protect the residential amenity of occupiers living in close proximity to such establishments.

6.75 The NPPF says that planning should "take account of and support local strategies to improve health, social and cultural wellbeing for all" (paragraph 17), and it "can pay an important role in facilitating social interaction and creating healthy, inclusive communities" (paragraph 69).

6.76 A condition may be imposed which removes permitted development rights in cases where the size and / or location of the proposed hot food takeaway could undermine the district's retail hierarchy should a change of use occur. The Council is also considering further work alongside Public Health to develop a Supplementary Planning Document (SPD) to support / inform decision making in relation to fast food outlets and therefore aid the implementation of the policy.

6.77 Whilst it is recognised that this policy cannot have a retrospective impact on existing outlets, it can reduce the potential for saturation of outlets in locations near to schools and colleges. Therefore, it is seen useful to have a policy that will help limit the worsening of an identified issue by preventing proliferation of hot food takeaway outlets and preventing new outlets opening in undesirable locations if existing ones close.

Policy WC9: Hot Food Takeaways

Planning permission will be granted for hot food takeaways (use class A5) provided that

a) They are not within 400m* of an access point to any school or college

b) They would not harm residential amenity in terms of: noise, vibration, odour, traffic disturbance, litter or hours of operation

c) They address any concerns in relation to crime and anti-social behaviour

d) Within town centres, it can be demonstrated that the proposal will have a positive impact upon both the town centre's daytime and evening economies

Where Planning permission is forthcoming for hot food takeaways the following actions may be pursed to minimise impact:

a) *S106 contribution to support local healthy eating programmes*

b) *Conditions restricting opening hours during school term time, for example at the start/end of a school day; break and lunchtimes*

*400m radius around the proposal - based on an approximate ten minute walking time.

Tourism And The Visitor Economy

6.78 Tourism is a growth industry and an important component of the local economy. The district has a number of key tourist sites that are internationally recognised such as Bolsover Castle, Hardwick Hall and Creswell Crags. It is also in close reach of tourism destinations in other areas of the northern east midlands such as the Peak District and Sherwood Forest. In addition to this there are a number of smaller sites of tourist interest, and a number of sites which have largely unrealised tourist potential e.g. the trails network. By developing a connected network of Green Infrastructure, an attractive resource can be marketed to promote longer visits, overnight stays and visitor spend, thereby driving local regeneration and economic growth across the District. The proximity of this diverse range of archaeological, natural, built and industrial heritage to the M1 is a significant attraction.

6.79 In order to derive full benefit from tourism, there is a need to provide appropriate tourism infrastructure including hotels, visitor attractions, conference centres and interpretation facilities. Many tourists unfortunately do not spend more than a day in the district. Good accommodation would encourage more visitors to stay overnight, thereby increasing the amount of money spent in the district.

6.80 Recent planning permissions have been granted as extensions to existing hotels at Hotel Van Dyke, near Clowne for 101 bedrooms, and also in South Normanton at the Derbyshire Hotel (54 bedrooms), and the Premier Inn (18 bedrooms).

6.81 In settlements such as Bolsover and Creswell, the tourist economy could clearly play an enhanced role in economic regeneration.

6.82 It is important that tourism related development takes place in a sustainable manner, in ways that conserve the countryside and wherever possible enhance access by non-car modes. Directing the development of significant visitor accommodation (e.g. hotels and hostel accommodation) to the towns, emerging towns and large villages will help to achieve these aims.

6.83 There are also benefits that can accrue from allowing existing facilities to expand, or through the conversion or re-development of existing buildings. New tourist accommodation would be particularly welcome in Bolsover Town which has potential to develop its tourism role taking advantage of its natural and historic assets and convenient location near to the M1 motorway. The town provides a particularly suitable location for accessing a number of nearby tourist destinations as well as being convenient for Markham Vale Business Park.

6.84 In rural areas a flexible approach is required which supports small scale developments which can help provide local jobs. The Council would also wish to support where suitable the creation and provision of tourist facilities in terms of recreational or supportive uses such as activity centres and recreational opportunities.

Policy WC10: Tourism and the Visitor Economy

Support will be given to proposals which would provide facilities, opportunities or accommodation for visitors to the District, both in terms of business trips and tourism related visits. Such proposals would be particularly welcome in Bolsover Town.

Existing tourist facilities and infrastructure will be protected and enhanced including those at Bolsover Castle, Creswell Crags, Hardwick Hall, Stainsby Mill, Pinxton Canal, Pleasley Pit and the multi-user trails network.

The majority of new tourism facilities, not directly related to a specific tourist destination, will be directed towards the towns, emerging towns and large villages. Tourism proposals will be promoted and supported where

a) They contribute to the achievement of regeneration aims and objectives

b) Development is at a scale which is in keeping with local character and which preserves or enhances the quality of the natural and built environment

c) Visitor attractions that could attract large numbers of people are accessible by a choice of means of transport, and offer good access by non-car modes

Chapter 7 – Sustainable Communities

Introduction

7.1 In accordance with the NPPF, the issue of sustainability is central to the plan as is clear within Chapter 4 on the Spatial Strategy. Policy SS1 within Chapter 4 provides the over-arching policy in relation to the Sustainable Development of the District. This chapter focuses on the need for development to take place in accordance with the principles of sustainable development. It sets out the Council's proposed policies in relation to sustainable new development and design, climate change, and the district's natural and historic assets.

7.2 The planning system is underpinned by the principle of sustainable development. Government policy refers to sustainable development as being 'a golden thread running through both plan making and decision taking' (paragraph 14). At its core, sustainable development is an approach to development that looks to balance different, and often competing, needs against an awareness of the environmental, social, and economic limitations we face as a society. It's about meeting the diverse needs of all people in existing and future communities. Probably the most commonly used definition of sustainable development is from the Bruntland report 1987 which states:

"Sustainable development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs."

7.3 The Local Plan is about changing the district for the better. To help achieve this, the Local Plan sets out a positive approach to meet the development needs of the District. This approach is supported by the policies below.

Development Envelopes

7.4 In addition to the development of strategic and other sites allocated in the Plan, opportunities will come forward during the plan period for additional development. Such opportunities are likely to be small scale, possibly involving development on previously developed land or redevelopment of existing buildings.

7.5 Policy SC1 applies to development proposals within development envelopes as defined on the Policies Map. Development proposals outside of built up areas will be considered against Policy SS8 (Development in the Countryside). This approach complies with the plan-led approach advocated in national policy (NPPF); since the Local Plan has identified a housing provision for the District and, through allocations, sufficient land for the whole of the Plan period.

7.6 A key issue feature from all stages of consultation on the Local Plan was that residents of the District viewed the District's countryside as an irreplaceable asset, and that they had an overwhelming preference for new development to be focussed on brownfield land and existing settlements. Whilst our development requirements could not be met on brownfield sites alone, Policy SC1 aims to encourage suitable development within the district by directing growth towards the most sustainable settlements.

Policy SC1: Development within the Development Envelope

Development proposals on sites within the development envelope will be permitted, provided that the proposed development

a) Is appropriate in scale, design and location to the character and function of the area

b) Does not result in the loss of a settlement's last remaining community building or facility of that type unless it can be demonstrated that it is no longer viable

c) Is compatible with, and does not prejudice any existing or intended use of adjacent sites

d) Accords with other policies of this Plan, or Neighbourhood Plan if applicable

e) Would not have an unacceptable environmental impact

Sustainable Development

7.7 The design and construction of new developments is a complicated issue involving a number of factors and considerations. However, it can be seen as having two main aspects, sustainability and aesthetics. Policies SC2 & SC3 below reflect these elements. Taken together they form a blueprint for sustainable development in the district.

7.8 The sustainability of a design relates to the materials used, the resources required and the way in which the development will meet the challenges of climate change. To achieve sustainable development, the development industry needs to implement sustainable design and construction practices. It is generally acknowledged that designing-in sustainability measures at the outset of a development's design can minimise any additional perceived costs.

7.9 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants where possible to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Policy SC2 aims to help to deliver sustainable development in the district.

Policy SC2: Sustainable Design and Construction

The Council will permit proposals for new development, including extensions, where it

a) Promotes the efficient use of land and infrastructure, including developments which include a sustainable and complementary mix of uses

b) Mitigates and adapts to the effects of climate change

c) Supports and promotes the efficient use of energy and resources including renewable energy schemes, water management, waste minimisation and re-cycling, and water efficiency measures

d) Minimises levels of pollution, and protects and enhances the quality of natural resources including water, air, land and biodiversity

e) Has regard to flood risk, and does not put new development in areas liable to flood or existing settlements at increased risk of flooding

f) Adopts sustainable drainage principles and avoids detrimental changes to the characteristics of groundwater drainage and surface water run-off, and protects the capacity of natural surface water drainage systems and access to them for maintenance and improvement

g) Makes use of locally sourced sustainable, quality materials appropriate for the development and its surroundings including recycled materials wherever feasible

h) Protects and enhances the character and quality of local landscapes and the wider countryside

i) Protects and enhances the distinctiveness, character, townscape and setting of settlements

j) Conserves and enhances heritage assets and their setting

k) Supports the provision of essential public services and infrastructure

l) Has regard to the mineral assets and mineral safeguarding areas: and the waste strategies of Nottinghamshire, and Derbyshire Mineral and Waste Local Plans County Councils

m) Ensures that development takes account of any coal mining related land stability and / or other public safety risks and proposes any necessary remediation or treatment measures

n) Ensures that any development on brownfield sites affected by contamination is remediated

o) Ensures that development does not increase Health and Safety risks either for future occupiers or nearby occupiers (for example by radon gas)

p) Is not in close proximity to hazardous substances, or hazardous substance zones, unless it can be proved that there would be no risk to the potential users of the proposed development, and it would not undermine the operation and potential expansion of existing hazard sites

Delivering Quality Places



7.10 Successful places tend to be those that have a distinct identity or sense of place. Good design and the creation of attractive places are not just about how buildings look. It is also about taking the opportunities available for improving the character and quality of the area as well as the way it functions as a place. Respect needs to be given to local character and context, the quality of the buildings and the spaces around them, both public and private. Good design can also help to improve quality of life, equality of opportunity and economic growth. All development should contribute positively to the creation of well-designed buildings and spaces and aid resilience to the impacts of climate change.

7.11 The Sustainable Community Strategy identifies safer communities as one of its top priorities. The Local Plan recognises that the design of buildings and space can make a significant contribution towards reducing opportunities for crime, and the creation of more pleasant and reassuring environments. Therefore, care must be taken, with the design and layout of new developments.

7.12 Local Plan policies seek to protect environmental assets, and ensure that development in an area enhances and protects its local distinctiveness. At a wider scale, the Plan encourages proposals that are designed to assist vitality and create a definable 'sense of place' in communities and neighbourhoods. At the level of individual developments the Plan promotes buildings that are sustainable in construction and also in use.

7.13 The Council's adopted Interim Supplementary Planning Document, 'Successful Places: A Guide to Sustainable Housing Layout and Design', notes that there is link between the quality of housing and the ability of places to attract and retain businesses and employees. However, it is not just the calibre of housing that matters. The quality of places and the quality of life that they offer is just as important. Quality of place therefore plays a direct and central role in supporting local economic competitiveness.

7.14 The design quality of new development is therefore very important, and policy SC3 promotes the key objectives of design. Further detailed guidance in relation to housing design can be found in the Supplementary Planning Document referred to above. Policy SC3 aims to ensure a high quality sustainable built environment. To achieve this objective the Council may request that major proposals or schemes in particularly sensitive locations be referred to an independent external Design Review Panel. Where relevant the Council expect any recommendations from the Panel to be taken into consideration and inform the final scheme design.

Image: Housing at Clowne

Policy SC3: High Quality Development

Development will be required to achieve a high quality of design in terms of place making, buildings and landscaping.

Proposals for development will be permitted provided that they

a) Create good quality, attractive, durable and connected places through well designed locally distinctive development that will integrate into its setting

b) Respond positively to the context and contributes to local identity and heritage in terms of height, scale massing, density, layout and materials

c) Protect important local and longer distance views of important landmarks or landscapes, such as Bolsover Castle, Creswell Crags, and Hardwick Hall and Estate

d) Promote vibrant mixed use proposals that support the vitality of the communities where opportunities arise

e) Provide a positive sense of place through well designed streets and spaces which are safe, attractive and appropriate to their context

f) Take account of the need to reduce opportunities for crime and the fear of crime, disorder and antisocial behaviour, and promote safe living environments

g) Provide streets and spaces that are shaped by buildings, clearly defined boundaries and incorporate recognisable vehicular and pedestrian routes

h) Provide appropriate access for people with physical and/or mobility difficulties to both individual buildings and the wider built environment

i) Address opportunities for biodiversity, conservation, and enhancement ensuring that local semi-natural features including watercourses are created or enhanced as integral parts of development

j) Accord with and respond to the established character and local distinctiveness of the surrounding landscape

k) Create conditions for active travel choices through provision of connected places that are easy to move around, integrated with their surroundings and which facilitate access through sustainable forms of transport including walking, cycling, and bus and rail public transport

l) Promote the health, economic and social well-being, amenity and safety of the population, through both overall design; and the provision of open and public spaces

m) Incorporate opportunities for sport and physical activity*

n) Ensure a good standard of amenity is maintained for the occupants of existing neighbouring properties as well as the future occupants of new development, including levels of privacy and light, position and avoiding overbearing relationships and the provision of adequate amenity space

All proposals in excess of 1,000 sq metres floorspace, 1 hectare in land area or 10 dwellings, should demonstrate a design led approach which demonstrates an understanding of site context, constraints and opportunities, and use of this information to develop conceptual ideas and design responses.

All proposals in excess of 10,000 sq metres floorspace, or 100 dwellings, or 3 hectares in land area should make provision for new works of public art which enhance the local sense of place, and are designed and established, with the engagement and support of the local community.

* see *www.sportengland.org/facilities-plannin/planning-for-sport/planning-tools-and-guidance/active-design/*

Comprehensive Development

7.15 Large developments are often brought forward in phases. This means that the proposed facilities and mix of uses can change over time. Policy SC4 aims to ensure that what is delivered reflects the approved masterplan or outline planning permission on which the overall strategy of this Plan depends.

7.16 The policy also seeks to ensure that a site's layout does not stop adjoining land from being developed which may otherwise be suitable. Other aims of the policy are to avoid piecemeal development and to ensure that schemes are not designed in a way which means planning obligations are avoided, for instance by applying in phases so that S106 requirements are not triggered.

7.17 The strategic sites proposed in Chapter 4 are expected to make major contributions to the District's housing requirements over the plan period. It is important therefore that these sites are brought forward in accordance with the outline planning permissions, on which assumptions within this Plan are based.

7.18 In addition there are a number of other sites where it is important that the relevant masterplan, outline planning permission or development briefs is followed. This helps ensure: the proper integration of green infrastructure and open space throughout a scheme; the provision of facilities and resources; and, that early phases provide proper access and servicing opportunities for the future development of the site. Policy SC4 aims to ensure a joined up approach to the development of large sites.

Policy SC4: Comprehensive Development

Unless viability indicates otherwise, proposals to revise an existing planning permission, or which vary the council's plans for a particular allocated site, will be permitted provided that they maintain or enhance

a) The required levels of necessary infrastructure and facilities

b) The balance of uses, where applicable

Proposals will be supported where they do not prejudice the comprehensive delivery of development sites and assist in the provision of any necessary physical, social or environmental infrastructure. Any new or revised development proposal will be granted permission if, through its design and layout, it does not

a) Preclude the development of adjoining land with longer term potential;

b) Lead to poorly planned or inappropriate piecemeal forms of development

c) Seek to avoid planning contributions by limiting the size of the development to avoid relevant thresholds

On large sites (3 hectares or more) a masterplan will be required to be submitted as part of any planning application. This should show how the site as a whole will be comprehensively planned and developed in line with agreed design and development objectives, including phasing and the cumulative infrastructure needs.

Change Of Use And Conversions



7.19 The re-use and adaptation of existing buildings can be considered as a sustainable form of recycling, creating something new, whilst maximising the value of the existing infrastructure and the resources that went into the original building.

7.20 Such activities help to reduce the need for greenfield sites for new development; diversify the range and type of development; and, stem the gradual deterioration of the fabric of the buildings. Vacant buildings are often prone to vandalism and dereliction, which can detract from the visual amenity of the surrounding area.

7.21 The re-use or adaptation of agricultural and other rural buildings for new uses is generally acceptable provided that the proposal is in accordance with other policies within the plan (countryside and Green Belt if applicable) and their form, bulk and general design are in keeping with their surroundings. However, where buildings in the countryside have either become so derelict that re-use is only possible following complete or substantial reconstruction or their construction and materials are such as to require considerable alteration to make the building suitable for residential use, the proposal will be assessed as if it were for an entirely new development in the countryside.

7.22 It is important to ensure that in allowing the re-use and adaptation of agricultural and rural buildings, the changes that are made do not have a detrimental impact upon the character of the building or the surrounding area in which they are situated. Additionally such buildings provide ideal habitats for protected species such as bats and barn owls which must be protected.

7.23 In some cases, planning permission may not be required for a change of use or conversion, but where it is, policy SC5 will apply.

7.24 Proposals for conversion should respect local building styles and materials. The building should be large enough for the proposed use and not require significant enlargement or alteration. It should also be structurally sound and capable of conversion without the need for major rebuilding. Buildings that have become so derelict that they could be brought back into use only by complete or substantial reconstruction are not considered to come within the terms of these guidelines for conversion or change of use. Attention will also be given to proposals for the curtilage of the building to ensure that they do not have a detrimental impact upon the surrounding area.

Image: Unconverted barn in Bolsover

7.25 In rural areas, the re-use of existing buildings can assist in employment diversification and usually requires only limited adaptation. This type of re-use of buildings provides genuine farm diversification, helping to ensure continued income for the farm enterprise and is preferable to residential conversion which has only a minimal impact on the rural economy.

7.26 Any new residential use in the countryside will need to be sympathetic to the rural character of the immediate area. The residential curtilage around newly converted buildings can itself have a harmful effect on the character of the countryside. This is particularly true in Green Belt and Special Landscape Areas where such urbanisation and changes to the character of the countryside are contrary to the policy objectives for these areas. Similar considerations apply for all changes of use within these areas.

7.27 Change of use can also apply to land as well as buildings, for example the change of use of agricultural land to a recreation ground or domestic garden. Although this does not involve any physical structures or buildings it can still affect the appearance and character of an area, especially in the open countryside. Policy SC5 aims to ensure that new uses and development assimilate with their surroundings.

Policy SC5: Change of Use and Conversions in the Countryside

Where planning permission is required, proposals for the conversion of an existing building or structure, or the change of use of land, to a new use, will be permitted provided they comply with all of the following criteria:

a) The building is worthy of retention, structurally sound and capable of conversion without substantial reconstruction

b) The conversion or change of use, is in keeping with the original character of the building or land and enhances the fabric and character of any adjacent buildings, or the landscape character type generally

c) The number of units and/or density of development is appropriate to the building's location

d) The building would have an existing curtilage or a curtilage can be created which does not adversely affect the landscape character type, the building itself or any adjacent structure

e) Utilities can be provided and the building has adequate access to a metalled road without creating traffic hazards and without involving road improvements incompatible with the character of the area

f) The development proposed does not add to flood risk concerns.

Renewable And Low Carbon Energy

7.28 Climate change is now a widely accepted scientific fact, and everyone has a part to play in reducing its impact. The Government wants to increase the amount of energy from renewable and low carbon technologies to make sure that the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Renewable energy sources are key to a sustainable, economic and environmental future. The development of clean sources of electricity is essential to cutting down carbon dioxide emissions, a major contributor to climate change and global warming.

7.29 The UK Renewable Energy Road map 2011 ('The Roadmap') outlined the UK Government's commitment to increasing the use of renewable energy. The 2013 update to the roadmap explained that the Government remains committed to cost effective renewable energy as part of a diverse, low carbon, and secure energy mix. Alongside gas and low carbon transport fuels, nuclear power and carbon capture and storage renewable energy provides energy security, helps us to meet decarbonisation objectives, and brings green growth to all parts of the UK.

7.30 National guidance sets out the Government's commitment to facilitating the development of renewable energy sources, but recognises that this must be consistent with protecting the local as well as global environment. In particular, care should be taken in assessing proposals for renewable energy projects in sensitive, designated areas.

7.31 The District can play a part both in meeting the national and regional targets for energy use reduction and improving the quality of life in the district. Policies on energy are underpinned by the following hierarchy:

a) To reduce the need for energy

b) To use energy more efficiently

c) To use renewable energy

d) Any continuing use of fossil fuels to be clean and efficient for heating and co-generation

7.32 The District Council also recognises that different energy technologies and CO_2 reduction strategies will suit different parts of the District and different types of development. In some cases better CO_2 savings are achieved at less cost by improving a building's fabric rather than by generating energy use from renewable energy technologies, this is reflected in Policy SC3 above.



Image: Solar panels in Bolsover

7.33 A Renewable Energy and Low Carbon Study for Bolsover District was completed in May 2009. It identified areas of the district where wind speeds are sufficient to encourage wind turbine activity. However, these areas also have high landscape value and would affect the setting of heritage assets. More recently government policy has been less favourable towards on-shore wind turbine development where communities oppose schemes on valid planning grounds, and changes to funding have made commercial wind turbines less attractive as investments. Therefore the plan does not identify suitable areas for wind turbine development.

7.34 In the last few years, four sites have been granted planning permission, for solar photovoltaic farms on sites that range between 9 and 12 hectares. The Council will continue to support applications for large scale ground-mounted solar photovoltaic farms, on brownfield land or Grade 4 and 5 Agricultural land, subject to meeting the following policy.

Policy SC6: Renewable and Low Carbon Energy

Development proposals for the generation of renewable energy (except large wind turbines) will be granted unless either individually or cumulatively with other renewable energy development, there would be

a) Significant harm to the visual appearance and character of the area

b) Significant harm to the amenity of local residents, either individually or cumulatively with other renewable energy development particularly from noise, dust, odour, traffic or visual intrusion

c) Significant harm to the ecology of the area, in particular in relation to protected species and to any sites of biodiversity value, ancient woodland, and veteran trees

d) Significant harm to the historic environment, including the effect on the significance of heritage assets and their setting and important views associated with valued landscapes and townscapes

e) Significant adverse impacts on airport radar and telecommunications systems

Where significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, planning permission will be refused.

In determining planning applications for renewable energy generation, significant weight will be given to the achievement of wider environmental and economic benefits.

Proposals should include details of associated developments including access roads and ancillary buildings; and transmission lines which should be located below ground wherever possible in order to reduce the impact on the open countryside. Planning applications will also need to include a satisfactory restoration scheme which will be implemented following decommissioning.

Major new developments will be expected to connect to or be designed to connect in the future to district or community heating networks where appropriate. Where no district heating scheme exists or is proposed in the proximity of major development the potential for developing a new scheme on site should be explored and pursued where feasible.

Proposals for large scale photovoltaic solar panels on Grades 1, 2 and 3a. Agricultural Land will only be permitted under exceptional circumstances.

Flood Risk And Sustainable Urban Drainage Techniques



7.35 Increased flooding can be a consequence of global warming. Increased flood risk can be caused in one area by development taking place in another. Development must therefore take careful account of where these issues could arise, and how to mitigate them. Key parts of the Council's evidence base in this regard are

a) Strategic Flood Risk Assessment (March 2009) Undertaken jointly with the neighbouring authorities of Chesterfield Borough Council and North East Derbyshire District Council

b) The Bolsover Outline Water Study (October 2010)

7.36 National policy is clear that planning policy should minimise vulnerability and provide resilience to impacts arising from climate change. As a principle, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

7.37 The Strategic Flood Risk Assessment classified all land within the District into one of four Flood Zones. This classification has been undertaken at the strategic level and is intended primarily for guidance purposes in the overall planning process. Flood Zone 3 is shown on the Policies Maps. Flood Zone 3 includes both land with a high probability of flooding (3a) and the functional floodplain (3b). This information has been taken from the Environment Agency website dated July 2018. The Council advise that developers check the Environment Agency website for the most up-to-date flooding information concerning both fluvial and surface water flooding.

7.38 Bolsover District contains the headwaters of the River Poulter and tributary headwaters of the Rivers Meden, Doe Lea, Erewash, and Amber. It lies within the Humber River Basin District (as defined for the Water Framework Directive), and its catchments are covered by the Trent and Don Catchment Flood Risk Management Plans (CFMPs).

7.39 The Outline Water Cycle Study concludes that if assessed properly and mitigated, flood risk should not constrain development in Bolsover. However, it identifies two locations where flood risk needs to be carefully managed at South Pinxton, where there has been recurring flooding, and along the Doe Lea Valley. The Study recommends that the Council pursues a sequential approach to development to avoid new development in areas of flood risk.

Image: Swale at Clowne

7.40 Derbyshire County Council is responsible for coordinating the management of flood risk related to surface water across Derbyshire and is the Lead Local Flood Authority (LLFA).

7.41 The Water Cycle Study recommended that the Local Plan included policies that promote sustainable drainage techniques, rather than using traditional piped systems. Sustainable Urban Drainage Systems (SUDS) mimic natural drainage by reducing the amount and rate of water flow following rainfall, therefore reducing the risk of surface water flooding.

7.42 Sustainable Urban Drainage Systems have several other benefits such as removing pollutants from urban run-off at source, ensuring that new developments do not increase flood risk downstream, and combining water management with green space which can increase amenity, recreation and biodiversity value. Sustainable Urban Drainage Systems (SUDS) can also be used to assist flood management from new and existing developments with respect to surface water drainage discharges. Furthermore, SUDS are cost effective, environmentally and aesthetically attractive solutions with low environmental impact that allows surface water run-off to be released slowly back into the environment. The inclusion of Sustainable Urban Drainage Systems should be done at the earliest stages of the process to ensure that they are successfully designed, built and maintained.

7.43 The aim of policy SC7 below is to appropriately manage flood risk from all sources, and encourage the use of Sustainable Urban Drainage Systems to help achieve this.

Policy SC7: Flood Risk

All development proposals will be required to consider the effect of the proposed development on flood risk, both on-site and off-site, commensurate with the scale and impact of the development. All developments shall have regard to Environment Agency standing advice for flood risk assessment. This should be demonstrated through a Flood Risk Assessment (FRA), where appropriate. Development will not be permitted unless:

a) In the functional floodplain (flood zone 3b), it is water compatible or essential infrastructure

b) In flood zones 2 and 3a, it passes the Sequential Test, and if necessary the Exceptions Test, as required by national policy

c) In flood zone 1, it can be demonstrated for sites over 1 ha. in area through an FRA that the development, including access, will be safe, without increasing flood risk elsewhere and where possible will reduce flood risk overall

Surface Water Flood Risk

d) There is no net increase in surface water runoff for the lifetime of the development on all new development. Run off rates for development on greenfield sites should not be exceeded, and where possible should be reduced from existing. Run off rates for development on previously developed land should be reduced from the current rate of surface water runoff where feasible. Surface water runoff should be managed at source wherever possible, avoiding disposal to combined sewers

e) Part of the development site is set aside for surface water management, and uses measures to contribute to flood risk management in the wider area. Such measures should supplement green infrastructure networks, contributing to mitigation of climate

change and flooding, as an alternative or complementary to hard engineering

f) The development incorporates a Sustainable Urban Drainage System (SUDS) to manage surface water drainage, in accordance with national SUDS standards, unless it is proven that SUDS are not appropriate in a specific location. Where SUDS are provided, arrangements must be put in place for their whole life management and maintenance

The Council will seek opportunities to reconnect sites to their floodplain and remove problems from the drainage network and increase the capacity of the floodplain, wherever this can be achieved safely, in connection with new development.

Where improvement works are required to ensure that the drainage infrastructure can cope with the capacity required to support proposed new development, developer contributions will be required in accordance with Policy II1 (Developer Contributions).

Protection Of Natural Resources

7.44 One of the fundamental principles of sustainability is the management of natural resources in a prudent manner for the benefit of future generations. Air, water, soil, fossil fuels and minerals are all vital natural resources which we depend. Development can have direct and indirect impacts on these critical resources. Direct impacts, for example, include the loss of agricultural land to built development. Indirect impacts include increased pressure on water systems. It is therefore important in the interests of sustainability and the wider environment to manage the impact of development on natural resources.

7.45 The Lowland Derbyshire Biodiversity Action Plan sets out a range of priority and secondary habitat types that need to be maintained, restored, and expanded within the district. These include: calcareous grassland; woodland; lowland meadow; and wetlands.

7.46 The Council will work with its partners, including the County Council, the Environment Agency, water companies, developers and landholders to manage pressures on natural resources. The policies below aim to ensure that natural assets are used prudently and pressures on them are managed.

Landscape

7.47 The NPPF states that Local Plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. Where appropriate, landscape character assessments should be prepared.

7.48 The landscape character of Bolsover District is varied and contrasting; primarily influenced by the underlying geology. The district encompasses two distinct areas of landscape; the Derbyshire Coalfield in the west and south and the Magnesian limestone plateau in the north and east. A detailed description of the landscape character of the district can be found in the Landscape Character of Derbyshire publication produced by Derbyshire County Council. The Derbyshire Landscape Character Assessment subdivides the district into 7 Landscape Character Types (LCT) over 2 National Character Areas.

National Character Area	Landscape Character Type
Nottinghamshire, Derbyshire and Yorkshire Coalfield (Character Area 38)	Estate Farmlands Wooded Farmlands Coalfield Village Farmlands Coalfield Estate lands Riverside Meadows
Southern Magnesian Limestone (Character Area 30)	Limestone Farmlands Limestone Gorges



7.49 Each Landscape Character Type has its own specific sensitivity to development. The Southern Magnesian Limestone is characterized by discrete towns and villages set amidst arable fields with the unifying influence of the Magnesian limestone providing a locally distinctive building material. Although many of the settlements associated with former collieries have expanded in size, beyond settlement boundaries the landscape remains essentially rural in character. The limestone plateau is essentially an open, upstanding landscape with prominent views through the landscape and to lower lying landscapes to the east and the west.

7.50 In considering development proposals within the Limestone Farmlands Landscape Character Type, it will be important to maintain this intimate visual relationship between settlement and countryside and protect the key characteristic of a nucleated settlement pattern. In addition the escarpment to the limestone plateau (Wooded Farmlands Landscape Character Type), and the strong ridgeline this creates, is visually prominent from many vantage points to the west including the M1 corridor. Development along this slope or the ridgeline will be extremely visible over large areas and has the potential to create significant adverse effects. Although the gorges are visually contained, there is generally a lack of built development associated with them creating the perception of an extremely natural

Image: Five Pits Trail

and tranquil landscape. In order to maintain this key characteristic new development will be resisted within the gorges and their setting.

7.51 The Coalfield Landscape Character Type has more varied components, and consequently is more visually diverse. The visual character can be summarised as:

a) **Estate Farmlands** – open landscape with long distance views through the landscape. General lack of trees and woodland.

b) **Wooded Farmlands** – undulating, well wooded landscape along the limestone escarpment with filtered or limited views through the landscape.

c) **Village Farmlands** – variable landscape with views often blocked or filtered by landform and trees. Villages often located on visually prominent ridgelines.

d) **Coalfield Estate lands** – prominent tree cover often restricts views through the landscape. Settlement visually dominant where visible.

e) **Riverside Meadows** – flat landscape along valley floors with variable visual characteristics relating to tree cover. Settlement often visible on ridges above valley sides.

7.52 Policy SC8 which follows, aims to ensure new development respects its landscape setting.

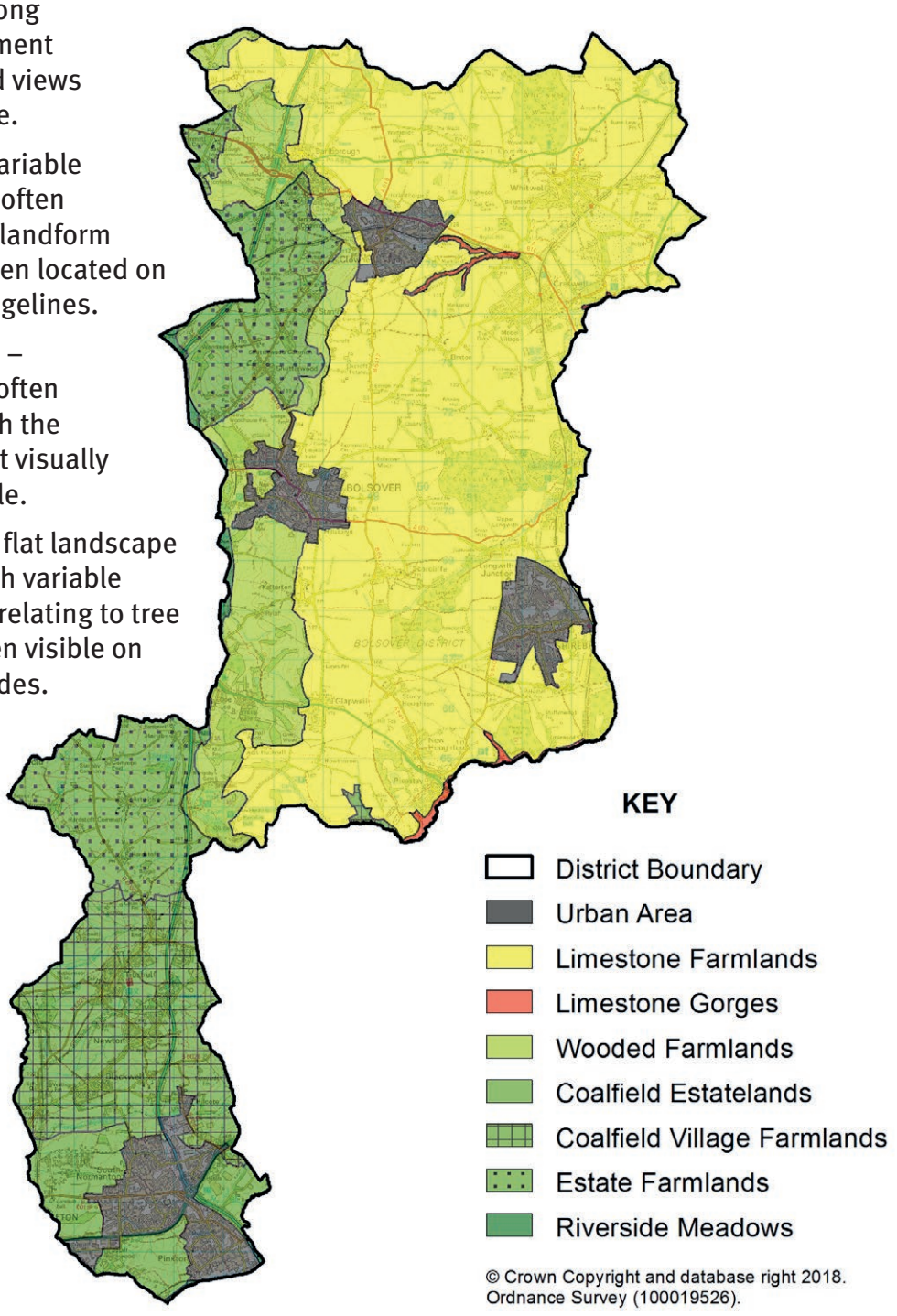


Figure 7A: Landscape Character Map of Derbyshire

Policy SC8: Landscape Character

Proposals for new development will only be permitted where they would not cause significant harm to the character, quality, distinctiveness or sensitivity of the landscape, or to important features or views, or other perceptual qualities such as tranquillity unless the benefits of the development clearly outweigh the impacts.

Development proposals should have regard to the Derbyshire Landscape Character Assessment and the Areas of Multiple Environmental Sensitivity' and contribute, where appropriate, to the conservation and enhancement, or restoration and re-creation of the local landscape.

Biodiversity & Geodiversity

7.53 The NPPF requires local authorities to set out a strategic approach to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and that they should set out policies in the Local Plan against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged.

7.54 Biodiversity is defined as the variety of life-forms and the role that they play in the natural world. It includes all species of plants and animals and the natural systems that support them. A healthy site, rich in wildlife is said to be 'bio diverse'. Biodiversity is a core component of sustainable development, underpinning economic development and prosperity, and has an important role to play in developing locally distinctive and sustainable communities. Healthy environments and attractive landscapes provide pleasant places for people to live and work. They can help to attract inward investment.

7.55 Bolsover District has a rich array of environmental assets. The quality and diversity of these assets add to the character that helps to make the district so distinctive. The District has six nationally important sites designated as Sites of Special Scientific Interest (SSSI'S), either wholly or partly within its boundaries. These have been designated either because of their ecological interest or their geological interest. In addition, the district has 3 local nature reserves and 119 local wildlife sites have been designated by the Derbyshire Wildlife Trust as Local Wildlife Sites. Of these three are also designated as Local Nature Reserves – Rowthorne Trail, Doe Lea and Pleasley Pit Country Park. Whilst the Council's Annual Monitoring Reports (AMR) record that some habitats are being improved through conservation measures, some threats to particular species and habitats remain. The SSSI's, Local Nature Reserves, and Local Wildlife Sites are shown on the Policies Maps.

7.56 Over recent years, it has been recognised that we need a step-change in nature conservation action if we are to halt biodiversity loss and begin to make good the historic losses. The Lawton Review: 'Making Space for Nature': a review of England's wildlife sites and ecological networks (September 2010) suggested that to achieve this we need to look towards creating large, robust networks of connected, high quality habitats creating and restoring functioning ecosystems. The Natural Environment and Rural Communities Act, Section 4 (October 2006) introduced a Biodiversity Duty. This imposes a duty on Local Authorities to have regard to conserving biodiversity. This can include restoring or enhancing a population or habitat.

7.57 To help meet this duty, The Lowland Derbyshire Biodiversity Action Plan (or BAP) has been produced. This identifies the most important species and habitats in Derbyshire

outside the Peak Park. It highlights what wildlife does or should occur in the area, and it describes the main actions and measurable targets needed to protect and enhance the key biodiversity of that area for the future. The Lowland Derbyshire area has been divided into eight Action Areas. Bolsover District includes all of Action Area 1 the Magnesian Limestone area, the western edge of Action Area 2 which relates to the Rother and Doe Lea Valleys, and the north eastern part of Action Area 4 the Erewash Valley. The locations of these areas are shown on the following map.

7.58 It is useful to compare Figures SC1 & SC2, as it becomes clear that the biodiversity action areas are very similar to, and indeed based upon, the landscape character areas. Basically the main difference between the landscape and biodiversity areas is that the Coalfield Landscape Character Area has been divided into two. This is because the Biodiversity Action Areas of Erewash Valley and The Rother & Doe Lea Valleys have been created as two separate entities from the larger landscape unit, despite having very similar landscape characteristics. They have simply been divided along the watershed between the southerly flowing Erewash and the northerly flowing Rother and Doe Lea rivers.

7.59 For each action area, the Biodiversity Action Plan provides a description, specific targets to guide delivery, information on current challenges and opportunities, and a list of existing or future biodiversity projects likely to be operational before 2020.

7.60 The Local Plan can best support biodiversity by ensuring that robust protection is given to natural heritage through measures to encourage, promote and facilitate better management, habitat enhancement and site expansion and improved site connectivity. Policy SC9 aims to improve the physical and natural sustainability of the area in the face of biodiversity loss and climate change. It will also improve the attractiveness of the area for people to live, work, study and visit.

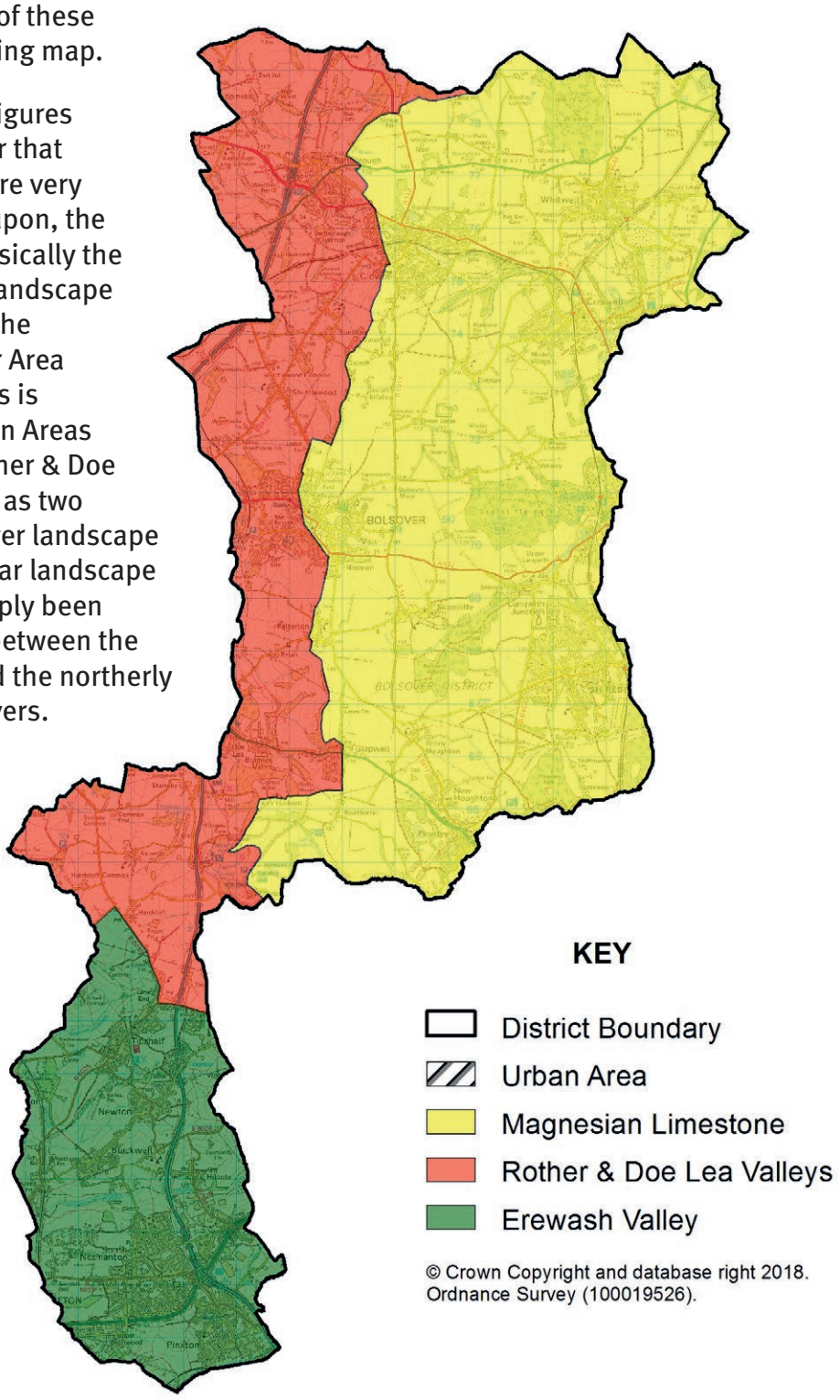


Figure 7B: Lowland Biodiversity Action Plan: Action Areas

Policy SC9: Biodiversity and Geodiversity

Development proposals should seek to conserve and enhance the biodiversity and geodiversity of the District and to provide net gains where possible. Proposals for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity.

Development proposals will be supported where significant harm to biodiversity and/or geodiversity resulting from a development can be avoided or, if that is not possible, adequately mitigated and where it can be clearly demonstrated that there will be no

a) Adverse impact on the conservation status of key species as set out in the 'UK Post-2010 Biodiversity Framework or the Lowland Derbyshire Biodiversity Action Plan

b) Harm to nationally and regionally designated sites, such as the Regionally Important Geological Sites (RIGS), or Sites of Special Scientific Interest (SSSI's) in the district

c) Harm to locally designated sites including Local Wildlife Sites and Local Nature Reserves (LNRs)

d) Loss or deterioration of a key habitat type, including irreplaceable habitats

e) Harm to the integrity of linkages (primarily wildlife corridors and the stepping stones that connect them) between designated sites and key habitats

The weight given to the protection of nature conservation interests will depend on the national or local significance and any designation or protection applying to the site, habitat or species concerned.

Where development proposals do not comply with the above they will only be supported if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and/or geodiversity and there is no satisfactory alternative with less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity and, where possible, provide a net gain.

Development proposals where the principal objective is to conserve or enhance biodiversity or geodiversity and deliver a net gain for such objectives will be supported in principle where this accords with other policies in the Local Plan. To secure opportunities for biodiversity improvement, including features that will help wildlife adapt to climate change, relevant development proposals will be required to include proportionate measures to contribute, where possible, to a net gain in biodiversity and/or geodiversity, through the creation, restoration, enhancement and management of habitats and features including measures that help to link key habitats.

Approaches to secure improvements could be achieved through either:

i) On-site and / or off-site provision linked to development in accordance with the council's greenspace and play provision policies

ii) Provision of compensation, such as biodiversity offsetting

The biodiversity, geodiversity, and local ecological networks referred to in this policy are shown on the Policies Maps.

Trees, Woodland And Hedgerows



7.61 Trees, woodland and hedgerows are key features that can define landscape character and contribute to the quality and enjoyment of the environment. They have ecological, amenity, recreational and commercial value. They are a significant element in the landscape of many parts of Bolsover, but are subject to continuing loss through pressures of development, changing agricultural practices and natural ravages. Hedgerows especially, are an important wildlife habitat that has suffered a marked decline. Hedgerows are valuable to biodiversity both as a habitat and as a link between separate areas of habitat.

7.62 This importance is reflected in the Lowland Derbyshire Biodiversity Action Plan, which is based around landscape types. It aims to deliver gains for priority habitats and species within each landscape type.

7.63 Hedgerows and mixed deciduous woodland are found across the district, and are UK priority habitats. Wood pasture and parkland (including veteran trees) are important local habitats across the district.

7.64 Within the type of landscapes that make up Bolsover district, key actions include:

a) The maintenance, restoration and expansion of woodland

b) Increasing woodland to increase connectivity between habitats

c) Increasing connectivity between habitats using hedgerows

7.65 The Council can protect selected trees and woodland in the interests of amenity by the making of Tree Preservation Orders (TPOs). The Council will seek to make Tree Preservation Orders where trees that contribute to local amenity and local character are at risk. These Orders control the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of trees. All trees over a certain size within Conservation Areas have statutory protection and owners of trees in Conservation Areas are required to give prior notification to the Council of their intention to fell or carry out works to trees.

7.66 Anyone wanting to fell or undertake works on a tree should first check with the Planning Department to see if the tree is protected. It is a criminal offence to damage or fell a protected tree. In assessing applications for the felling or works to a TPO tree, the

Council will take into account the health and balance of the tree, its general appearance and the contribution it makes to the local environment.

7.67 On a larger scale, a further means of control is via the issuing of felling licences from the Forestry Commission. The Council is consulted on such applications and will seek to secure the retention of trees wherever possible, when it is in accordance with good forestry practice.

7.68 Hedgerows can be given special protection under the Hedgerow Regulations 1997, which prevent the removal of most substantial hedgerows if they are deemed important in terms of their archaeological, historical, landscape or wildlife value and are at least 30 years old.

7.69 Proposals for development, should attempt to retain existing trees and hedgerows. Conditions of planning permissions will also seek to ensure the assimilation of new development within the locality by requiring the submission and approval of a landscaping scheme. Schemes using species and varieties native to the area, that are locally sourced and that maximise the benefit to the wildlife are preferred. In areas which are in close proximity to ancient woodlands, the natural regeneration of the landscape may be preferable to the planting of new trees. Policy SC10 aims to retain these natural assets, and where possible enhance and expand the networks of them.

Policy SC10: Trees, Woodland and Hedgerows

Trees, woodlands and hedgerows are important visual and ecological assets. In order to help retain local distinctiveness, trees, woodland and hedgerows will be protected from damage and retained, unless it can be demonstrated that removal is necessary and appropriate mitigation can be achieved. Potential long term conflict between retained trees, hedgerows, and buildings should be designed out at the planning stage.

Development should contribute to the protection, enhancement, and where possible expansion of woodlands, trees and hedgerows in the area. The loss of woodland, healthy trees and hedgerows with visual, historic or wildlife importance will be resisted. In particular ancient woodland and aged (or ancient) and veteran trees are irreplaceable habitats and will be protected from development that would have an adverse impact on them.

Development proposals should

a) Incorporate important woodlands, trees and hedgerows into the overall design and landscape scheme wherever possible

b) Prevent damage to root systems and ensure a satisfactory spatial relationship between trees and hedgerows and new development, taking account of expected future growth

c) Where possible incorporate retained trees and hedgerows within public open space rather than just private space to safeguard their long term management

d) Ensure robust protection measures before, during, and after the development process and appropriate management and protection thereafter

e) Take opportunities for new planting consistent with landscape, wildlife and historic interests

f) Be designed so as to avoid any future conflict between trees and development

Environmental Quality

7.70 Planning has an important role to play in making sure that new development does not have, and is not at risk from, adverse environmental effects. Pollution can occur in terms of water, air, noise, light and land. Ensuring a safe environment is a prerequisite for safe and healthy communities and quality of life.

7.71 Policy SC11 aims to avoid situations where a statutory nuisance is created, such as by heavy engineering works being located close to new housing. It is also important to ensure that new sensitive land uses are not located where they may be affected by the otherwise acceptable effects of established ones.

Policy SC11: Environmental Quality (Amenity)

Development likely to cause, or experience, a loss of residential amenity as a result of light, noise, dust, odour or vibration, or a loss of privacy must be supported by a relevant assessment. If necessary, appropriate mitigation must be put in place. Applicants will need to demonstrate that a significant loss of amenity would not occur as a result of the development or throughout its construction and operation.

Air Quality

7.72 Clean air is essential to a good quality of life. The NPPF states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in the local area.

7.73 The National Air Quality Strategy aims to ensure a level of air quality which poses no significant risk to health or quality of life. Where there is a likelihood of a national air quality objective being exceeded the Council has to declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures we intend to put in place in pursuit of the objectives. There are currently AQMAs at Carter Lane East, South Normanton; Chesterfield Road, Barlborough; and Orchard Close, Barlborough, all of which have been declared due to exceeding the annual air quality objective for nitrogen dioxide arising from traffic on the M1. Policy SC12 aims to ensure that air quality in the district improves.

Policy SC12: Air Quality

The assessment of new development will include a consideration of the potential impact of new development and increased traffic on air quality, particularly in relation to development close to the M1, and the existing Air Quality Management Areas (AQMA): and other major highways or transport corridors.

Development that, on its own or cumulatively, would be likely to exacerbate air quality problems in existing and potential AQMA's will only be permitted if the potential adverse effects would be mitigated to an acceptable level by other environmental controls, or by measures included in the proposals.

Water Quality

7.74 Environmental improvements are an important part of improving the attractiveness of the district and growth should be delivered in a way that has no adverse impact on water quality. The EU Water Framework Directive (October 2010) is the primary European legislation for matters relating to the water environment and sets out how water bodies will be managed within the context of River Basin Districts. Most of the rivers in Bolsover District are headwaters or tributaries of larger rivers and are highly sensitive to water quality impacts. As they are headwaters that ultimately flow into other catchments, water quality in this area has the potential to affect water bodies over a much larger area.

7.75 The Outline Water Cycle Study (October 2010) concluded that development in the District will require upgrades at a number of wastewater treatment works in order to increase capacity and also to improve discharges to meet water quality objectives. Improving quality in the north east of the district is a particular concern as a number of waste water treatment works discharge into water courses that feed into important Sites of Special Scientific Interest (SSSI) at Welbeck Lakes, Thoresby Lake, and Clumber Park Downstream. These SSSI and other locally important wildlife designated sites could be affected by changes in water quality.

7.76 Policy SC13 aims to secure an improvement in water quality in the district, and prevent adverse changes in water quality in the district impacting on Sites of Special Scientific Interest downstream.

Policy SC13: Water Quality

To ensure good water quality in the District, development will not be permitted where proposals have a negative impact on water quality, and improvements should be made where possible. All major planning applications should be accompanied by

a) Details of how the development contributes to the protection and enhancement of waterbodies identified by the Humber River Basin Management Plan and the Water Framework Directive

b) Demonstrates that adequate sewage infrastructure and capacity exists or can be provided for as part of the development

Where adequate capacity does not exist, there will be a requirement that facilities are adequately upgraded prior to occupation of the development.

In areas with sewers, there will be a general presumption against the use of non mains foul water drainage.

Contaminated And Unstable Land

7.77 Sustainable development includes the recycling of previously developed land (brownfield sites) for new uses. This includes sites affected by contamination.

7.78 New development can provide the opportunity to address the risks to health, and the environment associated with contaminated and unstable land by bringing about its improvement through remediation. National guidance also advises on the need to identify, at the earliest possible stage of the planning process, whether or not a site is contaminated. Contaminated land can be regarded as any land which is in such a condition by reason of substances in, on, or under the land, that can cause a risk to human health, property, or the wider environment.

7.79 Radon is a naturally occurring radioactive gas which is found in parts of the District of Bolsover. In some places the gas can collect within built structures to make concentrations which could pose a health risk. In Pinxton, South Normanton, Blackwell and Tibshelf the risks are not considered to be great enough to warrant any action being taken. In the remainder of the district, precautionary measures are an option which property owners and occupiers may choose. The potential for radon contamination is one of the factors which may be taken into account when deciding whether to grant planning permission and whether conditions should be applied. It is anticipated that the radon contamination will only be a material consideration in a few special circumstances.

7.80 Within Bolsover District, former mining and associated uses have left a legacy of land that has been affected by contamination from former uses. The strategic site at Coalite is an example of a contaminated site where the Council has worked with the site owners to secure the potential redevelopment of the site, and remediate the legacy of contamination. Contaminated land often contains valuable areas of biodiversity, and historical interest. In some cases, a careful balance will need to be struck between the benefits of remediation and the harm to these other interests.



Image: Former Coalite works site

7.81 Landslides and other forms of land instability may threaten public safety, the built environment and economic activities. Detailed stability assessments will be required in respect of applications for planning permission on sites where there is a known history of land instability or which are close to sites where land has been unstable in the past

7.82 The former mining legacy has also left areas of potentially unstable land, and risks to surface development. It is therefore necessary to demonstrate how new development proposals will be safe and stable. Policy SC14 aims to ensure that new development is appropriate for its location and that the physical constraints on the land are taken into account in planning applications.

Policy SC14: Contaminated and Unstable Land

Development proposals will not be permitted unless it can be demonstrated that any contaminated or unstable land issues will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use, and does not result in unacceptable risks which would adversely impact upon human health, and the built and natural environment.

Development proposals should also demonstrate that they will not cause the site, or the surrounding environment, to become contaminated and/or unstable.

Proposals for the remediation of contaminated or unstable land will only be permitted where the benefits of remediation outweigh any harm to the natural and built environment.

Where necessary, the developer will be required to carry out further investigations and undertake any necessary remedial measures to ensure that contaminated or unstable land issues are addressed prior to the commencement of the development.

Where an agreed remediation scheme includes future monitoring and maintenance schemes, arrangements will need to be made to ensure that the costs of ongoing maintenance are the responsibility of the landowner and that any subsequent owner is fully aware of these requirements and assumes ongoing responsibilities that run with the land.

HSE Hazardous Installations

7.83 Certain sites and pipelines are designated as dangerous substance establishments by virtue of the quantities of hazardous substances present. Such sites are subject to stringent controls under existing health and safety legislation. However it is prudent to control the types of development permitted in the vicinity of these installations. For this reason the Health and Safety Executive (HSE) identifies consultation distances for each of these installations. There are three explosives safeguarding zones (inner, middle and outer) around EPC Explosives South Normanton. There are a further four Hazardous Substances Consent Consultation Zones around Hazardous Installations which affect the District. The full list is:

a) EPC Explosives, Rough Close Works, South Normanton, DE55 2BE

b) Recticel, Clover Nook Industrial Park, South Normanton, DE55 4RD

c) UDG, Amber Park, Berristow Lane, DE55 2FH

d) Norbert Dentressangle, High View Road, South Normanton

e) Stainsby Close Holmewood Industrial Park, Park Road, Chesterfield, S42 5UG

7.84 Due to the complicated nature of the three separate safeguarding zones in regard to the EPC Explosives site, a detailed policy in relation to the site (WC4) is contained in Chapter 6.

7.85 Under Schedule 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority is required to consult the Health and Safety Executive on certain types of development proposals within these zones. Policy SC15 aims to ensure that the zones are considered in development proposals.

Policy SC15: Hazardous Installations

Planning permission will be granted for development within the Health and Safety consultation zones provided that the risks arising from the presence of the hazardous substance are acceptable in relation to the nature of the proposed development.

Safeguarding Mineral Resources

7.86 Mineral resources are essential to support economic growth and are a natural finite resource. It is therefore important to make the best use of them to ensure their long term conservation. National planning policy requires Authorities to ensure that minerals of local and national importance are not needlessly sterilised by non-mineral development. It also requires the prior extraction of minerals to be considered in these areas where practicable and feasible, if it is necessary for non-mineral development to take place.

7.87 Derbyshire County Council is responsible for waste and minerals plan preparation and for determining planning applications for minerals and waste development in Bolsover District. Within the District these issues are covered by the Derby and Derbyshire Minerals Plan (amended November 2002), and the Derby and Derbyshire Waste Plan (adopted March 2005). The 'saved policies' in those two plans also form part of the development plan for Bolsover District. They include saved policies relating to Minerals Consultation Areas (MCA's) and procedures to ensure that the County Council is consulted on non-minerals development in those areas. These policies will be taken into account during the consideration of development proposals. In addition, there are policies in the adopted Minerals Local Plan covering minerals safeguarding and prior extraction which may also be applicable to non-minerals applications in Bolsover District.

7.88 The new Derbyshire and Derby Minerals Local Plan will review the Mineral Safeguarding Areas (MSAs) and Mineral Consultation Areas (MCAs) shortly to prevent the unnecessary sterilisation of surface mineral resources. This could include mineral resources within the District. This plan does not include policies and proposals for the sustainable use of minerals or the management of waste. These will be included in separate minerals and waste local plans that will be prepared by Derbyshire County Council as the responsible minerals and waste local planning authority.

7.89 Within the MSAs and MCAs, defined by the Derbyshire and Derby Minerals Local Plan, the presence of the mineral resource will be considered by the Council as part of the determination of planning applications. Once adopted the revised MSAs and MCAs will be illustrated on the Policies Map accompanying the Local Plan for Bolsover District.

7.90 In addition, consideration will be given to the policy and advice set out in the National Planning Policy Framework and the National Planning Practice Guide. This includes the need

to safeguard existing, planned and potential minerals storage, handling and transport sites to ensure that sites for these purposes are available should they be needed and prevent sensitive or inappropriate development that would conflict with the use of sites identified for these purposes. The District Council is working with Derbyshire County Council to develop a joint approach to identify and safeguard such sites.

The Historic Environment



7.91 National guidance advises that local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

7.92 The District is fortunate in having a wealth of built heritage with outstanding examples of both vernacular and fine architecture drawing upon local materials. Creswell Crags is both an ancient monument and a candidate site for World Heritage Status on the UK Tentative List. The Derbyshire County Council maintained Historic Environment Record also contains a large number of known non-designated assets that contribute to the local distinctiveness of the district. It is important to recognize that these heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance.

7.93 The Vision and Objectives in this Plan recognises that these heritage assets have the potential to be a catalyst for improving the local quality of life and reinforcing local distinctiveness and sense of place in the District's settlements. Therefore, the overarching aim of Local Plan policies is to ensure that heritage assets including their settings are managed in a way that ensures they are passed on to future generations in an enhanced condition where possible.

7.94 To support these assets the Council has adopted a number of Conservation Area Appraisals and Management Plans which are material considerations in the determination of planning applications. The Council has adopted a Heritage at Risk Strategy, and set out its priorities within its Historic Environment Scheme. The Council also currently has a Historic Environment Supplementary Planning Document. These documents set out a range of proposals and priorities for action and development that would contribute to the implementation of these will be encouraged.

7.95 Development proposals affecting heritage assets will be permitted if they do not detract from the significance, character and setting of an asset, and will be particularly supported where they better reveal the significance of the asset. All proposals will be expected to explain the significance of the asset; identify the impact of works on the special character of the asset; and, provide a clear justification for the work, including (where relevant) identification of public benefits.

7.96 Where permission is granted, appropriate conditions and/or planning obligations may be secured to ensure that heritage assets are appropriately conserved and/or enhanced. This may include provision for the recording of assets prior to commencement of any works.

Image: Carnfield Hall, South Normanton

Conservation Areas

7.97 Conservation areas are those parts of the district which have been recognized as having special architectural or historic interest which is worthy of preservation and enhancement. The NPPF requires local authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. This enjoyment was reflected in the responses to consultation on this local plan, where stakeholders valued these areas not only for their physical attractiveness, but also the sense of identity that these areas help to reinforce.

7.98 When considering applications for developments within them, a duty is placed on the local planning authority to play special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. At this time, there are currently 27 conservation areas in the District and whilst these are designated in their own right, they are shown on the policy maps for information. A large number of these conservation areas have had conservation area appraisals and management plans prepared for them since designation and these documents, together with further information on the range of heritage assets in Bolsover District are also listed on the Council's web site.

7.99 Designation of an area as a conservation area does not mean that no change or development will be allowed, but rather that new buildings and uses should respect the established character of the area. Policy SC16 aims to ensure that conservation areas do not become no-go areas for development, but that new development complements the existing character of these special townscapes.

Policy SC16: Development Within or Impacting upon Conservation Areas

Development proposals within or impacting upon Conservation Areas will be permitted where they preserve or enhance the character and appearance of the area and its setting.

Applications will be considered in relation to how well the design and location of the proposal has taken account of

a) The development characteristics and context of the conservation area, in terms of important buildings and important open spaces

b) Landscapes, walls, trees and views into or out of the area

c) The form, scale, size and massing of nearby buildings, together with materials of construction

Listed Buildings

7.100 Listed Buildings are those identified by the Secretary of State and his advisors as having special architectural or historic interest. The District has 396 listed buildings, two of which are of national / international significance – Bolsover Castle and Hardwick Hall.

7.101 The listing of a building confers on it a significant degree of protection. Permission, in the form of Listed Building Consent, is required for any works of demolition, extension, or alteration which affect the character of the building as one of special architectural or historic interest.

7.102 As noted elsewhere in this Plan, the district is characterised by a limestone ridge running roughly north to south down the district. This ridge is a dominant feature in the district, and is clearly visible from the M1. Bolsover Castle and Hardwick Hall sit on this ridge. This setting gives a sense of majesty to both buildings, and vividly illustrates the importance of the wider setting of these national assets. Policy SC17 aims to ensure that the District's listed buildings are retained for future generations to enjoy their shared built inheritance.

Policy SC17: Development affecting Listed Buildings and their Settings

Proposals for alterations to, or changes of use of listed buildings will be supported where they protect the significance of the heritage asset (including its setting), including impacts on the character, architectural merit or historic interest of the building.

Proposals should consider factors such as materials, layout, architectural features, scale and design.

Proposals which allow for viable uses that are compatible with the conservation of the fabric of the building and its setting will generally be supported.

As set out in national guidance, where a proposed development will lead to substantial harm to or loss of a designated heritage asset, the Council will refuse consent except in exceptional circumstances. Exceptional circumstances would include demonstrating that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Scheduled Monuments And Archaeology

7.103 Listed Buildings are not the only form of living history in the District. Archaeological remains also contribute to our shared heritage. Archaeological sites are diverse in form. Within the district there are the remains of: forts; castles; manors; town crosses; and caves, some of which are of international significance. They span the millennia from mankind's earliest appearance right up to and including the recent industrial past. There are 14 Scheduled Ancient Monuments in the district. These are set out in a separate document on the Council's web site.

7.104 Public interest in archaeology is such that important remains can be a valuable asset in attracting visitors to the area. Creswell Crags is a good example of this. As noted elsewhere in the Local Plan Creswell Crags is on the UK tentative List for World Heritage Sites Status. If this status is confirmed during the life of the Local Plan the Council will review Policy SC18 to ensure its provisions are still commensurate with the status of the site.

7.105 In 2006, the Council produced a Supplementary Planning Document entitled 'The Historic Environment'. It highlighted eleven settlements that were considered to have particular potential for medieval archaeology, the boundaries of which are noted on the Policies Map. The settlements are

- Barlborough
- Glapwell
- South Normanton
- Blackwell
- Palterton
- Tibshelf
- Clowne
- Scarcliffe
- Whitwell
- Elmton
- Shirebrook

7.106 Policy SC18 below, aims to ensure that these settlements and all other important sites, are preserved and where possible enhanced.



Policy SC18: Scheduled Monuments and Archaeology

Proposals will be supported where the significance of scheduled monuments or archaeological sites, including their setting, is sustained and enhanced. Any development that adversely impacts a scheduled monument, physically and/or in terms of setting, will not be permitted except where the harm is demonstrably outweighed by public benefits.

Where development proposals are likely to affect non-designated archaeological sites, the developer should submit sufficient information to allow the significance of the archaeological remains and the impacts of the proposals thereon to be understood. In some cases this will require archaeological desk based assessment and/or field evaluation of the site. Provision should then be made for the excavation and recording of archaeological assets before demolition, disturbance or removal takes place, or for their preservation in situ as appropriate for the significance of the particular asset.

It should be noted that any development that would affect scheduled monuments above or below ground will require scheduled monument consent in addition to planning approval.

Image: Barlborough

7.107 Due to the particular importance of archaeological remains within Bolsover Town centre, a separate policy has been developed especially to protect this area, as set out below.

Policy SC19: Bolsover Area of Archaeological Interest

Within the Bolsover Town Area of archaeological interest as defined on the Policies Map:

1) Planning applications involving ground disturbance should be accompanied by the results of archaeological desk-based assessment or heritage impact assessment, as appropriate to the scale and type of development
2) Proposals will be supported where the significance of archaeological assets is sustained or enhanced
3) Where harms to archaeological assets are considered to be outweighed by development benefits provision should be made for their excavation and recording before development takes place

Registered Parks And Gardens

7.108 In addition to buildings and archaeological sites, parks and gardens make a contribution to the historic environment. At this time, there are four parks (three wholly and one partially in the district), that are included on Historic England's Register of Historic Parks and Gardens of special historic interest. Whilst these are designated in their own right, they are shown on the policy maps for information. These are set out in a separate document on the Council's web site.

7.109 Policy SC20 below aims to ensure that these assets are preserved, whilst development proposals which conserve and offer opportunities to enhance the character, appearance and significance of such assets are treated positively.

Policy SC20: Registered Parks and Gardens

Planning permission for development that preserves or enhances the special historic landscape character and interest of a registered park and garden including its setting will be granted.

Applications must seek to protect original or significant designed landscapes, their built features, and setting.

Proposals which seek to restore or reinstate historic landscape features to original designs, using appropriate evidence, or better reveal their setting will be encouraged.

Non-Designated Local Heritage Assets

7.110 In addition to the above historic assets the district contains a number of buildings, structures and facades that, whilst not nationally considered suitable for statutory listing or having the protection conferred by being situated within a conservation area, still have local historic or architectural importance to warrant retention and protection.

7.111 The government recognises such heritage assets as noted in its guidance (NPPF para 135), and the Council has compiled a list of non-listed buildings of merit.

7.112 Policy SC21 below aims to ensure that these are assets preserved, whilst development proposals which conserve and offer opportunities to enhance the character, appearance and significance of such assets are treated positively.

Policy SC21: Non-Designated Local Heritage Assets

Development proposals which positively sustain or enhance the significance of any local heritage asset and its setting will be permitted.

Alterations, additions and changes of use should respect the character, appearance and setting of the local heritage asset in terms of the design, materials, form, scale, size, height and massing of the proposal.

Proposals involving full or partial demolition of a local heritage asset will be resisted unless sufficient justification is provided on the proposed scheme and its public benefits to outweigh the harm caused by the loss of the asset.

Chapter 8 – Infrastructure, Transport, Community And Recreation Provision

Introduction

8.1 The term infrastructure is broadly used for planning purposes to define all of the requirements that are needed to make places function efficiently and in a way that creates sustainable communities. Infrastructure is commonly split into three main categories, defined as:

a) **Green:** the network of multi-functional open spaces, including formal parks and gardens, woodland, green corridors, waterways, hedgerows, and habitats for protected species

b) **Social & Community:** the range of activities, organisations and facilities supporting the formation, development and maintenance of social relationships in a community. It includes the provision of community facilities such as education, health care, retail, community centres and sports & leisure facilities

c) **Physical:** the broad collection of systems and facilities that house and transport people and goods, and provide services e.g. transportation networks, energy, water, drainage and waste provision, and ICT networks

8.2 In order to carefully plan for sustainable development, the Council has both developed its plans for growth in light of an understanding of infrastructure capacity across the District and has shared its plans with infrastructure providers to obtain their input on the infrastructure requirements for growth.

8.3 Based on these discussions with infrastructure providers, the Council has been able to identify infrastructure projects that are critical in the short term, that are necessary over the plan period and those that are complementary to maximise the benefits of sustainable growth for local communities. The findings of this work are set out in the Infrastructure Study and Delivery Plan (March 2018).

8.4 Beyond these more local infrastructure projects, it is recognised that there are a number of national infrastructure projects taking place in and around Bolsover District, such as the creation of HS2 and improvements to the M1.

Green Infrastructure

8.5 Green Infrastructure is the network of natural and semi-natural features which provide vital support to a healthy natural environment on which both people and wildlife depend. Green Infrastructure is capable of delivering a wide range of benefits, not just to biodiversity, but to recreation, landscape, sustainable drainage, walking, cycling, and climate change mitigation to name but a few.

8.6 In relation to the key recreational destinations, the Strategic Green Infrastructure Study (2008) identified a number of locations, such as Creswell Crags and Hardwick Park, which provide important nodes within the development of a green infrastructure network. Whilst this evidence dates from 2008, it is considered to still be relatively up-to-date in this sense. The Study also notes that the green infrastructure resource in the District is important in supporting the biodiversity, landscape and natural systems during times of significant growth and pressure on the local environmental resource due to climate change.

8.7 Based on this baseline, through work with Derbyshire County Council and the Derbyshire Wildlife Trust the Council has developed a Strategic Green Infrastructure Network within Bolsover District comprising the following two distinct but complementary networks:

a) The Multi-User Trails Network

b) Wildlife Sites, RIGS, SSSIs and Wildlife Corridors

8.8 This Strategic Green Infrastructure Network is shown on Figure 8A overleaf. Policy ITCR1 aims to ensure that the District's Strategic Green Infrastructure Network is preserved, whilst development proposals which will extend and enhance these assets are treated positively.



Image: Tibshelf ponds

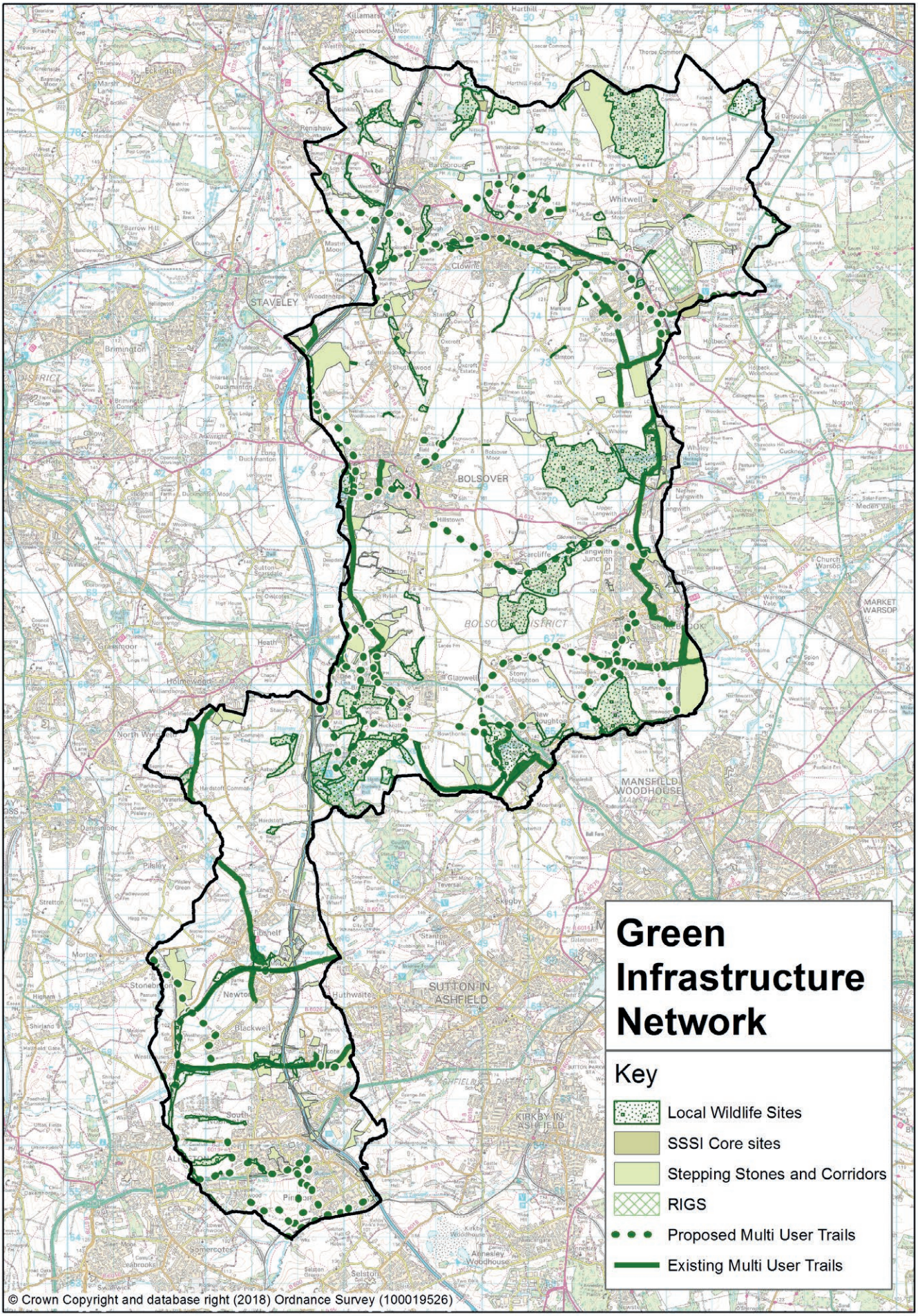


Figure 8A: Strategic Green Infrastructure Network

Policy ITCR1: Strategic Green Infrastructure Network

The District's Strategic Green Infrastructure Network will be preserved and wherever feasible enhanced.

Proposals for new development will be permitted where they conserve the Strategic Green Infrastructure Network or assets within it and where feasible expand their extent and multi-functionality. New links will be supported where they

a) Enhance biodiversity and mitigate against climate change by providing opportunities for species to move or migrate
b) Create connected public amenity spaces
c) Create safe and convenient linkages from settlements to the surrounding countryside
d) Create informal recreation opportunities
e) Reinforce local distinctiveness, landscape amenity and character
f) Enhance opportunities for non-motorised movement

Development proposals should not result in

a) A reduction in the extent of the Strategic Green Infrastructure Network;
b) The fragmentation of existing sites;
c) A reduction in the connectivity through damage, disruption, or the removal of connecting features.

Where existing Green Infrastructure assets would be harmed by a proposed development, schemes will only be permitted where appropriate mitigation and compensation measures can be secured which result in a net enhancement of the Strategic Green Infrastructure Network.

The Multi-User Trails Network

8.9 Derbyshire County Council oversees the Multi-User Trails network and its development. Multi-User Trails are routes that are mainly located outside settlements that can be used by any combination of the following users: cyclists, walkers and horse riders, but not necessarily all three on all routes. Since the publication of the East Derbyshire Greenway Strategy in 1998, Derbyshire County Council has with various partners brought a number of disused mineral railway lines back into use as Multi-User Trails. This has included improvements to the Five Pits and Stockley Trails. The policy below lists 25 existing routes to be protected.

8.10 However, a fully linked network is still yet to be established. Pinxton / South Normanton and the Clowne / Barlborough parts of the district are particularly poorly provided for with Multi-User Trails. Over time, it is planned that further proposed routes will be implemented and a comprehensive Bolsover District Multi-User Trails Network will be established which connects to established cycle networks in the District's largest settlements. Discussions with landowners and identifying funding opportunities are ongoing. The status of proposed Multi-User trails varies, some are close to implementation, others are just a direction of travel to link places or parts of the route and are not necessarily the final, fixed route. Generally, the proposed routes are not definitive but represent broad corridors where a range of possible options may need to be considered. These are also highlighted in ITCR2 as proposed routes.

8.11 In addition to the proposed routes there are also routes that would help to link places that would require much more extensive investigation. The uncertainties over these

potential routes means that they are not currently suitable for inclusion in the Local Plan, but for information they are

a) West of South Normanton

b) Slayley Lane to Barlborough Village

c) Clowne Branch line with Slayley Lane

d) Clowne Branch line to Bolsover via Stanfree and Shuttlewood

8.12 Policy ITCR 2 aims to ensure that the Multi-User Trails Network in the District is protected and enhanced, by the creation of new routes.

Policy ITCR2: The Multi-User Trails Network

Planning permission will be granted for proposals providing that they would not prejudice the use of the following sites as existing Multi-User Trails (a-y) and proposed Multi-User Trails (1-38) as shown on the Policies Map:

Existing Multi-User Trails

a) Blackwell Trail (Huthwaite to Westhouses)

b) Hilcote Link to Blackwell Trail

c) Silverhill Trail (Chesterfield Road, Huthwaite to Gloves Lane)

d) 5 Pits Trail (Holmewood – Tibshelf)

e) Newton West (Alfreton Road to Newton Road)

f) Doe Lea Nature Reserve

g) Stockley Trail (Bolsover – Glapwell)

h) Castlefields, Bolsover

i) Sookholme Road to Wood Lane, Shirebrook

j) Portland Drive / Weighbridge Road to Meadow Lane, Shirebrook

k) Archaeological Way (Sookholme Road, Shirebrook to Frithwood Lane, Creswell)

l) East of Shirebrook Station

m) Dukeries Trail, Shirebrook

n) Wood Lane to Station Road, Shirebrook

o) Wood Lane to Green Lane, Shirebrook

p) Stinting Lane, Shirebrook

q) Teversal Trail, near Pleasley

r) Skegby Trail, near Pleasley

s) Rowthorne Trail, near Pleasley

t) Pleasley Country Park

u) Chesterfield Road, Pleasley towards the Meden Trail

v) Wood Avenue towards Hazelmere Road, Creswell

w) Creswell Crags

x) Clowne Linear Park

y) Seymour Link Road (Woodthorpe to Poolsbrook)

Proposed Multi-User Trails

1) The Clowne Branch Line from Gypsy Lane, Creswell to Seymour Junction

2) The Creswell Branch Line from Wood Avenue / Hazelmere Road, Creswell to Hollin Hill, Clowne

3) Archaeological Way Link from Frithwood Lane Bridleway to Gypsy Lane, Creswell

4) West of Creswell Model Village Link

5) Creswell Crags Visitor Centre eastwards towards Clumber Park

6) Cliff Hill, Clowne westwards towards Woodhouse Lane

7) Former Oxcroft Disposal Point, near Stanfree

8) Langwith Junction – Scarcliffe – Hillstown

9) East of Langwith Bassett School

10) Main Street to Meadow Lane, Shirebrook

11) Littlewood Lane (South of Shirebrook)

12) Wood Lane (Shirebrook) through to Pleasley Vale Mills

13) East of Stony Houghton to Pleasley Country Park (Balkham Lane, Water Lane, Green Lane and Fordbridge Lane)

14) Dale Lane to Longhedge Lane (West of Pleasley Country Park)

15) Pleasley Pit Country Park Northern East-West link

16) Meden Avenue, to Rotherham Road, New Houghton

17) Chesterfield Road, Pleasley

18) Newton North Link

19) Stonebroom Lane, Doe Hill Country Park, Gloves Lane through Blackwell and link to Blackwell Trail

20) Blackwell Trail Link

21) Westhouses to Gloves Lane, (Link between Blackwell Trail and Silverhill Trail)

22) Alfreton Road to Red Lane, South Normanton

23) Broadmeadows and Red Lane, South Normanton

24) North of Wincobank Farm, South

25) Pinxton South

26) Pinxton West (Mill Lane to Storth Lane)

27) Birchwood Lane to Sleights Lane, Pinxton

28) Stockley Trail North, Bolsover

29) Bramley Vale Link

30) Doe Lea Nature Reserve

31) Doe Lea Eastwards Link

32) Hardwick Loop

33) Bramley Vale to Hardwick

34) Eastern link to Stockley Trail, Bolsover

35) Bolsover to Markham Vale Link

36) Green Lane, South of Shirebrook towards Stony Houghton

37) Bolsover North Multi-User Trails

38) Clowne Garden Village Multi-User Trails

Ecological Networks

8.13 The Ecological Network is comprised of Core Sites, Stepping Stones and Corridors. The Core Sites are Sites of Special Scientific Interest and Local Wildlife Sites. The stepping stones and corridors include all other semi-natural habitats that may be of value for wildlife. This is discussed further within Chapter 7 and all of these sites are shown on the Policies Maps.

Protecting Footpaths And Bridleways

8.14 Beyond the Multi-User Trails network, there is also a rich network of Public Rights of Way that generally affords good access to the countryside. However, gaps exist between Bolsover and Clowne, Creswell, Shirebrook and Glapwell and also to the west of South Normanton. The Council will work with local landowners, Derbyshire County Council and other interested groups to identify and implement additions to the network where possible. Policy ITCR3 aims to ensure that the existing footpaths and bridleways in the district are retained.

Policy ITCR3: Protection of Footpaths and Bridleways

Planning permission will be granted for development provided that:

a) It would not adversely affect an existing footpath of bridleway, or

b) An alternative footpath or bridleway route which is appropriate and environmentally attractive can be secured through a planning condition or through negotiation of a planning obligation under section 106 of the Town and Country Planning Act 1990

Social And Community Infrastructure

8.15 There are many factors which contribute to creating healthy, safe and sustainable communities. Part of this is a feeling of belonging to communities. This is enhanced where people can access a choice of facilities locally.

8.16 Local facilities include facilities and services that provide for health and wellbeing. These include convenience shops, community / village halls, post offices, schools, nurseries, places of worship, health services, care homes, libraries, youth centres and public houses.

8.17 Many village halls and community buildings, offer a range of indoor activities run by a variety of organisations from the public, private and voluntary sectors. It is important that such facilities are protected and improved where necessary, to ensure that communities continue to have access to local facilities.

8.18 One of the key characteristics of the District is that it has an aging population and a significant number of people in poor health. It is therefore considered particularly important to ensure local people can access facilities locally, and that these are protected and improved where possible.

8.19 The Council will seek to maintain and improve the provision of local community services and facilities by supporting proposals which protect, retain or enhance existing community facilities (including multi use and shared schemes), or they provide new facilities. This policy is intended to help avoid the loss of important facilities where planning permission is required.

8.20 In addition to the protection offered by ITCR4, if community facilities that are successfully recorded on the council's Community Asset Register come to be sold, a moratorium on the sale (of up to six months) may be triggered under the Community Right to Bid. This provides local community groups with an opportunity to raise finance, develop a business case, and to make a bid to buy the asset on the open market.

Policy ITCR4: Local Shops and Community Facilities

Protection of local convenience shops and community facilities

Planning permission for development that involves the loss of local convenience shops which serve the daily needs of the local community, or community facilities including community / village halls, post offices, schools, nurseries, places of worship, health services, care homes, libraries, leisure centres, youth centres, cultural facilities and public houses will be granted only where it can be demonstrated that one of the following criteria are met:

a) The loss of the specific facility would not create, or add to, a shortfall in the provision or quality of such facilities within the locality*

b) Appropriate replacement facilities are provided in a suitable alternative location

c) The facility is no longer viable and this can be proven through adequate marketing of the premises for its current use which has failed to produce a viable offer**

d) The facility can be enhanced or reinstated as part of any redevelopment of the building or site

*400m radius around the proposal - based on an approximate ten minute walking time

** Marketing should be through an appropriate agent as well as through the council's regeneration service facility. The applicant should agree the marketing strategy, including any marketing period, with the Local Planning Authority in advance. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application. Marketing should not be restricted to just the buildings last use but also other potential community uses.

Leisure And Recreation

8.21 Sport and recreation play an important role in the community, promoting health and wellbeing, social inclusion and community participation. In order to help achieve sustainable communities by reducing the need to travel, opportunities for sport and recreation need to be provided locally.

8.22 To ensure that appropriate leisure and recreation facilities are delivered, the Council, in consultation with other important green space partners, has prepared and endorsed a Green Space Strategy (2012) for the District, updated in 2018.

8.23 The Green Space Strategy provides a vision and strategic direction for the management and improvement of existing sites and the development of new public open space.

8.24 Baseline information for the Green Space Strategy was collected in the form of an audit: the Green Space Quality and Accessibility Report (December 2013), and updated in 2018.This audit included

a) A greenspace hierarchy

b) An assessment of the quantity of greenspace against standards (see below)

c) An assessment of the quality of greenspace against standards

8.25 The Green Space Quality and Accessibility Report showed that the district has over 300 green space sites covering around 885 hectares. This is a considerable resource. However, it is distributed very unevenly across the District and there are

major disparities between the levels of provision in similar sized settlements.

8.26 The quantitative standards used for the assessment were

a) For formal Greenspace: a minimum of 1.86 ha per 1,000 population

b) For semi-natural Greenspace: a minimum of 1.2ha per 1,000 population

c) The quality standard was based on a 60% score based on a range of criteria

8.27 The Green Space Strategy update summarises how the settlements in the District perform in relation to the standards.

8.28 Policy ITCR5 sets out standards to improve green space and play provision in the district. Applying the policy in the standard below, a proposal for 25 dwellings would require the provision of 0.10 ha of Formal Green Space and 0.06 ha of Semi natural Green Space. Formal Green Space could be either amenity green space, informal recreation grounds, or equipped play areas, or a combination, bearing in mind that all residents should be within 400 metres of an equipped play area. Figure 8B below shows how much Green Space would be required for different numbers of houses proposed.

8.29 A reduction in the requirement for new green space will apply if the site is within 400 metres of an existing green space, but only in settlements that already exceed minimum settlement standards. So for settlements currently below the minimum standards, there will be no reduction of green space requirements even if the site is within 400 metres of existing green space. This is to try to ensure that settlements already below minimum standards per population do not fall even lower.

8.30 The Strategy arising from this baseline information concentrates on green space which has a primary purpose of recreation. This includes standards for quantity and accessibility for formal greenspace (amenity, informal recreation grounds, equipped play areas) and semi-natural areas (woodlands, wetlands, scrub and meadows) which are freely accessible to the public. It does not include standards for allotments, cemeteries and golf courses. However, wherever such sites are in active use or have a realistic prospect of active use, they will continue to be included as green space sites on the Policies Map. Accordingly such sites will benefit from the policy protection provided by policy ITCR6.

8.31 For settlements that fall below 'formal quantity' standards there may be opportunities to create more formal green space by recycling former allotments where these have fallen into disuse and there is no longer a demand for them.

8.32 Regarding the issue of improvements to the quality of existing green space, a survey is underway to update the evidence base for green space quality, and the Green Space Strategy will be updated accordingly.

Number of houses	Formal	Semi - Natural	Total
25	0.10	0.06	0.16
50	0.20 ha	0.12 ha	0.32 ha
100	0.40 ha	0.24 ha	0.64 ha
150	0.60 ha	0.36 ha	0.96 ha
200	0.80 ha	0.48 ha	1.28 ha
500	2 ha	1.2 ha	3.2 ha
1000	4 ha	2.4 ha	6.4 ha

8.33 More details in relation to how this policy will be operated will be brought forward within a Supplementary Planning Document on Section 106 Planning Contributions. This will provide more guidance on a 'reasonable financial contribution', taking into account types of dwelling, numbers of bedrooms, and the differing costs for different types of green space.

Figure 8B: Green Space Standards

Policy ITCR5: Green Space and Play Provision

New Green Space Quantity Standards

Any residential development of over 25 dwellings will be required to make provision for an equipped play area and new or enlarged green space either on site or within 400 metres walking distance in accordance with the following minimum standards:

a) 1.86 ha. of Formal Green Space (Amenity green space, Recreation Grounds, and Equipped Play Areas) per 1,000 population

b) 1.2 ha. of Semi-natural green space per 1,000 population

c) In settlements where the current provision for either formal or semi-natural green space exceeds minimum standards a reduction will be made in the relevant requirement to reflect the percentage of the development site that is within 400 metres walking distance from the edge of existing publicly accessible formal and/or semi-natural green space of at least 0.5 hectares in size

Quality Improvements to Green Spaces

In addition new residential developments of more than 10 units will be expected to make reasonable financial contributions, either for new green spaces, playing pitches, or to improve green spaces, or playing pitches falling within the following walking distances:

- Spaces of a minimum size of 10 ha. within 7.5 km
- Spaces of a minimum size of 4 ha. within 2 km
- Spaces of a minimum size of 2 ha. within 800 metres
- Spaces of a minimum size of 0.5 ha. or equipped play areas within 400 metres

The Council will prioritise contributions to achieve minimum quality standards of 60% for Green Spaces and an 'Average' standard for Playing Pitches.

Protection Of Green Space

8.34 There are deficiencies in all categories of green space across the district and imbalances in provision across settlements. Policy ITCR 5 seeks to improve this. However, to ensure that provision improves over the life of the Local Plan there is also a need to protect existing provision. In addition to the green spaces identified in the Green Space Strategy there are currently 3 Registered Village Greens in the district. These are located at: Fox Green, Creswell; The Green, Elmton; and Worksop Road, Whitwell.

8.35 Policy ITCR6 aims to protect the existing recreational green space in the District. All sites identified in the green space audit and shown on the Policies Maps are not considered to be surplus to requirements.

Policy ITCR6: Protection of Green Space

Development proposals will be permitted where they do not have any adverse effect upon, or loss of, existing green spaces, including allotments and village greens, as identified on the Policies Map or in the Council's Green Space Strategy, and associated documents, or any future green space.

Proposals resulting in a loss will need to provide a satisfactory replacement facility, unless the proposal was of greater overall benefit to the local community than existing or realistic potential uses of the greenspace.

Playing Pitches

8.36 The NPPF requires robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative or qualitative deficiencies or surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area. The sports and recreation part of this evidence in relation to Playing pitches has been provided in 2 documents: - a Playing Pitch Assessment and Playing Pitch Strategy and Action Plan.

8.37 Need for playing pitches is no longer standards based, instead it is based on expected demand for participation in particular sports and whether existing pitches can accommodate more teams playing on that pitch. However, Local Plan growth has been assessed and approximations made about the playing pitch need that would be generated through the resulting population increases. The Strategy found that growth within Bolsover Town would need one adult football pitch and growth within the settlements in the Clowne / Northern District analysis area would generate the need for one adult football pitch between them.

8.38 However, these identified needs would be able to be met through intensifying use on existing pitches in their respective areas with no new playing pitch provision being needed. The assessment confirms that there are also no surpluses of playing pitches in the District. Even though some pitches are disused they should still be protected as a strategic reserve. The study recommends that the Local Plan should protect all playing pitches. Playing pitch quality assessments were carried out and pitches were categorised as being good, standard or poor.

8.39 The Sport England New Pitch Demand Calculator will be used when assessing proposals for new development. This updates the likely demand generated for pitch sports based on housing increases and converts the demand into match equivalent sessions and the number of pitches required. This is achieved by taking the current demand or Team Generation Rates (TGRs) and population in the Assessment Report to determine how many new teams would be generated from an increase in population derived from housing growth and gives the associated costs of supplying the increased pitch provision.

8.40 However, even if the playing pitch calculator identifies a need for a playing pitch, the Playing Pitch Strategy needs to be considered by looking at each pitch in the same area and checking to see if there is availability on that pitch. For example, a pitch might only be used on a Saturday, and could be available for use on a Sunday.

8.41 The Playing Pitch Strategy and Action Plan and the Playing Pitch Assessment will need to be reviewed regularly to take into

account changes in the number of teams playing on pitches; pitches that may have become too intensively used and consequently the quality may have suffered; and also changes in maintenance regimes that may affect the quality of a pitch.

Policy ITCR7: Playing Pitches

Existing Playing Pitches

Development proposals will be permitted where they do not have an adverse effect or loss of Playing Pitches as identified on the Policies Map or within the Council's Playing Pitch Strategy and associated documents. Proposals resulting in a loss will need to provide a replacement facility.

Need for new Playing Pitches

When considering development proposals the Council will use the Sports England Playing Pitch Calculator and the Playing Pitch Strategy and Assessment to consider whether new playing pitch provision or improvements to existing pitches will be needed.

New And Existing Indoor Sports Facilities

8.42 The assessment of Indoor Sports Facilities, has been provided in 2 documents: -The Indoor Sports Facilities Strategy Assessment Report, and Indoor Sports Facilities Strategy and Action Plan. The Indoor Sports Facilities Strategy identified the following shortfalls in provision to 2033:

a) There will be a shortfall of 132m² of water-space, or approximately 2 lanes of a 25 metre community swimming pool

b) There is a need for a further 2 Badminton courts of Sports Hall space

c) There is a current shortfall of 140 Health and Fitness stations, set to increase to a shortfall of 220 Health and Fitness stations by 2033

d) The squash court provision appear to be meeting demand both now and by 2033

8.43 A quality assessment of indoor sports facilities in the district was carried out and facilities were rated from good to poor. Taking a very general spatial view of facilities spread across the district the study considers that communities living in/adjacent to the larger towns of Bolsover, Shirebrook and South Normanton should be better served by appropriate sport/leisure opportunity in their localities. The role of planning policy will be two fold. First, to encourage such development if a developer considered there is a commercial opportunity to provide such facilities probably alongside other development. Secondly, to protect the existing stock of Indoor Sports Facilities ranging from multi-sport facilities down to village halls (see Policy ITCR 4).

8.44 Planning policy will also be able to seek developer contributions to the improvement in quality of existing indoor sports facilities through Policy II1: Plan Delivery and Role of Developer Contributions policy.

Policy ITCR8: New and Existing Indoor Sports Facilities

Proposals for new indoor sports facilities will be encouraged. Existing indoor sports facilities, including leisure centres and village halls, will be protected in line with Policy ITCR 4.

Physical Infrastructure

8.45 This is the form of infrastructure most people would recognise and understand as infrastructure and can be largely covered by the following four groupings:

a) **Transport** – covering cycle and pedestrian routes, bus and rail services and improvements to roads and junctions to provide greater capacity alongside the provision of new roads

b) **Utilities** – originally focused on electricity and gas networks but now also covering information communication technology provision, especially with the importance of faster broadband

c) **Waste** – both in terms of collection and disposal

d) **Water** – in terms of supply and disposal, but with additional issues of water quality and flood risk

8.46 Physical infrastructure is generally regarded to not cover the provision of buildings, such as schools and surgeries which, whilst physical, are required to meet social or community infrastructure needs.

8.47 As waste planning authority, Derbyshire County Council has the responsibility of preparing development plans for waste. The current development plan is the Derby and Derbyshire Waste Local Plan (March 2005) and this forms part of the Development Plan for Bolsover District. The County, jointly with Derby City, has commenced the preparation of a new Waste Plan that will, once adopted, replace the 2005 plan. As such, whilst discussions between planning authorities take place through the ongoing infrastructure planning work as recorded in the Infrastructure Study and Delivery Plan, it is not necessary to duplicate waste planning policy in this Local Plan.

8.48 In a similar manner, the former nationalised utilities of electricity, gas and water have established regulatory systems and are obliged to support development through ensuring sufficient provision. In addition, as 'statutory undertakers' they have a range of permitted development rights meaning that a large amount of development associated with their operations does not come under the purview of the Council's decision taking. However, the Council wishes to support water quality improvements and as a result Policy SC13 aims to secure an improvement in water quality in the District and prevent adverse changes in water quality in the District impacting on Sites of Special Scientific Interest downstream. Again, the discussions between the Council and the utility companies take place through the ongoing infrastructure planning work as recorded in the Infrastructure Study and Delivery Plan.

Transport

Introduction

8.49 Transport networks form a key part of the District's physical infrastructure, facilitating the movement of people between their homes and places of work, connecting them to important facilities such as schools, shops and services that help them live their lives. Transport networks also enable goods to be transported to and across the District, thus forming multi-functioning networks for both local and wider economic growth and social progress.

8.50 In view of the important role of transport networks in enabling movement of people and goods, promoting sustainable transport patterns form a key part of the National Planning Policy Framework and its efforts to achieve sustainable development.

8.51 As described in the Spatial Portrait, Bolsover District has a semi-rural character with a dispersed settlement pattern. Associated with this character, the local

highway network is limited in some areas of the District, meaning there are in places substandard junctions or carriageways that are below modern standards which act as a constraint to development or lead to local traffic congestion. Despite this, it is the M1 Motorway and in particular the roads around Junction 28 that experience the most severe levels of traffic congestion in the District.

8.52 In addition, the provision of high frequency and extensive public transport services will often be un-economic due to this semi-rural character. Commercial bus services are limited to the District's larger and more sustainable settlements or those settlements located on key roads between the larger towns and sub-regional centres just outside the District. At a more local level, the opportunities to cycle or walk along safe and convenient, purpose built cycle routes or on well thought out walking routes for commuting or leisure purposes are currently limited. Often, people seeking to use these more sustainable modes of transport have to either compete with traffic on the substandard carriageways or walk on narrow road side pavements.

8.53 Consequently, making good decisions about the location of development is important to increasing the opportunities for the use of more sustainable modes of transport. Furthermore, ensuring new developments contribute where appropriate to improving access to sustainable modes of transport, be that through the re-routing of bus routes through large new developments, assisting in the development of cycle networks in the District's largest settlements or more modest improvements to pedestrian connections is an aim of the Plan. The need for such contributions will be derived from the preparation of Transport Impact Assessments and proposed improvements set out within Travel Plans and implemented accordingly.

Local Transport Improvement Schemes

8.54 In preparing its Local Plan, the Council has developed in co-operation with Derbyshire County Council and neighbouring authorities as appropriate the North Derbyshire Transport evidence base to inform its plan making decisions. This evidence base, together with the Settlement Hierarchy Study, have helped the Council pursue a spatial strategy that directs the majority of new development to the District's more sustainable settlements with the aim of reducing the need to travel between homes, work places and concentrations of shops and services.

8.55 However, the North Derbyshire Transport evidence base and its accompanying Bolsover Town Transport Study and Clowne Transport Study highlight the need for a number of local



Image: Shirebrook Station

transport improvement schemes in order to facilitate the growth planned in the Local Plan. The locations of these planned local transport improvement schemes are identified on the Policies Map, with detailed proposals included with Appendix 8.1 of the Plan.

8.56 Policy ITCR 9 supports these through the plan period and protects them from development that would prejudice their delivery.

8.57 Related to these improvement schemes, as set out in policy WC6, the Bolsover Town Centre Regeneration site should come forward during the plan period. In this case, the regeneration and redevelopment of the site will be required to deliver an acceptable two way vehicular access road between Town End and Oxcroft Lane in order to help mitigate against potential congestion due to traffic generated within and around the town centre.

Policy ITCR9: Local Transport Improvement Schemes

Planning permission will be granted where the proposal would not prejudice the delivery of the following transport schemes as identified on the Policies Map and set out in detail in Appendix 8.1:

Road

a) Improvements to Town End / Moor Lane / Welbeck Road junction, Bolsover

b) Improvements to A632 / Portland Avenue / Mansfield Road junction, Bolsover

c) Improvements to A632 / Rotherham Road junction, Bolsover

d) Improvements to A616 / Treble Bob junction, Clowne

e) Improvements to A616 / Barlborough Links junction, Clowne

f) Improvements to A616 / Lindrick Way junction, Clowne

g) Improvements to A616 / Clowne Road junction, Clowne

h) Improvements to A616 / Boughton Lane junction, Clowne

i) Improvements to A619 / A618 junction, Clowne

j) Improvements to A619 / Gapsick Lane junction, Clowne

k) Improvements to M1 J30 roundabout

Public transport route alterations and improvements

a) Redirection of bus routes through the Bolsover North strategic site

b) Redirection of bus routes through Bolsover Town in light of other residential and employment allocations

c) Redirection of bus routes through the Clowne Garden Village strategic site

d) Redirection of bus routes to service Brookvale and Brook Park allocations in Shirebrook

e) Improved access to Whitwell train station as part of former Whitwell Colliery strategic site

Cycling and walking networks

a) Development of the Bolsover Town cycle and walking networks infrastructure

b) Development of the Shirebrook cycle and walking networks infrastructure

c) Development of the Clowne cycle and walking networks infrastructure

d) Development of the South Normanton cycle and walking networks infrastructure

Supporting Sustainable Transport Patterns

8.58 To ensure that development growth leads to sustainable transport patterns, the Local Plan for Bolsover District directs the majority of its planned growth to the District's most sustainable settlements.

8.59 To maximise the benefits of this approach, all proposals for development that generate significant amounts of movements will be assessed against the following policy in order to ensure that they support sustainable transport patterns and the use of the District's sustainable transport modes.

8.60 The term 'significant amounts of movements' as used in the policy below means a potential 10% increase in existing and committed traffic on a nearby road or junction as a result of development, or a 5% increase on a nearby road or junction which is already congested although in some circumstances, at particularly sensitive sites for example, a lower threshold may be adopted.

8.61 In addition, the term 'support sustainable transport patterns' as used in the policy below means demonstrating where the location of the proposal minimises the need to travel for commuting purposes or to access shops and services by either private car or commercial vehicle and where mixed use development is being proposed.

8.62 Furthermore, supporting the 'use of the District's sustainable transport modes' as used in the policy below means demonstrating the proposal has:

a) Good proximity, i.e. within 400 metres walking distance, to existing bus or rail service stops or is contributing to their provision in the form of

- Improved or additional bus services
- Introduction of more convenient and accessible bus stops
- Redirection of routes to serve new developments
- Bus priority lanes or schemes
- Subsidised ticketing

b) Connections to existing cycle networks or is contributing to their provision in the form of

- Providing linkages currently missing within the network or linkages to the network
- Develop new complementary linkages to key or new local facilities, especially those in town centres

c) Contributing to the development of a meaningful walking network that promotes walking through convenient, safe and well designed routes and supporting infrastructure

8.63 Beyond this, there remain opportunities to improve the use of rail transport in the District, both for freight and passenger travel, including potential extensions to the Robin Hood Line passenger service using existing mineral rail lines to link it to Chesterfield and Sheffield through Clowne, and to the Midland Main Line through Pinxton. As well as providing the potential for new stations at Clowne and Pinxton, this could also enable new and wider ranging services to be added to the network.

8.64 Freight access to all these lines is possible, and in the longer term disused rail lines could be brought back into use if the routes are not compromised. Although sources of funding for these possible developments has

not been identified, the Local Plan will ensure that, as far as possible, the long term potential of these significant sustainable transport opportunities are not compromised by planning decisions during the plan period. The Council will work with partner organisations, such as Derbyshire and Nottinghamshire County Councils and neighbouring local planning authorities, in co-operation to deliver wider strategies and initiatives to promote rail use in the region.

8.65 Whilst still in the early stages of planning, the Government's Proposed Route of the Eastern Limb of the High Speed 2 Rail Project largely follows the M1 corridor through the District, with an additional spur off to link the route into Chesterfield and Sheffield. Its delivery is not part of the remit of the Local plan. If delivered, it should improve access and capacity to high speed rail travel from Sheffield and Derby / Nottingham and it is noted that the East Midlands HS2 Growth Strategy, produced by East Midlands Councils, addresses the opening of the railway line between Kirkby-in-Ashfield and Toton to passenger traffic, in order to access the planned HS2 Hub at Toton. Further initiatives like this may emerge during the plan period and the Council would encourage these coming forward. The Proposed Route will affect a number of committed employment sites and be within the setting of Bolsover Castle and Hardwick Hall, although at this stage the implications of the route can be addressed without significant revisions to the spatial strategy.

Policy ITCR10: Supporting Sustainable Transport Patterns

Planning permission will be granted where new development and the provision of services are located so as to support sustainable transport patterns and the use of the District's sustainable transport modes.

Development proposals which are likely to have significant amounts of movements will need to be supported by

a) A Transport Statement or Transport Assessment in order to understand their impact on existing transport networks

b) A Travel Plan in order to demonstrate how these impacts will be mitigated by prioritising the use of sustainable transport modes

All development proposals should provide convenient, safe and attractive access via footpaths, footways, bridleways, cycle paths and public realm areas.

Parking Provision

8.66 In March 2015 the Government issued a Ministerial Statement on planning matters which included guidance on the provision of car parking spaces to be read alongside the National Planning Policy Framework. This expects local planning authorities to only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network.

8.67 Without adequate car parking provision for residents, customers and visitors or as a result of poor design, inappropriate and illegal parking will occur on pavements verges and adjoining areas leading to impacts on local highway network and surrounding neighbourhoods. Often the existing roads from which new developments take access are below modern standards or earlier forms of development, such as blocks of terrace housing, which do not cater for modern car ownership patterns. In addition, due to Bolsover District's semi-rural character high frequency and extensive public transport services are not currently available meaning the opportunities for people to access reasonable public transport are largely limited to the District's most sustainable settlements.

8.68 As a result, the Council considers that it is essential to set out appropriate standards of parking provision for most types of development. As recommended in the Council's Interim Supplementary Planning Document Successful Places: A Guide to Sustainable Housing Layout and Design, this should be considered at an early stage of the development process to ensure that they are successfully incorporated into the development.

8.69 Policy ITCR 11 sets out the Council's approach to ensure that development proposals include an appropriate provision for vehicle and cycle parking. This policy is supported by a new Supplementary Planning Document on Local Parking Standards.

Policy ITCR11: Parking Provision

Planning permission will be granted where there is appropriate provision for vehicle and cycle parking as outlined within the Local Parking Standards Supplementary Planning Document.

Parking provision should

- **a)** Relate well to the proposed development
- **b)** Be well designed, taking account of the characteristics of the site and the locality
- **c)** Provide a safe and secure environment
- **d)** Minimise conflict with pedestrians and / or cyclists
- **e)** Make provision for service and emergency access

Information Communication Technology (ICT) And Telecommunications

8.70 Technology is increasingly linked to economic competitiveness and high levels of IT skills amongst the labour force and access to high speed broadband connections are playing an increasingly important role in the success of local economies. Digital connectivity is a vital utility for business and is fundamental to achieving economic growth.

8.71 Both the Sheffield City Region and D2N2 Local Enterprise Partnerships are committed to supporting the provision of superfast broadband across their areas and have a commitment in their Growth Deals with the Government to support the extension of superfast broadband coverage. In addition to this, Digital Derbyshire is working in partnership with Openreach to lay hundreds of miles of fibre optic cable to bring faster broadband to parts of Derbyshire.

8.72 Information Communication Technology (ICT) and telecommunications equipment, especially mobile communications are critical to the growth of many business operations. National guidance states that the development of high speed broadband and other communication networks can also play a vital role in enhancing the provision of local community facilities and services. Through the Local Plan, the local planning authority will support the facilitation of telecommunication growth whilst ensuring adverse impacts to the character of the built form and natural environment is minimised.

8.73 Policy ITCR12 below aims to provide a thorough assessment for all telecommunication proposals, whether they are prior approval applications or developments requiring full planning permission. It provides guidance for both new and replacement masts, whilst providing the flexibility to allow for an efficient expansion of the network and to meet the demands imposed by technological advancements.

Policy ITCR12: Information Communication Technology and Telecommunications

All Information Communication Technology (ICT) and Telecommunications proposals should be sited and designed in such a way that the appearance of the surrounding area is considered. Proposals for ICT and telecommunications developments will be supported provided that:

a) The siting of the proposal and any other additional equipment involved with the development does not unduly detract from the appearance of the surrounding area or form an adverse intrusive addition to the street scene

b) The amenities of any neighbouring sites are not unacceptably harmed by the proximity of the proposed telecommunication development

c) The colour and profile are sympathetic to the sites surroundings and the size of the development is kept to a technical minimum to ensure any adverse impact on the environment is minimised

d) There is justification demonstrating that all alternative sites and potential mast sharing opportunities which fulfil the functional requirements of the development have been assessed, including the use of existing buildings and structures

Development should make provision to incorporate super-fast broadband where possible.

Chapter 9 – Implementation And Infrastructure Delivery

Introduction

9.1 The need to bring forward substantial development across the District will put extra pressure on the District's existing infrastructure, such as green infrastructure and green space, services like schools and doctor's practices and the transport system. This pressure needs to be carefully managed and additional capacity planned to ensure that growth truly represents sustainable development.

Plan Delivery, Community Infrastructure Levy And The Role Of Developer Contributions

9.2 The Infrastructure Study and Delivery Plan identifies that the infrastructure requirements directly relate to the levels of sites being allocated in the Local Plan, rather than to more strategic infrastructure projects. This, together with a number of other issues has led to the Council deciding to not to pursue a Community Infrastructure Levy. This decision is supported by the findings of the Whole Plan Viability Assessment (WPVA) for the Local Plan for Bolsover District (March 2018). It is also noted that the Community Infrastructure Levy is under review nationally and the Council will monitor this review and its own situation as necessary.

9.3 Therefore, to deliver the infrastructure projects identified in the Infrastructure Study and Delivery Plan, it is expected that developers and Local Authorities will enter into a legal agreement under Section 106 of the Planning Act as part of the process of obtaining planning permission. These Section 106 agreements, known as Planning Obligations, see the developer undertaking to either pay in whole or part, or provide, in whole or in part, the infrastructure required as part of the development.

9.4 Under the Community Infrastructure Levy Regulations 2010 (as amended), planning obligations are legally required to be

- **a)** Necessary to make the development acceptable in planning terms
- **b)** Directly related to the development
- **c)** Fairly and reasonably related in scale and kind to the development

9.5 On this basis, planning obligations will be used to address the additional burden placed on infrastructure by developments, both those allocated within the Local Plan and those that come forward on unallocated sites.

9.6 Government policy is to ensure that planning policies requiring contributions should not make development unviable and that policies should be supported by evidence to demonstrate this. Plans should also set out any circumstances in which further viability assessment may be required in determining individual applications.

9.7 As a result, the Council's WPVA has taken account of the requirements for infrastructure projects, both those in the short term and those over a longer timeframe. In light of this, the WPVA concluded that based on current market conditions allocated sites are able to deliver their infrastructure requirements, particularly those critical in the short term.

9.8 It is recognised that Infrastructure requirements may change over time and some requirements identified now may not be needed and new requirements may be identified during the plan period. Therefore, the implementation of the Infrastructure Study and Delivery Plan will be monitored, reviewed and updated at key stages during the plan period. In addition, more details in relation to how this policy will be operated will be brought forward within a Supplementary Planning Document on Section 106 Planning Contributions.

9.9 Based on this evidence, policy II1 aims to ensure that the Council has a policy basis to secure planning obligations for required infrastructure and its delivery in a timely fashion. Policy II1 also covers the use of planning obligations for other policy objectives.

Policy II1: Plan Delivery and the Role of Developer Contributions

To aid plan delivery, planning obligations will be sought where the implementation of a development would create a need to provide additional or improved infrastructure, amenities or facilities or would exacerbate an existing deficiency. The identification of this need will be assessed on a case by case basis but will be guided by the latest version of the Council's Infrastructure Study and Delivery Plan. As a result, contributions will be sought towards the delivery of the following infrastructure types, where they are necessary and relevant:

a) Green

- Strategic green infrastructure (greenways and wildlife corridors)
- Green spaces (formal and semi-natural green spaces)

b) Social

- Education (2-11 and 11-18 year olds)
- Health (primary and secondary care and pharmacy services)
- Emergency services (ambulance, fire and police)
- Community facilities (libraries, post offices and community halls)
- Leisure facilities (indoor facilities)

c) Physical

- Transport (travel plans, cycling, walking, public transport and road networks)
- Utilities (electricity, gas and telecommunications)
- Municipal waste (waste collection and disposal)
- Water (flood risk, waste water and water supply and quality)

Alongside infrastructure delivery, planning obligations will also be sought where the implementation of a development would necessitate the delivery of other policy objectives, such as the provision of starter homes and / or affordable housing, lifetime homes and public art, or to mitigate site based considerations, such as environmental mitigation or maintenance works for nature conservation, landscaping, treatment of contamination, measures to improve land stability, energy conservation and heritage conservation.

The examples listed above are not necessarily exhaustive. In some cases the obligation will take the form of a financial contribution. In all cases they will be directly, fairly and reasonably related in scale and kind to the proposed development.

The identification of this need will be assessed on a case by case basis but will be guided by the requirements of specific policies elsewhere in the Council's Local Plan. Where the need for infrastructure and other requirements arising from development is proven to exceed that which can be viably funded through the development, priority will be determined by the District Council based on the importance of the infrastructure and other requirements, to the delivery of the Local Plan.

Local Employment And Skills Initiatives

9.10 Two of the key issues recognised by the Council within the Spatial Portrait are the need to:

a) Improve employment opportunities in the district by increasing the number and range of jobs in the district

b) Provide significantly greater local job opportunities

9.11 The spatial portrait also recognises that the district also has relatively fewer people with academic qualifications than the regional or national average. This makes the up-skilling of the population an important aspect of supporting the development of the district.

9.12 This policy sets out the Council's commitment to ensuring that local employment and skills initiatives are provided through significant new developments. These will be delivered through an Employment and Skills Plan (ESP) which should be in accordance with construction industry standard benchmarks and will be expected to positively address the following criteria:

c) Ensuring local people are properly prepared for work

d) Enabling employers to access the skilled workers

e) Supporting local people, including our most disadvantaged individuals, to develop their skills

f) Creating opportunities that enhance employability skills of young people

g) Providing direct local apprenticeship and training opportunities

9.13 Significant developments are considered to be sites which provide over 30 dwellings or 1.5 hectares of residential land, office / light industrial developments of more than 3000m² or greater than 3 hectares, general industrial proposals of more than 3000m² or 3 hectares, or retail applications of greater than 3000m² or 3 hectares.

9.14 The Council will look to provide further advice and guidance in relation to this policy in order to help and support applicants in meeting the policy requirements.



9.15 This policy is needed in order to ensure that significant developments provide opportunities for local people to develop skills and gain valuable experience within the construction industry. It will ensure that maximum benefit is gained from new development by ensuring that local people are provided with important training and employment opportunities.

Policy II2: Employment and Skills

On significant development sites, developers will be required to submit for approval an 'Employment and Skills Plan' (ESP) which will set out opportunities for, and enable access to, employment and up-skilling of local people through the construction phase of the development and, where appropriate, during first occupation of the development.

Image: Apprentice working at Go! Active in Clowne

Chapter 10 – Monitoring

Defining How The Plan Will Be Monitored And Reviewed



Background

10.1 The requirement to monitor Local Plans was set out in the 2004 Planning and Compulsory Purchase Act (part 2, section 35). Local Authorities were required to produce an Annual Monitoring Report containing Core Output Indicators and submit it to the Secretary of State. Now, Local Authorities simply have to produce a monitoring report at least annually that has to be made public, and there is more flexibility over what can be included.

Reporting

10.2 The Council will continue to report on the monitoring via an Authority Monitoring Report (AMR). The AMR is published on the Council's website and is available in hard copy at the Council's main office at The Arc, High Street, Clowne. In addition to reporting the performance and measuring the delivery of targets in the Local Plan, the AMR also contains

a) Details of a range of up-to-date reports and surveys which may be expected to affect development of the area or the planning of its development

b) Details of progress on any Local Plans or Supplementary Planning Documents

c) Details of activities undertaken with other local authorities/bodies in relation to the Duty to Co-operate

d) Information on the implementation of any Neighbourhood Plan in the District

e) Details of contributions made by development, including, at present, Section 106 planning obligations and New Homes Bonus Payments

Purpose

10.3 In addition to keeping local communities and interested parties up-to-date through the AMR, monitoring the Local Plan allows the Council to consider its progress in regards to the overall Local Plan Vision. Monitoring draws attention to the impact policies may have on planning decisions and development in general. It will also highlight any unintended

consequences or areas where changes are needed to keep the Plan moving the District in the desired direction.

Monitoring

10.4 The Local Plan identifies a set of Strategic Objectives that shape the paths we take to seek to achieve the Local Plan Vision. In order to fulfil the Strategic Objectives, a range of policies have been devised that will be monitored to ensure they are, and remain, effective in moving the District towards the Vision.

10.5 In order to monitor the effectiveness of the policies, the Council has chosen realistic and measurable indicators to make the process realistically feasible. Where appropriate, each indicator has a target to assess whether a policy is contributing to a Strategic Objective or whether the Plan needs a partial or full review. If an indicator fails to meet the target, the policy will be carefully observed at the following reporting period or a review will be initiated immediately, depending on the severity of the deviation or detriment of the policy in meeting the Strategic Objective. A review may include the revision, addition or deletion of policies, to ensure the Plan continues to move the District towards achieving the Vision.

10.6 Whilst all of the indicators chosen are quantifiable in order to maintain objectiveness, there are some instances where a subjective judgement may have to be made within the process. For example, the indicator for policies SC2 and SC3 is the Building for Life 12 score. This score derives from judgements of how well a development meets certain design criteria and is therefore a subjective process. Where issues like this exist, or where a target may be based on a trajectory which is difficult to predict accurately, a policy's effectiveness will be measured by the direction of travel; for example, an increasing or decreasing trend or where it is clear that progress is, or is not, being made. It is also accepted that indicators may need to change if data availability or the method of collecting data changes.

Flexibility

10.7 Flexibility within the Plan is important to facilitate and maintain the Plan's performance and relevance, not only considering changes in local circumstances or issues raised by monitoring, but also with issues such as Brexit and uncertainty over the stability of central government's direction of travel.

Figures: Objectives to Policies and Indicators, targets and triggers for review

10.8 Appendix 10.1 shows which policies contribute to achieving which objective. It also demonstrates the scope of policies; in that a particular policy can work towards many, and even all, of the objectives and, therefore, ensuring that these policies are not only being implemented but are actually effective is imperative. This highlights the complex relationships between policies and the multifaceted nature of the Plan.

10.9 Appendix 10.2 shows the indicators that will be used to monitor each policy, the target to keep each policy effective and the point at which a review should be initiated. It also indicates how information will be collected. All policies will be monitored by the number of appeals upheld contrary to the policy and therefore this is not included within the table. Where an indicator, target or review trigger involves the number of applications granted contrary to policy, this does include those allowed on appeal.

Chapter 11 – Appendices

Glossary of terms

Accessibility – The ability of people to move around an area and reach places and facilities, including elderly and disabled people.

Adoption – The final confirmation of a development plan or Local Development Document status by a local planning authority (LPA).

Affordable Housing – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The Housing White Paper, February 2017, suggests a change in definition, which includes Affordable Homes Ownership, such as Starter Homes.

Aging Population – A change in the age structure within an area where the average age rises and a growing number of people live beyond the standard working age.

Air Quality Management Areas (AQMAs) – Areas designated by local authorities which are not likely to achieve national air quality objectives, with a need to devise an action plan (AQAP) to improve the quality of air.

Amenity – A positive element or elements that contribute to the overall character of an area, for example open land, trees, historic buildings and how they relate to each other.

Ancient Woodland – Woodlands where there is believed to have been continuous woodland cover since at least 1600AD. Ancient woodland is likely to be home to more threatened species than any other habitat in the UK.

Ancillary Use / Operations – A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land.

Areas of Multiple Environmental Sensitivity (AMES) – Areas where two or more significant factors (such as historic, ecological or visual importance) affect the land / sites within it (as defined by Derbyshire County Council).

Authority Monitoring Report (AMR) – Provides an assessment of the progress made against targets and the performance of policies.

Best and Most Versatile Agricultural Land – Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity – The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Biodiversity Action Plan (BAP) – A strategy prepared for a local area aimed at conserving and enhancing biological diversity.

Blue Infrastructure – Infrastructure which relates to water; both natural and man-made. Includes rivers, streams, ponds and lakes.

Change of Use – A change in the way that land or buildings are used (see Use Classes). Planning permission is usually necessary in order to change from one 'use class' to another.

Character – A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

Climate Change – Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often as a result of human activity and fossil fuel consumption.

Climate Change Mitigation – Action needed to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Coal Authority Risk Assessment – Required if submitting a planning application in a Coal Authority Development High Risk Area. The assessment identifies site specific coal mining risks and sets out the proposed mitigation strategy.

Coalescence – The merging or coming together of separate towns or villages to form a whole entity.

Community Facility – Facilities which provide for the health and wellbeing, social, educational, spiritual, recreational, leisure, or cultural needs of the community.

Community Infrastructure Levy (CIL) – A levy allowing local authorities to raise funds from landowners or developers undertaking new development in order to fund necessary improvements to services, systems or facilities needed by the development.

Community Right to Bid – The right (under the Localism Act) for local communities and parish council's to request that certain assets are listed as being of value to the local community. If an asset is listed and then comes up for sale, the community will then have 6 months to put together a bid to buy it.

Community Right to Build Order – An order drawn up by the local community and made by the local planning authority (under the Localism Act) that grants planning permission for a site-specific development proposal or classes of development.

Comparison Goods – Retail items not bought on a frequent basis, for example durable goods such as clothing, household goods, furniture, DIY and electrical goods.

Conservation – The process of managing change to a historic asset in a way that sustains and enhances its significance.

Conservation Area – An area of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

Contaminated Land – Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned/remediated, or the harmful effects reduced to an acceptable level.

Conurbation – A large densely populated urban sprawl formed by the growth and coalescence of individual towns or villages.

Convenience Goods – Everyday goods, such as milk, newspapers and food. Shops which hold these goods are usually close to people's homes so people can make many visits during the week.

Curtilage – The area normally within the boundaries of a property surrounding the main building and used in connection with it.

Custom Build Homes – A form of self-build homes which are facilitated in some way by a developer. It gives a more 'hands off' approach than traditional self-build.

D2N2 – The Local Enterprise Partnership for Derby, Derbyshire, Nottingham and Nottinghamshire.

Decentralised energy – Locally generated renewable and low carbon energy usually, but not always, on a relatively small scale encompassing a diverse range of technologies.

Decontamination – The removal of hazardous substances (chemicals, radioactive material) from a site to make it safe for future development or use.

Density – For housing this is a measure of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Deprived / deprivation – The damaging lack of material benefits considered to be basic necessities in society.

Derbyshire Wildlife Trust – Organisation which aims to raise awareness of potential threats to wildlife in Derbyshire and encourage individuals and organisations to take responsibility for caring for their local environment.

Designated Heritage Asset – A World Heritage Site, Scheduled Ancient Monument, Listed Building, Registered Park & Garden, Registered Battlefield, or Conservation Area designated under relevant legislation.

Development Envelope – The extent of the built up area within which development and redevelopment would be considered

to have a limited impact on the appearance and character of the countryside and would generally be acceptable in sustainability terms. These can apply to both settlements and employment areas that meet the criteria set out in the Development Envelopes Review.

Development Plan – a document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. Includes Local Plans and Neighbourhood Plans.

Digital Derbyshire – A partnership with BT to lay hundreds of miles of fibre optic cable bringing faster broadband to parts of Derbyshire.

District Centre – A group of shops, community uses and service outlets serving part of an urban area and providing a geographic focus for it, separate from the town centre, but with more variety than local centres.

Duty to Cooperate – A legal test which requires cooperation between local planning authorities and public bodies to maximise the effectiveness of policies for strategic matters in Local Plans. It is separate from but related to the Local Plan test of soundness.

Ecological Network – These link sites of biodiversity importance or existing and future habitats.

Economic Development – Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Energy Hierarchy – A hierarchy which prioritises the conservation and efficient use of energy, and then the generation of energy from renewable and low carbon sources.

Enterprise Zone – A designated area that provides tax breaks and Government support to help increase economic development in an area.

Equality Impact Assessment – Measures whether the Local Plan and policies discriminate against any disadvantaged or vulnerable people.

European Site – Includes candidate Special Areas of Conservation, Special Protection Areas and Special Areas of Conservation, defined in the Conservation of Habitats and Species Regulations 2010 (Regulation 8).

Evidence Base – The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Examination – The process by which an independent planning inspector examines a Local Plan, with any public recommendations, before publishing a report on its soundness.

Exception Sites – Small sites used for affordable housing which would not usually be allowed residential development.

Exception Test – The test provides a method of managing flood risk while still allowing necessary development to occur. The Exception Test is only appropriate for use when there are large areas in Flood Zones 2 and 3, where the Sequential Test alone cannot deliver acceptable sites.

Exceptional Circumstances – These are needed to justify making a change to the Green Belt in a Local Plan, as required by the National Planning Policy Framework.

Explosives Safeguarding Zone – An area around the store or the building where the manufacture of explosives takes place designed to locate residential development in the most suitable and safe locations.

Facilities – A place, amenity or piece of equipment provided for a particular purpose.

Five year housing land supply – As set out by the NPPF, Local Planning Authorities should identify and annually update a supply of

specific deliverable sites sufficient to provide five years' worth of housing land when set against their housing requirements.

Flood Risk Assessment – An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Flood Zones – National planning guidance sets out three levels of flood risk which can be mapped in zones. Zone 1 covers areas of little or no risk of flooding. Zone 2 covers areas with low to medium risk. Zone 3 covers areas of high risk. The Environment Agency produces and maps these zones and updates them every 3 months.

Formal Greenspace – 'Good' quality greenspace which is well maintained and includes paths which are associated with recreation activities.

Fragmentation (spatial) – Separated urban spaces which are broken up by rural land or vice versa.

Geodiversity – The range of rocks, minerals, fossils, soils and landforms.

Green Belt – A designation for land around certain built up areas, which aims to keep this land permanently open or largely undeveloped.

Green Infrastructure – A strategic network of multi-functional green space, both rural and urban, which supports natural and ecological processes, has the potential to provide sustainable transport routes and is integral to the health and quality of life in sustainable communities.

Green Space – An area of grass, trees or other vegetation set apart for recreational or aesthetic purposes in an otherwise urban environment.

Greenfield Land / Site – Land which has never been built on / developed before or where the remains of any structure or activity have blended into the landscape over time.

Greenways / Green Networks – Are generally car-free off-road routes for shared use by people of all abilities on foot, bike or horseback.

Habitats Regulations Assessment – Formal assessment of the impacts of a plan or project on specific nature conservation areas, namely Special Protection Area (SPA), Special Area of Conservation (SAC) or proposed SPAs and Ramsar sites. The assessment is undertaken under the Habitats Directive and Regulations.

Hazardous Substances Site / Consent Consultation Zones – Sites which hold certain quantities of hazardous substances at or above defined limits. The consent zone helps to control major hazards and consider whether the hazardous substance is acceptable in a particular location.

Health and Safety Executive (HSE) – A statutory consultee for planning applications around major hazard sites and major hazard pipelines. HSE sets a consultation distance around the major hazard site within which the planning authority must consult HSE over relevant developments which are likely to lead to an increased population around the hazard.

Health Impact Assessment – Measures how the Local Plan and policies affect the health of the local population, and the distribution of those effects within the population.

Heritage Assessment – Provides information to understand the impact of proposals on the significance of any heritage assets affected i.e. a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions.

Historic England – Public body which looks after England's historic environment.

Historic Environment – All aspects of the environment which result from the interaction between people and places through time. Including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted

or managed flora. Elements of the historic environment which hold significance are call heritage assets.

Housing Market Area (HMA) – The geographical area which reflects the functional relationships of a housing market. The North Derbyshire HMA covers Bolsover District, North East Derbyshire District, Chesterfield Borough, and Bassetlaw District.

Housing Trajectory – A means of showing past and future housing performance by identifying the predicted provision of housing over a period of time.

HS2 – High-speed railway which is aimed to be the new backbone of the national rail network, linking London, Birmingham, the East Midlands, Sheffield, Leeds and Manchester.

Impact Assessment (Character and Visual) – Aims to ensure that all possible effects of change and development, both on the landscape itself and on views and visual amenity, are taken into account in decision-making.

Index of Multiple Deprivation (IMD) – A ward level index made up six indicators (income; employment; health deprivation and disability; education skills and training; housing; and geographical access to services). The IMD can help to identify areas for regeneration.

Infill Development – Building on a relatively small site between existing buildings in a substantially built up area.

Infrastructure – Basic services necessary to support development taking place, for example, roads, electricity, sewerage, water, education and health facilities.

Infrastructure Delivery Plan IDP – The IDP identifies what physical, social and green infrastructure is needed; such as new roads, schools and open spaces; who will deliver this, and when.

Job Density – The number of jobs in an area divided by the resident population aged 16-64 in that area.

Key Diagram – An illustration of the main policies and proposals in the Core Strategy on a non-Ordnance Survey map base.

Land Availability Assessment (LAA) – An assessment which aims to identify land that may be appropriate for development (residential, employment or Gypsy and Traveller sites). It assesses the availability, suitability and achievability of potential sites. All sites identified are subject to assessment made in stages following the LAA methodology.

Land Instability – Land at risk of landslides, subsidence or ground heave due to the type of rock/soil of the land or from previous site uses such as coal mining. Failing to deal with land instability issues can result in harm to human health, local property, infrastructure and the wider environment.

Landscape Character – The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape and give it recognisable identity.

Landscape Value – A protection provided by the Local Authority for an area of land which is considered to have a particular scenic value.

Listed Building – A building of special architectural or historic interest, graded I (highest quality), to II* or II.

Listed Building Consent – Consent required for the demolition, in whole or in part of a listed building, or for any works of alteration or extension that would affect the character of the building.

Local Centre – Includes a range of small shops and perhaps limited services of a local nature, serving a small catchment.

Local Development Scheme (LDS) – The Local Planning Authority's programme for preparing the Local Plan.

Local Distinctiveness – The positive features of a place and its communities which contribute to its special character and sense of place.

Local Enterprise Partnership (LEP) – A body established for the purpose of creating or improving the conditions for economic growth in an area. Bolsover District falls within two LEP areas; the Sheffield City Region (SCR) and Derby & Derbyshire and Nottingham & Nottinghamshire (D2N2).

Local Green Spaces – Green areas of particular local importance identified for special protection according to criteria set out in the NPPF.

Local Nature Reserve – Habitats of local significance where protection and public understanding of nature conservation is encouraged.

Local Plan – Part of the development plan for a local area.

Local Transport Plan – The Derbyshire Local Transport Plan sets out Derbyshire's transport strategy and a path towards transport investment that will result in a more sustainable and healthy transport system, managing carbon emissions and improving public health and safety, which also supports the local and sub-regional economy.

Local Wildlife Sites – Local Wildlife Sites are non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites.

Lowland Derbyshire and Nottinghamshire Local Nature Partnership – A group of organisations representing a variety of sectors. Formed to protect and improve the natural environment in the Lowland Derbyshire and Nottinghamshire area.

M1 Strategic Growth Corridor – Provides excellent north-south road links between Junctions 28-30. The M1 corridor has supported significant economic activity around Junction 29a which was built to serve the Markham Vale Business and Industrial Park.

Master Plan – A type of planning brief outlining the preferred usage of land and the overall approach to the layout of a development on a site or group of sites. To provide detailed guidance for subsequent planning applications.

Mineral Consultation Area – An area identified to ensure consultation between the relevant minerals planning authority, the minerals industry and others before certain non-mineral planning applications made within the area are determined.

Mineral Safeguarding Area – An area designated by minerals planning authorities which covers known deposits of minerals which are designed to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Minerals Application – Applications for mineral related developments, such as mineral extraction and ancillary works, quarries, peat workings and processing plants.

Mixed use – Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

National Planning Policy Framework (NPPF) – Sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

Neighbourhood Plan – A plan prepared by a Parish or town Council or Neighbourhood Forum for a particular neighbourhood area. Once adopted, the Neighbourhood Plan becomes part of the development plan for the area.

Nodes – Places where people and transportation routes congregate. Generally

located at points where two or more transit routes or travel modes intersect.

Objectively Assessed Housing Need (OAN) – Need of market and affordable housing in a District or Housing Market Area.

Office for National Statistics (ONS) – The executive office of the UK Statistics Authority; a non-ministerial department which reports directly to Parliament. ONS is the UK Government's single largest statistical producer.

Open Space – All open space of public value, including not just land, but also areas of water which offer important opportunities for sport and recreation and can act as a visual amenity.

Outline Planning Application – A general application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed matters. Does not apply to changes of use.

Phasing or Phased Development – The phasing of development into manageable parts. For example, an annual rate of housing release for a large development that may need to be controlled so as to avoid destabilising housing markets and causing low demand.

Planning & Compulsory Purchase Act 2004 – The Act introduces

- A statutory system for regional planning
- A new system for local planning
- Reforms to the development control and compulsory purchase and compensation systems
- Removal of crown immunity from planning controls

Planning Condition – A condition imposed on a grant of planning permission or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Permission – Formal approval sought from a local planning authority to allow a proposed development to proceed, often granted with conditions.

Planning Policy Statements (PPS) – Issued by central government to replace the Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.

Pollution – Anything which affects the quality of land, air, water, or soils which might lead to an adverse impact on human health, the natural environment, or general amenity.

Previously Developed Land (PDL) or 'Brownfield' Land – Land which is or was occupied by a permanent structure. This excludes land that is or has been occupied by agricultural or forestry buildings, land that has been developed for minerals extraction or waste disposal where provision has been made for restoration.

Primary & Secondary Frontages – Primary frontages tend to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater diversity of uses such as restaurants, and businesses.

Protected Species – Plant and animal species afforded protection under certain Acts of Parliament and Regulations.

Public Art – Works of art visible to or benefitting the general public. Can be permanent or temporary, usually manifested physically, for example, sculptures, lighting effects or street furniture.

Public Open Space – Urban space, designated by a council, which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).

Public Realm – The publicly accessible external space including pavements, streets, squares, parks.

Quality of Life – The general well-being of a person or society, defined in terms of health and happiness, rather than wealth.

Reclaimed / Reclamation – Operations designed to return an area to an acceptable environmental state, whether for the resumption of the former land use or for a new use. It includes restoration, aftercare, soil handling, filling and contouring operations.

Regeneration – The economic, social and environmental renewal and improvement of rural or urban areas.

Regionally Important Geological Sites (RIGS) – A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).

Registered Parks and Gardens – These are designated heritage assets of national importance and are registered for their special historic interest.

Renewable and Low Carbon Energy – Energy that can help reduce emissions of CO2 and other 'greenhouse' gases (compared to the conventional use of fossil fuels). Renewable and low carbon energy supplies include, but not exclusively, biomass and energy crops; combined heat and power; heat pumps, such as ground-source and air-source heat pumps; energy from waste including from solid recovered fuel; hydro; solar thermal and photovoltaic generation; and wind generation.

Reserved Matters Permission – Usually within three years of approval of an Outline Planning Permission an application for the outstanding reserved matters can be made. This will typically include information about the layout, access, scale and appearance of the development.

Restrictive Condition (occupancy) – A planning condition for regulating the development or use of any land under the control of the applicant.

Retail Capacity Study – Provides evidence on shopping patterns and future retail needs commissioned jointly between Bolsover District, Chesterfield Borough and North East Derbyshire District.

Retail Floorspace – Total floor area of a property that is associated with all retail uses. Usually measured in square metres. May be expressed as a net figure (the sales area) or in gross (including storage, preparation and staff areas).

Retail Impact Assessment – Undertaken for an application for retail use on the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development. The assessment includes the likely cumulative effect of recent permissions, developments under construction and completed developments.

Retail Offer – The range and mixture of different quality, sizes and types of shop within or outside town, district or local centres.

Safeguarding/Safeguarded Zone – An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.

Saved Policies/Saved Plan – Policies within unitary development plans, local plans and structure plans that are saved for a time, pending their replacement through production of Local Development Documents.

Scheduled Ancient Monument – Nationally important monuments that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 Agreement – A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain necessary extra works related to a development are undertaken.

Self-Build Housing – Self-building is the act of commissioning a bespoke home that's tailored to the individual's design requirements.

Sequential Approach / Sequential Test – A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.

Setting (of a Heritage Asset) – Is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Settlement Development Limit (SDL) – Refer to Development Envelopes.

Settlement Hierarchy Study – Provides information about settlements in the District and the services and facilities they provide. The primary aim is to promote sustainable communities, and provide an initial spatial strategy for the location of major development across the District.

Sheffield City Region – A Local Enterprise Partnership that brings together the eight local authorities of: Barnsley, Bassetlaw, Bolsover, Chesterfield, Doncaster, North East Derbyshire, Rotherham and Sheffield, to work with businesses and other partners towards a common goal of encouraging growth and economic activity to create a prosperous and sustainable City Region.

Sites of Special Scientific Interest (SSSIs) – A conservation designation denoting sites which are protected by law to conserve their wildlife or geology.

Small Medium Enterprises (SMEs) – Non-subsidiary, independent firms which employ less than a given number of employees, usually 250.

Social Infrastructure – Facilities enabling social interaction and well-being, including: community, leisure, cultural, education and children's services, adult care and health buildings, and other facilities such as: local shops, places of worship, allotments, pubs and post offices.

Spatial Planning – Brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Special Areas of Conservation (SAC) – Areas given special protection under the European Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Landscape Areas – A Non-statutory conservation designation to categorise sensitive landscapes which are, either legally or as a matter of policy protected from development or other man-made influences.

Special Protection Area (SPA) – Areas which have been identified as being of international importance for the breeding, feeding, wintering, or the migration of rate and vulnerable species of birds found within EU countries. SPA's are European designated sites, classified under the Birds Directive.

Specialist Housing – Housing to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.

Starter Homes – New dwellings only available for purchase by qualifying first-time buyers which are to be sold at a discount of at least 20 percent of market value, and less than the price cap of £250,000 outside Greater London.

Statement of Community Involvement (SCI) – Sets out the processes to be used by the

local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.

Statement of Consultation – A report by the local planning authority explaining how they have complied with the Statement of Community Involvement during consultation on the Local Plan.

Strategic Environmental Assessment (SEA) – A procedure which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment, including those in the field of planning and land use (set out in the Environmental Assessment of Plans & Programmes Regulations 2004).

Strategic Flood Risk Assessment (SFRA) – Maps all forms of flood risk and forms the evidence base to locate new development primarily in low flood risk areas (Zone 1). Areas of 'low (zone 1) 'medium' (zone 2), and 'high' (zone 3) risk are mapped using data collected from many sources including the Environment Agency and water utility companies.

Strategic Housing Market Assessment (SHMA) – An assessment of the level of future housing provision and the mix of housing required, prepared across the Housing Market Area (HMA).

Strategic Site – A site allocated in a Local Plan which is central to the achievement of the Plan strategy.

Sui-Generis – A term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order 2005, for example amusement arcades, launderettes, car showrooms and petrol filling stations.

Supplementary Planning Document (SPD) – A document which adds further detail to the policies in the Local Plan. SPDs can be used to provide further guidance for development on specific sites, or on particular issues. SPDs are capable of being a material consideration in planning decisions, but are not part of the development plan.

Sustainability Appraisal (SA) – An appraisal of the economic, environmental and social effects of a Plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Development – The principle for meeting human development goals whilst at the same time supporting the ability of natural systems to provide the natural resources and ecosystem services which the economy and society depend. The 17 Global Goals for Sustainable Development have shaped the world's approach to growth and sustainable development until 2030.

Sustainable Drainage Systems (SuDS) – Drainage techniques used with developments to help return excess surface run-off to natural watercourses (rivers, streams, lakes and so on) without negatively affecting people and the environment. These might include ponds or reed beds to hold water before it runs into a watercourse.

Sustainable Transport/Travel – Often meaning walking, cycling and use of public transport (and in some circumstances "car-sharing"), which is considered to be less damaging to the environment and reduce traffic congestion and pollution.

Town – The largest settlements in Bolsover District, identified in the Settlement Role & Function Study. (Bolsover, Shirebrook, Clowne and South Normanton).

Town Centre – An area defined on the Local Plan Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

Town Centre Uses – These are uses other than shopping that are commonly found in town centres, including: retail, social, leisure and cultural, housing, employment and other uses.

Transport Assessment (TA) – A process that sets out transport issues relating to a proposed development.

Travel Plan – A long-term management strategy for an organisation or site to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Tree Preservation Order (TPO) – A mechanism for securing the preservation of single trees or groups of trees of acknowledged public amenity value. A TPO prevents trees being topped, lopped or felled without the consent of the local planning authority.

Unauthorised Development – Development that has taken, or is taking place, without the benefit of planning permission. It may then risk being the subject of enforcement action.

Urban Capacity Study – A study which is undertaken to establish how much additional housing can be accommodated within urban areas.

Urban Design – The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, to create successful development.

Urban Sprawl – The uncontrolled or unplanned extension of urban areas into the countryside.

Use Classes – The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories. Traditional Employment uses are covered by B1, B2 and B8.

Viability – In financial terms, a viable development could proceed if there were no financial reason for it not to, in relation to development costs and returns. In terms of retailing, viability is a measure of a centre's capacity to attract ongoing investment for maintenance, importance and adaptation to changing needs.

Vitality – In terms of retailing, the capacity of a centre to grow or develop its likeliness and level of activity.

Water-compatible Development – Development which is 'compatible' with water; for example, flood control infrastructure, amenity open space or nature conservation and biodiversity.

Wildlife Corridor – A strip of land (for example, along a hedgerow) connecting wildlife populations.

Windfall Site – Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

World Heritage Sites / Status – A cultural or natural site of outstanding universal value designated by the International Council on Monuments and Sites (ICOMOS).

Appendix 1.1

Development of the Local Plan

Main issues

Identified issue	Reference in Spatial Portrait	Reference in Vision	Objectives	Policies
Need to accommodate new growth, whilst ensuring the character of the district is retained and that major new development is supported by additional infrastructure	New Growth: -Para 2.24: In the ONS 2014 Sub-National Population Estimates (August 2016), the population for the District is predicted to rise by around 10.2% to 83,626 by 2033. The number of households is expected to grow by 12.7% to 37,712 over the same period. In relation to the '**character** of the District' there are references to the geology, limestone plateau, SSSI's, RIGS, CA's & LB's. Para 2.16 –"Consultation responses have indicated that many people in the district value the District's natural and built heritage and the character of the district " **Infrastructure** Reference to services (2.16), travel patterns (2.28)	First sentence 'By 2033, Bolsover will be a growing district, undergoing an economic and visual transformation' *Reference in Environmental Role* to protecting environmental & historic assets, and reinforcing the distinctive character of the District Ref in *Social Role* 'New infrastructure such as schools, roads, health facilities and open space provision will have been planned and delivered at the same time as new development	A:Sustainable Growth B: Climate Change C: Countryside, Landscape Character, and Wildlife D:Historic Environment O: Place Making P:Town Centres	To some degree all policies do address this general issue. The Strategic policies are highlighted in this case highlighted: SS1, SS2, SS3, SS4, SS5, SS6, SS7, SS8, SS9, SS10.

Identified issue	Reference in Spatial Portrait	Reference in Vision	Objectives	Policies
Protect and enhance identified heritage and natural assets	In relation to the '**character** of the District' there are references to the geology, limestone plateau, SSSI's, RIGS, CA's & LB's. Para 2.16 –"Consultation responses have indicated that many people in the district value the District's natural and built heritage and the character of the district "	Ref in *Environmental Role* 'The District's rich variety of environmental and historic assets...will have been protected, enhanced and extended...	C:Countryside, Landscape Character, and Wildlife D:Historic	SC1,SC2, SC3, SC7 SC8, SC9SC16, SC17, SC18, Sc19, SC20 ITCR1, ITCR2, ITCR3
Support for regeneration of the towns and main villages, to enable them to fulfil their role as service centres, coupled with the need to address the regeneration needs of rural settlements and the remaining large areas of previously developed land in need of restoration or re-use	Paragraph 2.8 states ' the district still have a number of brownfield sites remaining, although not all of these are close to services and facilities'. Paragraph 2.19 states 'Whilst some of the larger villages provide for local needs, some of the District's smaller settlements are without basic facilities such as a shop, school or post office	Ref in *Economic Role* ' Brownfield sites in the District will have been remediated and brought back into productive use providing regeneration benefits...and improvements to the local community and improvements to the natural environment'	E:Regeneration O: Place Making P:Town centres	SS3: WC4:

Identified issue	Reference in Spatial Portrait	Reference in Vision	Objectives	Policies
Improve health outcomes in a district with an above average percentage of retired people, and people suffering poor health	Covered particularly in paragraph 2.21 and 2.22.	Ref in *Social Role* ' A range of new housing will have met the needs of a growing and aging population' AND 'Access to outdoor recreation space and a network of footpaths...will have been improved providing opportunities ...contributing to the health ... of people and communities in the district'	K: Health and Well Being	SS3, ITCR1, ITCR2, ITCR3 ITCR 5, ITCR6.
Improve employment opportunities in the district by increasing the number and range of jobs in district.	Covered in paragraphs 2.29 to 2.33in relation to high out commuting being an issue and 2.25- 2.28 in relation to job growth aspirations.	Ref in *Economic Role* 'Employment opportunities will have expanded into growing sectors such as advanced manufacturing, logistics and knowledge based sectors. The increased employment opportunities in the District mean that people will have access to a greater number and range of jobs without having to commute outside the District'.	A:Sustainable Growth L:Economic Prosperity M: Employment Opportunities	SS1, SC2, WC1, WC2, WC3:
Provide significantly greater local job opportunities to reduce out-commuting, improve sustainability and also to avoid the danger of turning some towns and main villages into 'dormitories'.	2.28 'there is a substantial level of out-commuting by residents in the district, and this has increased between the 2001 & 2011 Censuses'	Ref in *Economic Role* 'The increased employment opportunities in the District mean that people will have access to a greater number and range of jobs without having to commute outside the District	M: Employment Opportunities	SS1, SC2, WC1, WC2, WC3.

Identified issue	Reference in Spatial Portrait	Reference in Vision	Objectives	Policies
Ensure the delivery of new housing in an area of marginal viability where delivery has been challenging	2.38 The District has seen an increase in housing completions in recent years, generally indicating improving viability. The evidence underpinning the Whole Plan Viability Assessment (March 2018) identifies an improving situation regarding house prices, particularly in settlements on the western side of the District. Despite this, Bolsover District still has lower house prices than the region and national averages and as a result housing development viability remains challenging across the District, which can make delivery of affordable housing difficult.	Ref in *Social Role* 'A range of new housing will have met the needs of a growing and aging population'.	N: Meeting Housing Needs	SC2, LC1, LC2, LC3, LC5, LC6.
Put place making and development quality at the heart of new development	2.18 Citizen's Panel Survey in which almost half of respondents thought their town could have a more distinctive character	Ref in *Environmental Role* ' The high quality of design in new developments will ...have helped to create places where people want to live and reinforced the distinctive character of settlements in the District'.	O: Place Making P: Town Centres	SC3:

Identified issue	Reference in Spatial Portrait	Reference in Vision	Objectives	Policies
Provide improved accessibility to better areas of green space.	2.33 'In terms of leisure travel, the district has an extensive network of trails that provide good access to the countryside and there is potential to further enhance this network'	Ref in *Social Role*: 'Access to outdoor recreation space and a network of footpaths and other facilities will have been improved...' and also Ref in *Environmental Role* Increased Open Spaces, new, and better integrated infrastructure ..will create opportunities for outdoor recreation , and improved health	I: Green Spaces and Green Infrastructure K Health and Well Being	SC3, ITCR1, ITCR2, ITCR3, ITCR5, ITCR6, II1,

Other Issues

Identified issue	Reference in Spatial Portrait ...	Reference in vision	Objectives	Policies
The need to protect these sites	The distinct has a number of important archaeological sites	*Environmental Role* and protection of historic assets	D: Historic Environment	SC 18
The need to protect the magnesian plateau from development which would detract from it, and protect the important buildings which sit on the ridge.	The magnesian plateau is a dominant feature in the district There are 2 of the district's 'crown jewels' sitting on the escarpment (Hardwick Hall & Bolsover castle)	Ref to *Environmental Role* and protection of environmental assets	C:Countryside, Landscape Character, and Wildlife D: Historic Environment	SC8, SC9, SC19
The need to try and ensure that new development is sustainable, and that there is sufficient existing or new infrastructure to accommodate new growth.	There are two small towns in the district, and a number of villages of different sizes	Ref to *Economic Role* 'Development will have taken place in the in the towns and larger villages...	A: Sustainable Growth G: Infrastructure & New Facilities	SS1, SS2, SS3, LC1, WC4

Identified issue	Reference in Spatial Portrait ...	Reference in vision	Objectives	Policies
The need to ensure that existing infrastructure and services are protected; and, enhanced where possible The need to retain rural character whilst providing employment opportunities	Much of the district is predominantly rural	Ref to *Economic Role* 'Rural settlements will also have benefited from appropriate and sensitive development to meet the needs of their local communities', also 'Rural settlements will also have benefited from appropriate and sensitive development to meet the needs	G: Infrastructure and other new Facilities J: Rural Areas	SS1, SS2, SS3,
The need to reclaim and regenerate these sites where possible. Recognising that not all of these sites will be viable	There is a legacy of brownfield sites in the district Not all of the brownfield sites are in sustainable locations	Ref to *Economic Role* 'brownfield sites in the district will have been remediated and brought back into productive use, providing regeneration benefits'	E: Regeneration	SS3, SS6, SS7.
The need to ensure no further deterioration, and where possible to improve congestion, and associated issues	There may be quality of life issues for some residents due to the proximity of the M1 These issues are most acute in the south of the district around junction 28 of the M1	Ref to *Social Role* ' The need to travel will be reduced through the spatial strategy of focussing development on the more sustainable settlements	A: Sustainable Growth K: Health and Well Being G: Infrastructure and New Facilities	SS3 SC11, SC12, ITCR8

Identified issue	Reference in Spatial Portrait ...	Reference in vision	Objectives	Policies
The need to try and ensure that new development is sustainable, and that there is sufficient existing or new infrastructure to accommodate new growth	The transport links reflect the semi rural dispersed nature of the district	Ref to *Social Role* ' The need to travel will be reduced through the spatial strategy of focussing development on the more sustainable settlements Also, Ref to *Economic Role* 'Rural settlements will also have benefitted from appropriate and sensitive development to meet the needs of their local communities'	A: Sustainable Growth G: Infrastructure and New Facilities	SS1, SS3, ITCR8,
The need to ensure that development is sustainable and utilises existing infrastructure	The nearest main line stations are located just outside the district at Alfreton and Chesterfield (also Worksop and Mansfield) part of the Robin Hood line runs through the east of the district	Ref to *Social Role* ' The need to travel will be reduced through the spatial strategy of focussing development on the more sustainable settlements.	A: Sustainable Growth H Sustainable Transport	SS1, SS3, ITCR8
The need to protect and where possible enhance these sites The need to protect and where possible to enhance and extend these networks	The district has a large number & wide diversity of sites of importance for biodiversity/wildlife The district has a number of RIGS The district has a number of country trails, and green infrastructure	Ref to *Environmental Role* 'The District's rich variety of environmental assets... will have been protected enhanced and extended' ALSO in Social Role 'Access to outdoor recreation space and a network of footpaths and other facilities will all have been improved...'	C: Countryside, Landscape Character, & Wildlife I: Green Spaces and Green Infrastructure	SS1, SC9, ITCR1, ITCR2
The need to have regard to the functions of the Green Belt	Part of the Sheffield/North East Derbyshire Green Belt extends into the district around Barlborough Clowne	Ref to *Environmental Role* and protection of environmental & historic assets, which includes the Green belt	A: Sustainable Growth	SS9

Identified issue	Reference in Spatial Portrait ...	Reference in vision	Objectives	Policies
The need to protect, and where possible enhance these	The district has a number of Listed Buildings and Conservation Areas	Ref to *Environmental Role* and protection of environmental & historic assets	D: Historic Environment	SC16, SC17.
The need to provide facilities for tourists	Some of the most important buildings in the district are also top tourist attractions	Ref in *Environmental Role* 'the District's rich variety of environmental and historic assets...will be enjoyed by more people through increased tourism'.	F: Tourism	WC5:
There are national trends, and local issues in relation to this. Nationally, more shopping is being done on the internet, and town centres are contracting. Policies in the Local Plan must recognise these trends and at a local level there is a need to make provision to build in sustainable locations, and make the key settlement centres in the district attractive places to shop and/or visit	Compared to adjoining districts, the settlements in Bolsover are small, and there are a number of large towns and sub-regional centres just outside the district which offer a wide range of goods and services	Ref in *Economic Role* 'Development will have taken place in the towns and larger villages and town centres and the town centres that serve local residents will be vibrant, attractive and distinctive places'.	A: Sustainable Growth P: Town Centres	WC4, SC3, ITCR4:
Whilst the Local plan cannot change this fact, there is a need to build homes in sustainable locations with easy access to hospitals in neighbouring districts: and to ensure that there is provision in the district for primary health services	There is no general hospital in the district, which gives rise to concerns over health issues.	Ref in *Social Role* 'New infrastructure such as schools, roads, health facilities and open space provision will have been planned and delivered at the same time as new developments'	A: Sustainable Growth G: Infrastructure and New facilities	SS3, II1:

Identified issue	Reference in Spatial Portrait ...	Reference in vision	Objectives	Policies
The need to ensure that new development is matched by the corresponding growth in social infrastructure and new facilities.	Services such as secondary schools and health facilities tend to be concentrated in the town and larger villages	Ref in *Social Role* 'New infrastructure such as schools, roads, health facilities and open space provision will have been planned and delivered at the same time as new developments'.	A: Sustainable Growth G: Infrastructure and New facilities	SS3, II1,
The need to ensure local distinctiveness in town and local centres is maintained and enhanced	In a survey almost half of local residents thought their town could have a more distinctive character people wanted a wider variety of shops and independent shops	Ref in *Economic Role* 'Development will have taken place in the towns and larger villages and town centres and the town centres that serve local residents will be vibrant, attractive and distinctive places'.	O: Place Making P: Town Centres	SC3, WC4.
The need to ensure new development is well integrated and people remain satisfied with their area	Nearly 70 % of respondents to a survey were satisfied with their area as a place to live	Ref in *Environmental Role* 'The high quality of design in new developments will have helped to address climate change and reduced the potential for anti-social development'	O: Place Making	SC3, WC4.
The need to ensure services and facilities and new developments recognise this demographic.	The district has an above average population of people aged 40+ The district has a high percentage of retired households	Ref in *Social Role* 'A range of new housing will have met the needs of a growing and aging population'	K: Health and wellbeing	SS1, LC4, ITCR4, II1:

Identified issue	Reference in Spatial Portrait ...	Reference in vision	Objectives	Policies
The need to ensure services and facilities are available to improve health outcomes for the district The need to ensure services and facilities are available to improve health outcomes for the district by improving health outcomes generally, and addressing environmental issues that contributes to that. The need to ensure services and facilities are available to improve health outcomes for the district	Health is a significant issue for people in the district with almost 25% of people saying that their day to day activities are limited by their health and 8.6% saying that they have 'bad' health. Residents of the district have the highest obesity rates, and lowest healthy eating rates in the county The district has high levels of smoking, and high levels of early deaths from cancer and circulatory conditions compared to the rest of the county and England	Ref in *Social Role* ' Access to outdoor recreation space and a network of footpaths and other facilities will have been improved providing opportunities for people to enjoy the natural environment and value the biodiversity it supports; thereby **contributing to the health,** wellbeing and economic prosperity of people and communities in the district. Also in the final paragraph of the vision 'Local people will have benefitted from the opportunities for a healthier lifestyle...'	K: Health and wellbeing	SS1, SS3, LC4, ITCR4 II1, WC9
The need to provide a wide range of employment opportunities so that; people don't get left behind; and also so that there opportunities to progress	The number of people in the district without any educational qualifications lags behind regional and national average. The number of people without a degree or diploma is below the regional and national averages	Refs in *Economic Role* The economy of the district will have benefited from wider initiatives in the Sheffield City Region and D2N2 as well as more local initiatives to improve the quantity, range and quality of jobs in the district. Employment opportunities will have expanded into growing sectors such as advanced manufacturing, logistics and knowledge based sectors' Also in final paragraph Local people will have benefitted from ... improved job opportunities'	L: Economic Prosperity M:Employment Opportunities	II2

Identified issue	Reference in Spatial Portrait ...	Reference in vision	Objectives	Policies
Both the need to ensure that there is sufficient social infrastructure: jobs and housing, and that this take place in a sustainable way	The population of the district is predicted to rise by 9.1 % by 2033and House Holds by 12.7%	Refs in *Economic Role* Employment opportunities will have expanded into growing sectors such as advanced manufacturing, logistics and knowledge based sectors' Also in final paragraph Local people will have benefitted from ... improved job opportunities.	SS1: Sustainable Development	LC1, WC1, II1
Need to ensure sufficient employment land is available to provide for economic growth, and also a range and choice of sites. Whilst the link between employment growth and housing is not clear, we need to ensure the Plan has adequate provision and is reviewed regularly	Oxford Economics Forecast identifies that the GVA for Bolsover District is forecast to rise by an average of 2.9pa to 2030, and that the district is forecast to enjoy the fastest rate of employment growth within Derbyshire	Refs in *Economic Role* Employment opportunities will have expanded into growing sectors such as advanced manufacturing, logistics and knowledge based sectors' Also in final paragraph Local people will have benefitted from ... improved job opportunities...'	M: Employment Opportunities	WC1, WC2.
Need to ensure sufficient employment land is available to provide for economic growth, and also a range and choice of sites	The jobs density within the district is lower than that in the region or country as a whole	Refs in *Economic Role* Employment opportunities will have expanded into growing sectors such as advanced manufacturing, logistics and knowledge based sectors' Also in final paragraph Local people will have benefitted from ... improved job opportunities...'	M: Employment Opportunities	WC1, WC2.

Identified issue	Reference in Spatial Portrait ...	Reference in vision	Objectives	Policies
Need to ensure sufficient employment land is available to provide for economic growth, and also a range and choice of sites	The percentage of jobs in manufacturing is higher in Bolsover than the average for rest of the country with a lower percentage of people employed in the service sector and in public administration, education and health	Refs in *Economic Role* Employment opportunities will have expanded into growing sectors such as advanced manufacturing, logistics and knowledge based sectors' Also in final paragraph Local people will have benefitted from ... improved job opportunities...'	M: Employment Opportunities	WC1, WC2.
Need to ensure sufficient employment land is available to provide for economic growth, and also a range and choice of sites	The Council's Growth Strategy (March 2015) aims to both increase the number of jobs in the district and re-balance the type of jobs by aiming to increase the number of higher skilled and higher paid jobs	Refs in *Economic Role* Employment opportunities will have expanded into growing sectors such as advanced manufacturing, logistics and knowledge based sectors' Also in final paragraph Local people will have benefitted from ... improved job opportunities...'	M: Employment Opportunities	WC1, WC2.
The need to increase employment opportunities in the district, particularly in rural areas The need to encourage more sustainable patterns of travel. In relation to this topic that would mean increasing job opportunities in: numbers; range; and location	The district does not have high frequency or extensive public transport services **The use of public transport is low** More people than average travel to work in a car	Ref in *Economic Role* 'Rural settlements will also have benefitted from appropriate and sensitive development to meet the needs of their local communities' And ' the increased employment opportunities in the District mean that people will have access to a greater number and range of jobs without having to commute outside the district.'	A:Sustainable Growth G: Infrastructure and New Facilities L: Economic Prosperity J: Rural Areas	WC1, WC3, SS1.

Identified issue	Reference in Spatial Portrait ...	Reference in vision	Objectives	Policies
The need to encourage more sustainable patterns of travel. In relation to this topic that would mean increasing job opportunities in: numbers; range; and location the need to encourage sustainability by providing more job opportunities in the district.	The district has a substantial level of out-commuting to work. This has increased between 2001 and 2011 The district is a net exporter of labour to surrounding districts. Out-commuting patterns are greatest to neighbouring authorities, rather than the city and larger authorities	Ref in *Economic Role* ' the increased employment opportunities in the District mean that people will have access to a greater number and range of jobs without having to commute outside the district.' ALSO 'Rural settlements will also have benefitted from appropriate and sensitive development to meet the needs of their local communities'	A:Sustainable Growth G: Infrastructure and New Facilities L: Economic Prosperity J: Rural Areas M:Employment Opportunities	SS1, WC3.
The need to enhance and improve, to assist with both health and tourism initiatives	The District has an extensive network of trails that provide good access to the countryside and there is potential to further enhance this network	Ref in *Social Role* 'Access to outdoor recreation space and a network of footpaths and other facilities will have all been improved... thereby contributing to the health, wellbeing, and economic prosperity of people and communities in the district'	H: Sustainable Transport I: Green Spaces and Green Infrastructure	ITCR1, ITCR2, ITCR3, II1:
Need to diversify housing stock?	Most of the District's housing stock falls within the lowest council tax bands (78% within bands A & B)	Ref in *Social Role* 'A range of new housing will have met the needs of a growing and aging population	N: Meeting Housing Needs	LC4.

Identified issue	Reference in Spatial Portrait ...	Reference in vision	Objectives	Policies
Whilst the level of affordable housing available in the private rented sector meets some of the affordable housing need in the district, there is still a need for affordable housing in the district. New affordable housing will help reduce the reliance on the worst elements of the housing stock which are predominantly in the private rented sector.	Whilst there is a need for affordable housing in the district, the SHMA notes that in reality the private rented sector plays an important role in meeting housing need. The condition of the Districts housing stock varies between tenures, but generally the highest level of hazards, disrepair and poor energy efficiency are in private rented stock and pre 1919 stock	*Social Role* that 'A range of new housing will have met the needs of a growing and aging population	N: Meeting Housing Needs	LC2, LC3, LC5.
Need to ensure that level of obligation imposed by the provision of affordable housing does not adversely impact on housing delivery	Viability is a key issue for the District with housing viability being generally marginal	Ref in *Social Role 'A range of new housing will have met the needs of a growing and aging population'*	N: Meeting Housing Needs	SS2, LC2, LC3.
Need to ensure that level of obligation imposed by the provision of affordable housing does not adversely impact on housing delivery	Although new housing is now being delivered, there are still likely to be issues around the delivery of affordable housing in the district	Ref in *Social Role 'A range of new housing will have met the needs of a growing and aging population'*	N: Meeting Housing Needs	SS2, LC2, LC3,

Appendix 5.1 - Housing Trajectory

RESIDENTIAL SITE ALLOCATIONS	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	Total	Beyond
Bolsover																	
Bolsover North Strategic Site	0	30	60	120	90	90	100	100	100	70	60	50	50	30	0	950	
Land off Langwith Road and Mooracre Lane	30	40	40	45	40	30	30	30	30	30	30	30	30	28	0	463	
Former Courtaulds factory site	15	20	0	0	0	0	0	0	0	0	0	0	0	0	0	35	
Land between Shuttlewood Road and Oxcroft Lane	0	0	0	0	0	0	17	30	30	30	30	30	30	30	0	227	
Land off Oxcroft Lane	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	45	
Sub-total	**45**	**110**	**125**	**165**	**130**	**120**	**147**	**160**	**160**	**130**	**120**	**110**	**110**	**88**	**0**	**1720**	
Shirebrook																	
Land at Brookvale	45	24	45	45	45	45	45	45	45	45	45	45	47	0	0	566	
Land at Station Road, Langwith Junction	20	20	18	0	0	0	0	0	0	0	0	0	0	0	0	58	
Sub-total	**65**	**44**	**63**	**45**	**45**	**45**	**45**	**45**	**45**	**45**	**45**	**45**	**47**	**0**	**0**	**624**	
South Normanton																	
Land to the rear of 1 to 35 Red Lane	20	30	0	0	0	0	0	0	0	0	0	0	0	0	0	50	
Land at Rosewood Lodge Fm, Alfreton Road	0	30	30	30	30	25	0	0	0	0	0	0	0	0	0	145	
Land at Town End Fm, Lees Lane	0	0	0	0	0	25	15	0	0	0	0	0	0	0	0	40	
Sub-total	**20**	**60**	**30**	**30**	**30**	**50**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**235**	

Clowne																	
Clowne Garden Village Strategic Site	0	0	60	60	80	80	100	100	100	100	80	60	60	60	60	1000	500
Land to rear of 169-207 Creswell Road	0	0	27	0	0	0	0	0	0	0	0	0	0	0	0	27	
Land west of Homelea and Tamarisk, Mansfield Road	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	
Land at High Ash Farm, Mansfield Road	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	42	
Sub-total	**36**	**21**	**87**	**60**	**80**	**80**	**100**	**100**	**100**	**100**	**80**	**60**	**60**	**60**	**60**	**1084**	
Barlborough																	
Land north of Chesterfield Road	7	30	30	30	30	30	0	0	0	0	0	0	0	0	0	157	
Sub-total	**7**	**30**	**30**	**30**	**30**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**157**	
Creswell																	
Land at Skinner Street	20	36	26	0	0	0	0	0	0	0	0	0	0	0	0	82	
Land south of Creswell Model Village	20	20	20	20	20	16	16	16	16	16	7	0	0	0	0	187	
Sub-total	**40**	**56**	**46**	**20**	**20**	**16**	**16**	**16**	**16**	**16**	**7**	**0**	**0**	**0**	**0**	**269**	
Pinxton																	
Land at Croftlands Farm	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0	50	
Sub-total	**0**	**0**	**0**	**0**	**25**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	
Tibshelf																	
Land south of Overmoor View	42	44	17	0	0	0	0	0	0	0	0	0	0	0	0	103	
Land west of Spa Croft	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	
Sub-total	**67**	**44**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**128**	

RESIDENTIAL SITE ALLOCATIONS	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	Total	Beyond
Whitwell																	
Former Whitwell Colliery Strategic Site	0	0	0	0	0	0	0	0	20	30	35	35	30	30	20	200	200
Sub-total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	**30**	**35**	**35**	**30**	**30**	**20**	**200**	
Glapwell																	
Land at Glapwell Nurseries	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16	
Sub-total	**0**	**0**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	
Hodthorpe																	
Land at Queens Road Allotments	0	10	10	10	8	0	0	0	0	0	0	0	0	0	0	38	
Sub-total	**0**	**10**	**10**	**10**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	
Palterton																	
Land between 11 and 19 Back Lane, Palterton	0	0	5	6	0	0	0	0	0	0	0	0	0	0	0	11	
Sub-total	**0**	**0**	**5**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11**	
Pleasley																	
East of Pleasley Pit, Pit Lane, Pleasley	0	9	10	0	0	0	0	0	0	0	0	0	0	0	0	19	
Sub-total	**0**	**9**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19**	

Totals	**280**	**384**	**439**	**366**	**368**	**366**	**323**	**321**	**341**	**321**	**287**	**250**	**247**	**178**	**80**	**4551**	700

Plan period	**4551**

Appendix 8.1 – Locations of planned local transport improvement schemes

Schedule of contents

a) Road

- **i)** Improvements to Town End / Moor Lane / Welbeck Road junction, Bolsover
- **ii)** Improvements to A632 / Portland Avenue / Mansfield Road junction, Bolsover
- **iii)** Improvements to A632 / Rotherham Road junction, Bolsover
- **iv)** Improvements to A616 / Treble Bob junction, Clowne
- **v)** Improvements to A616 / Barlborough Links junction, Clowne
- **vi)** Improvements to A616 / Lindrick Way junction, Clowne
- **vii)** Improvements to A616 / Clowne Road junction, Clowne
- **viii)** Improvements to A616 / Boughton Lane junction, Clowne
- **ix)** Improvements to A619 / A618 junction, Clowne
- **x)** Improvements to A619 / Gapsick Lane junction, Clowne
- **xi)** Improvements to M1 J30 roundabout

b) Public transport route alterations and improvements

- **xii)** Redirection of bus routes through the Bolsover North strategic site
- **xiii)** Redirection of bus routes through Bolsover Town in light of other residential and employment allocations
- **xiv)** Redirection of bus routes through the Clowne Garden Village strategic site
- **xv)** Redirection of bus routes to service Brookvale and Brook Park allocations in Shirebrook
- **xvi)** Improved access to Whitwell train station as part of former Whitwell Colliery strategic site

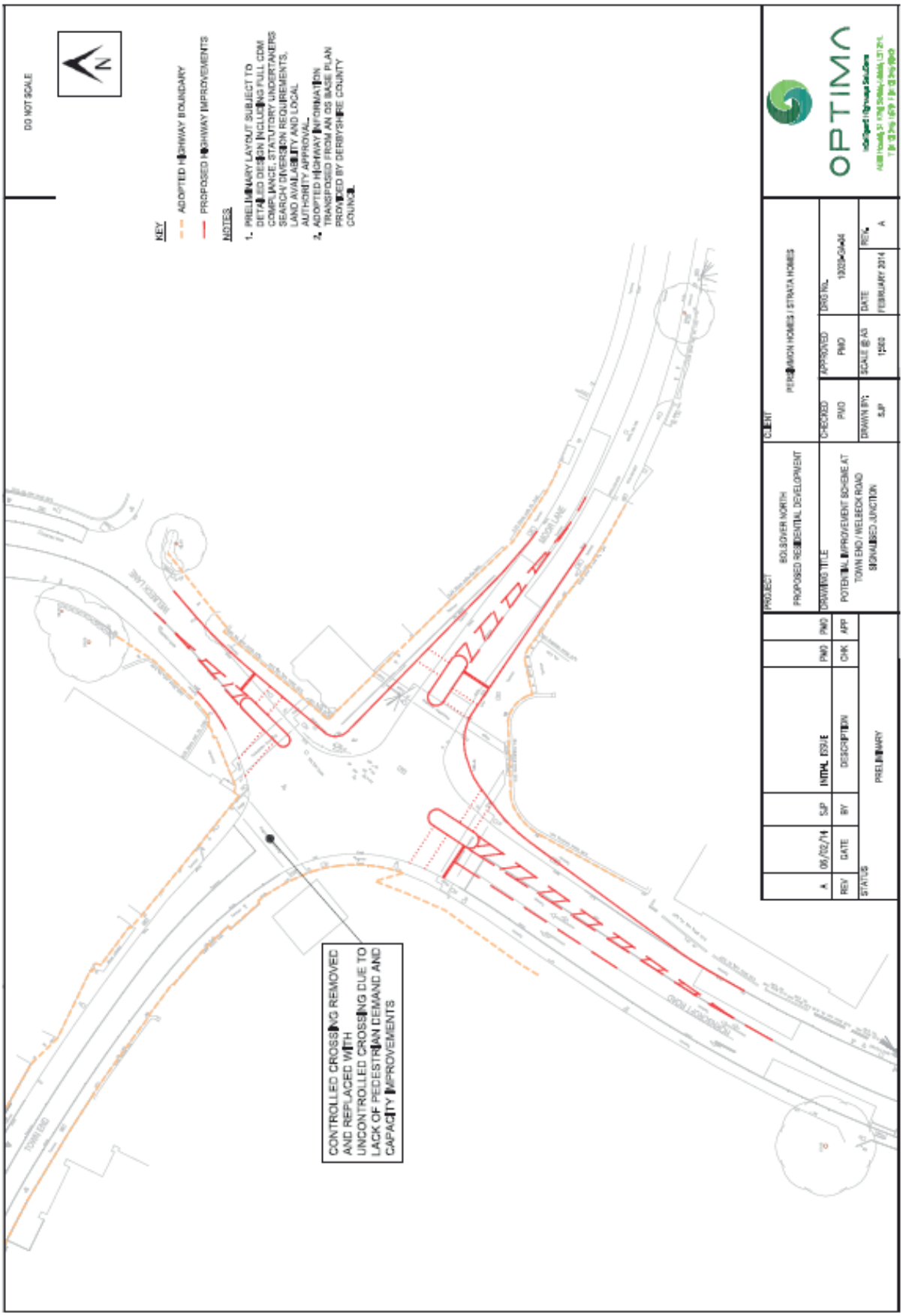
c) Cycling and walking networks

- **xvii)** Development of the Bolsover Town cycle and walking networks infrastructure
- **xviii)** Development of the Shirebrook cycle and walking networks infrastructure
- **xix)** Development of the Clowne cycle and walking networks infrastructure
- **xx)** Development of the South Normanton cycle and walking networks infrastructure

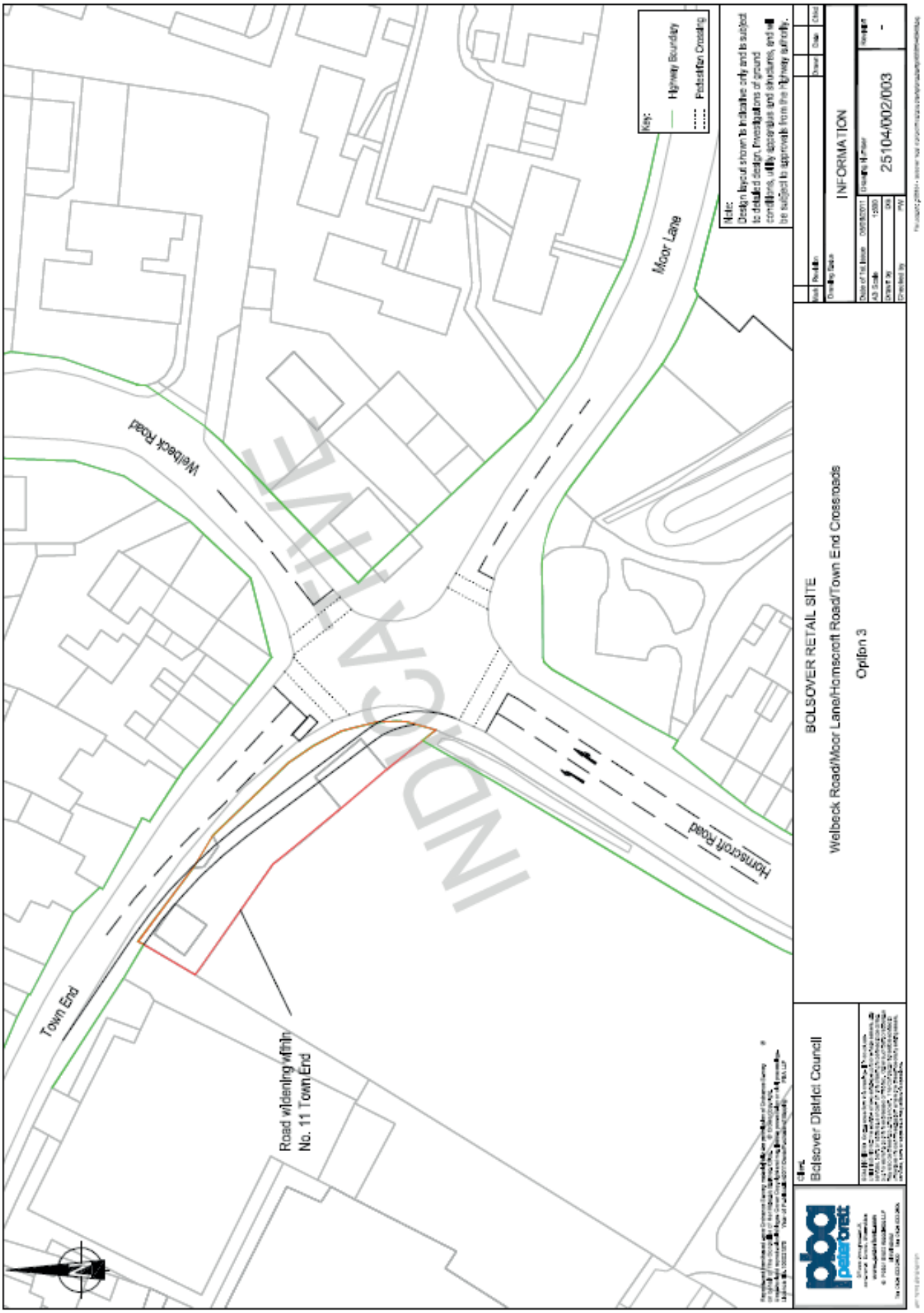
i) Improvements to Town End / Moor Lane / Welbeck Road junction, Bolsover

As set out in the Bolsover Town Transport Study Addendum.

Stage 1

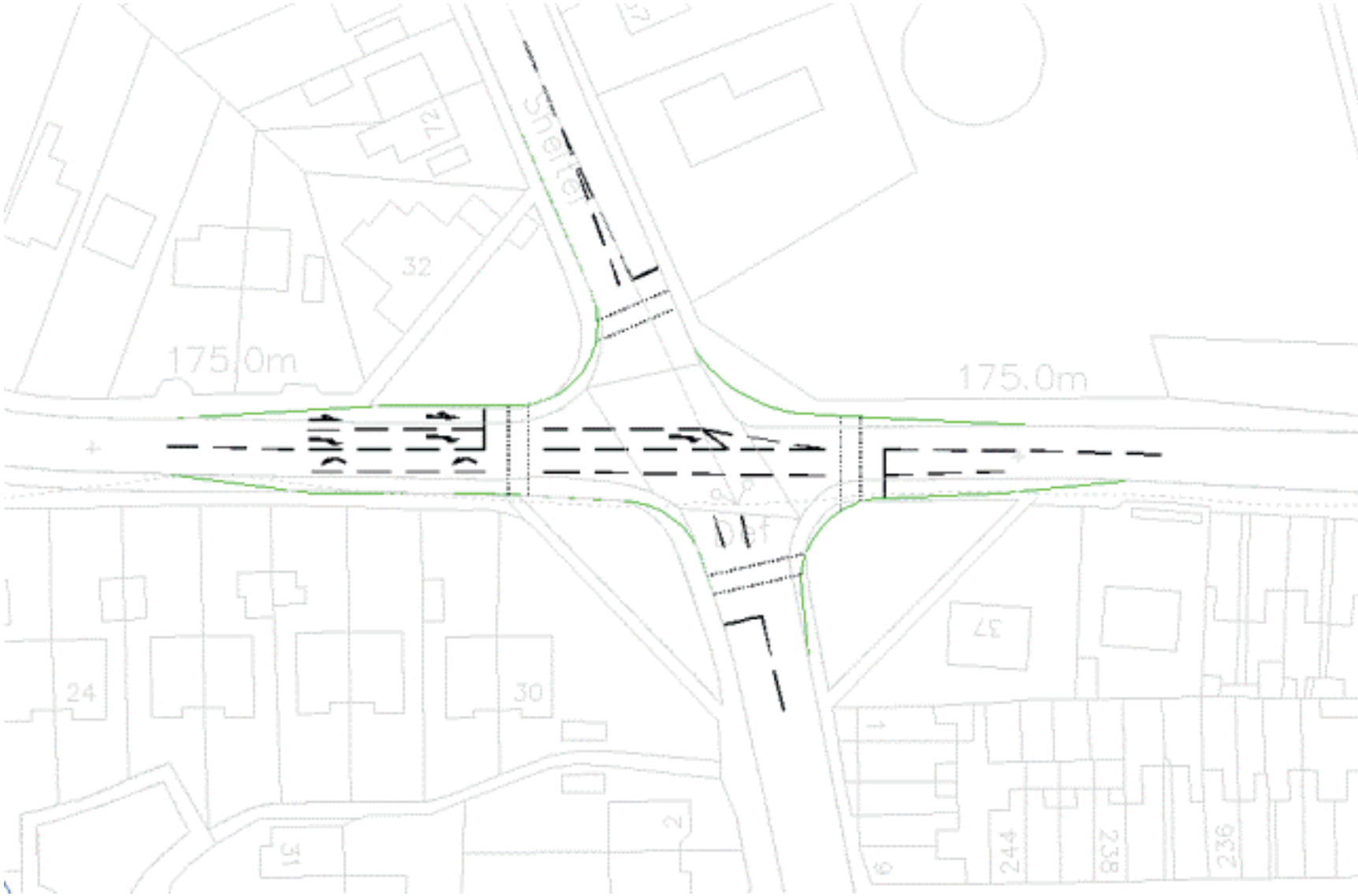


Stage 2


Key:
Highway Boundary
Pedestrian Crossing
Note:
Design layout shown is indicative only and is subject to detailed design, investigations of ground conditions, utility apparatus and structures, and will be subject to approvals from the Highway authority.
Moor Lane
Welbeck Road
Hornscroft Road
Town End
Road widening within No. 11 Town End
BOLSOVER RETAIL SITE
Welbeck Road/Moor Lane/Hornscroft Road/Town End Crossroads
Option 3
INFORMATION
25104/002/003
Bolsover District Council
INDICATIVE

ii) Improvements to A632 / Portland Avenue / Mansfield Road junction, Bolsover

As set out in the Bolsover Town Transport Study.



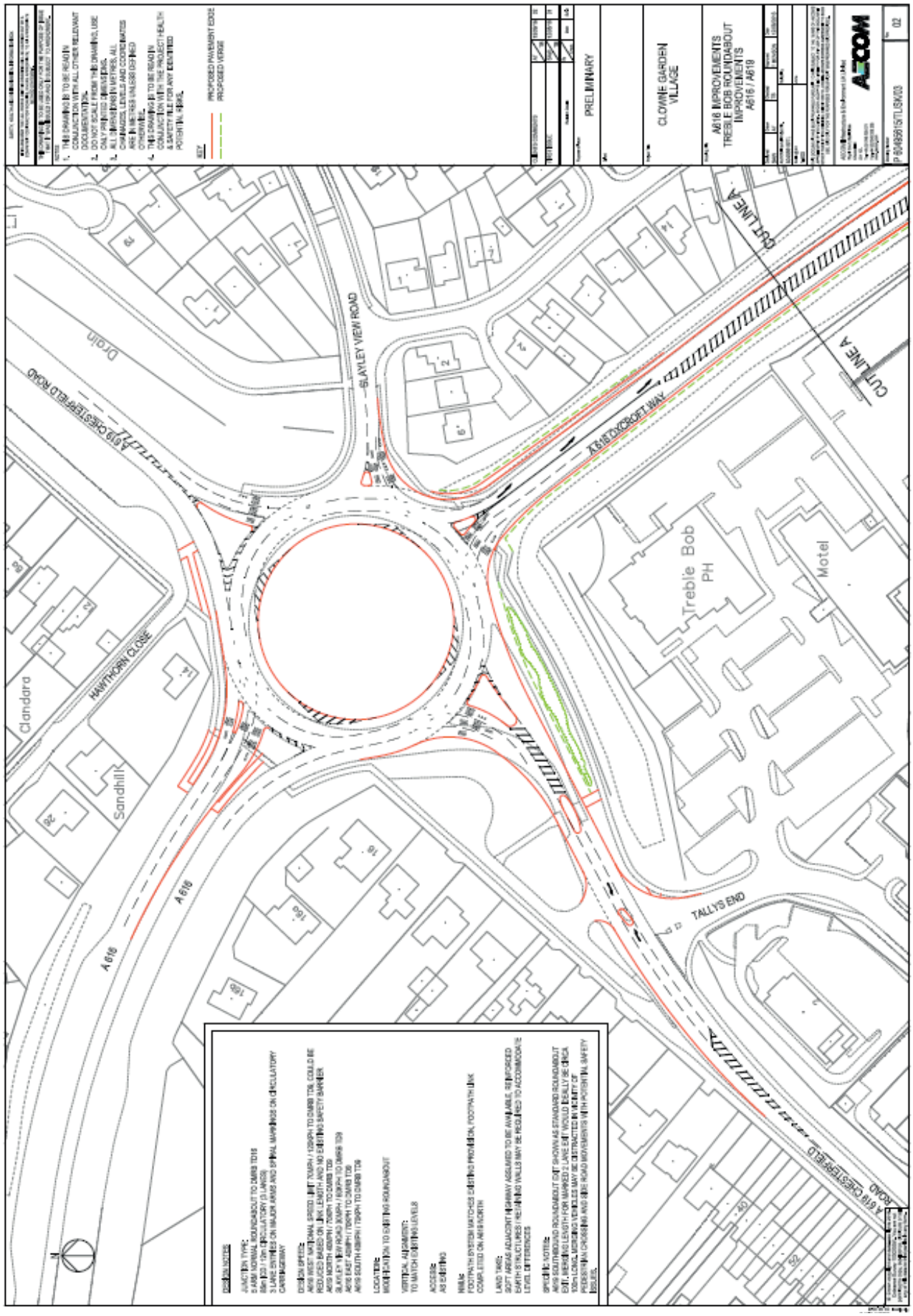
iii) Improvements to A632 / Portland Avenue / Mansfield Road junction, Bolsover

As set out in the Bolsover Town Transport Study.

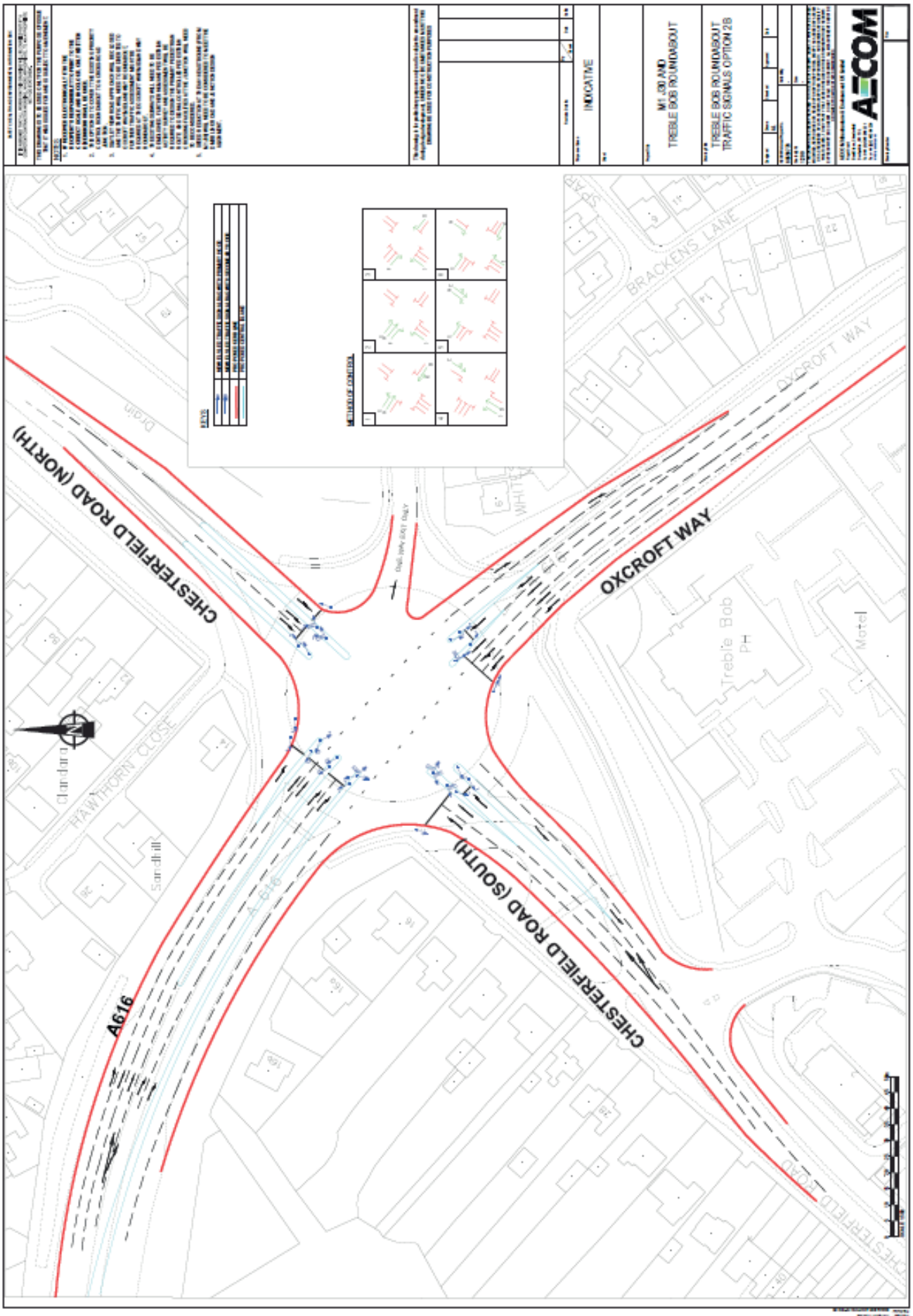


iv) Improvements to A616 / Treble Bob junction, Clowne

Option A) As set out in the Clowne Transport Study.

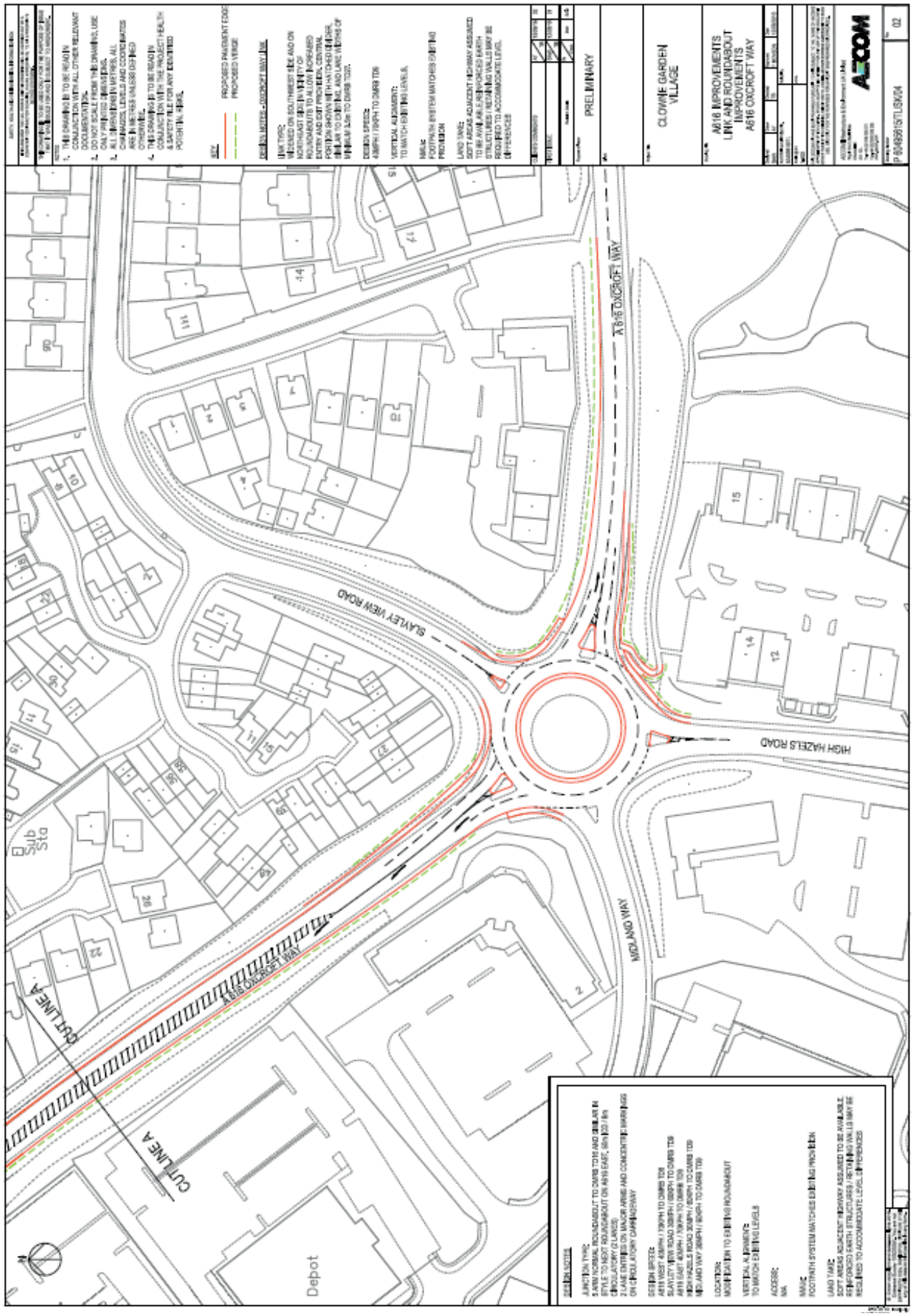


Option B) As set out in the Clowne Garden Village planning application



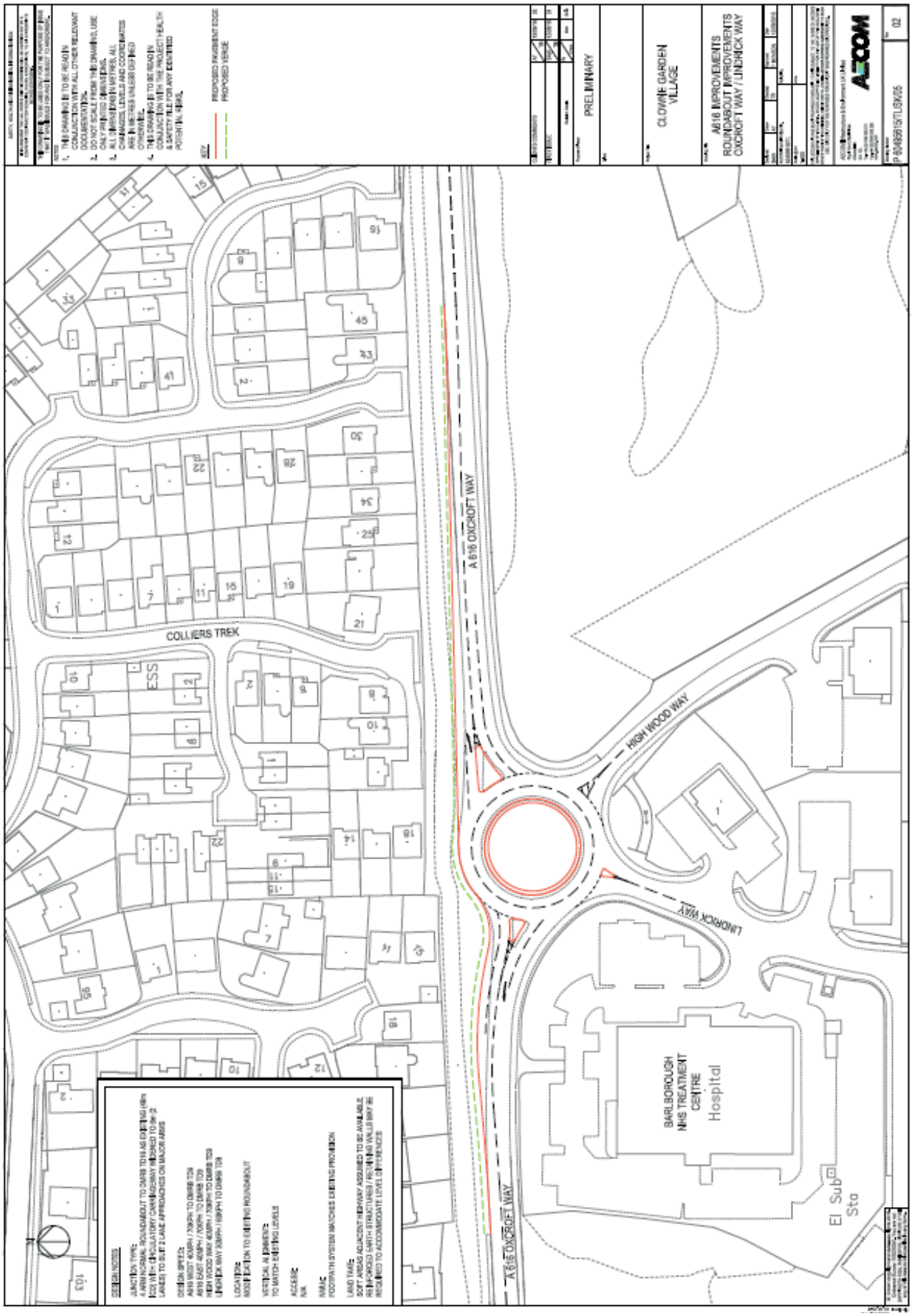
v) Improvements to A616 / Barlborough Links junction, Clowne

As set out in the Clowne Transport Study.



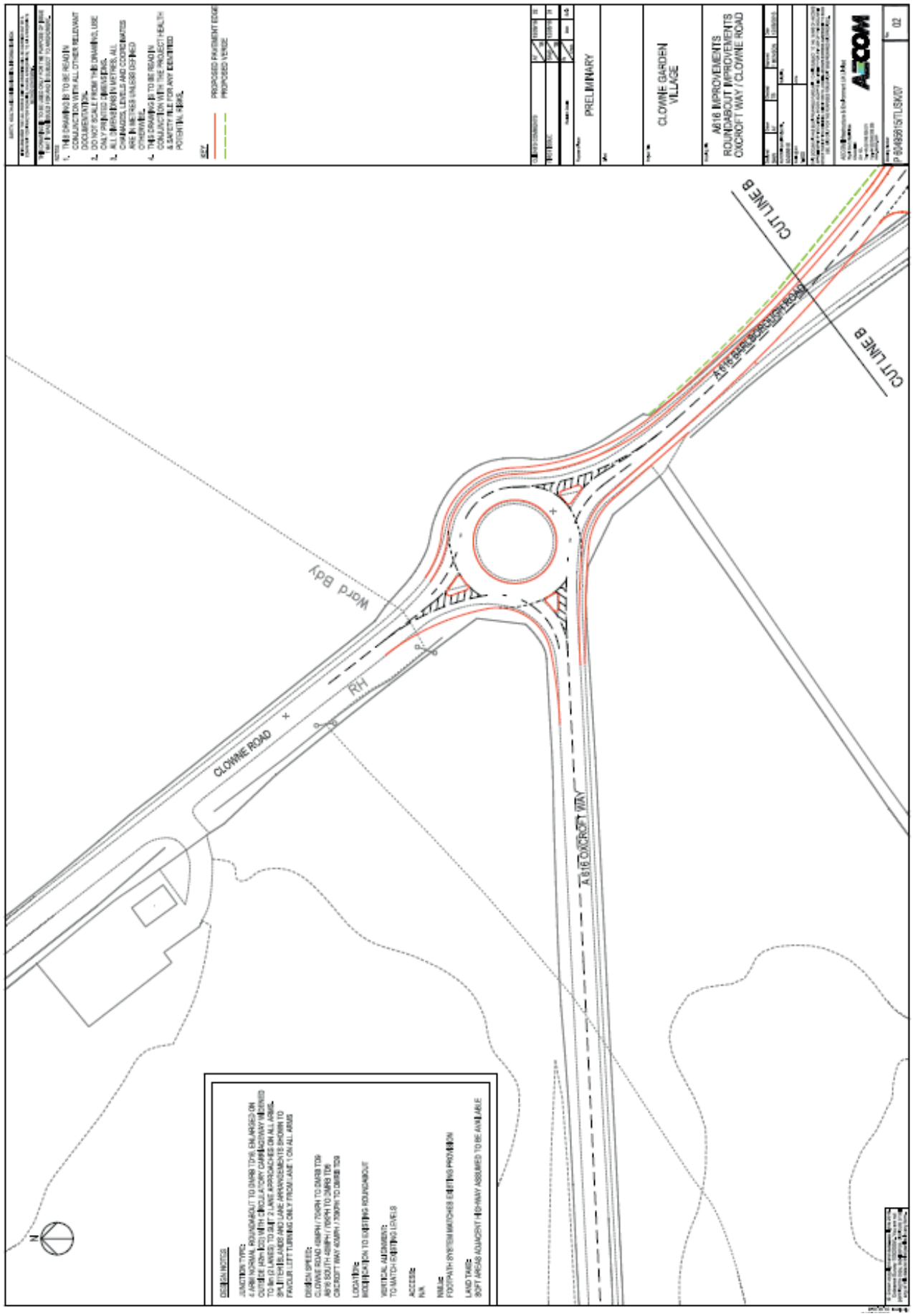
vi) Improvements to A616 / Lindrick Way junction, Clowne

As set out in the Clowne Transport Study.



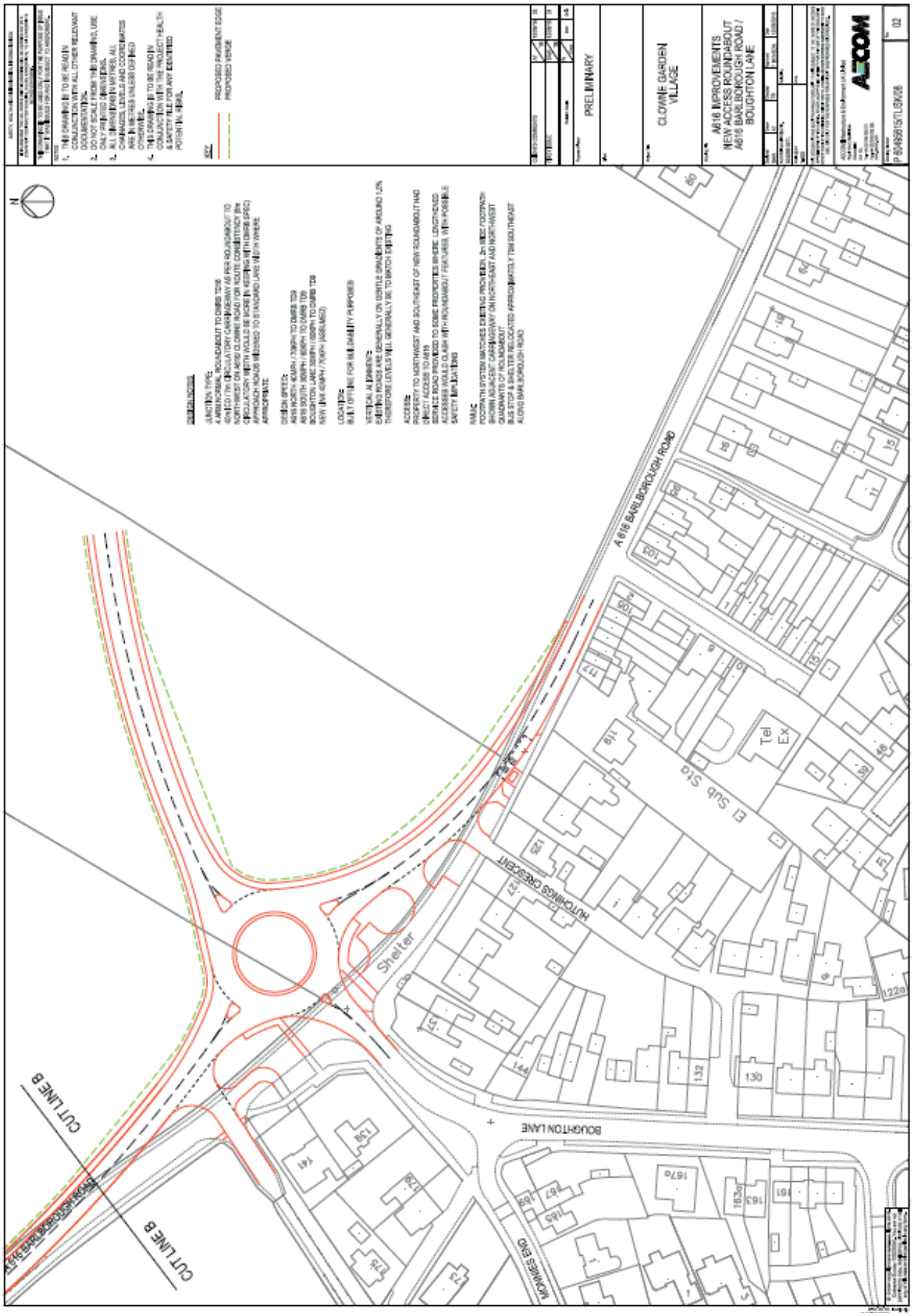
vii) Improvements to A616 / Clowne Road junction, Clowne

As set out in the Clowne Transport Study.



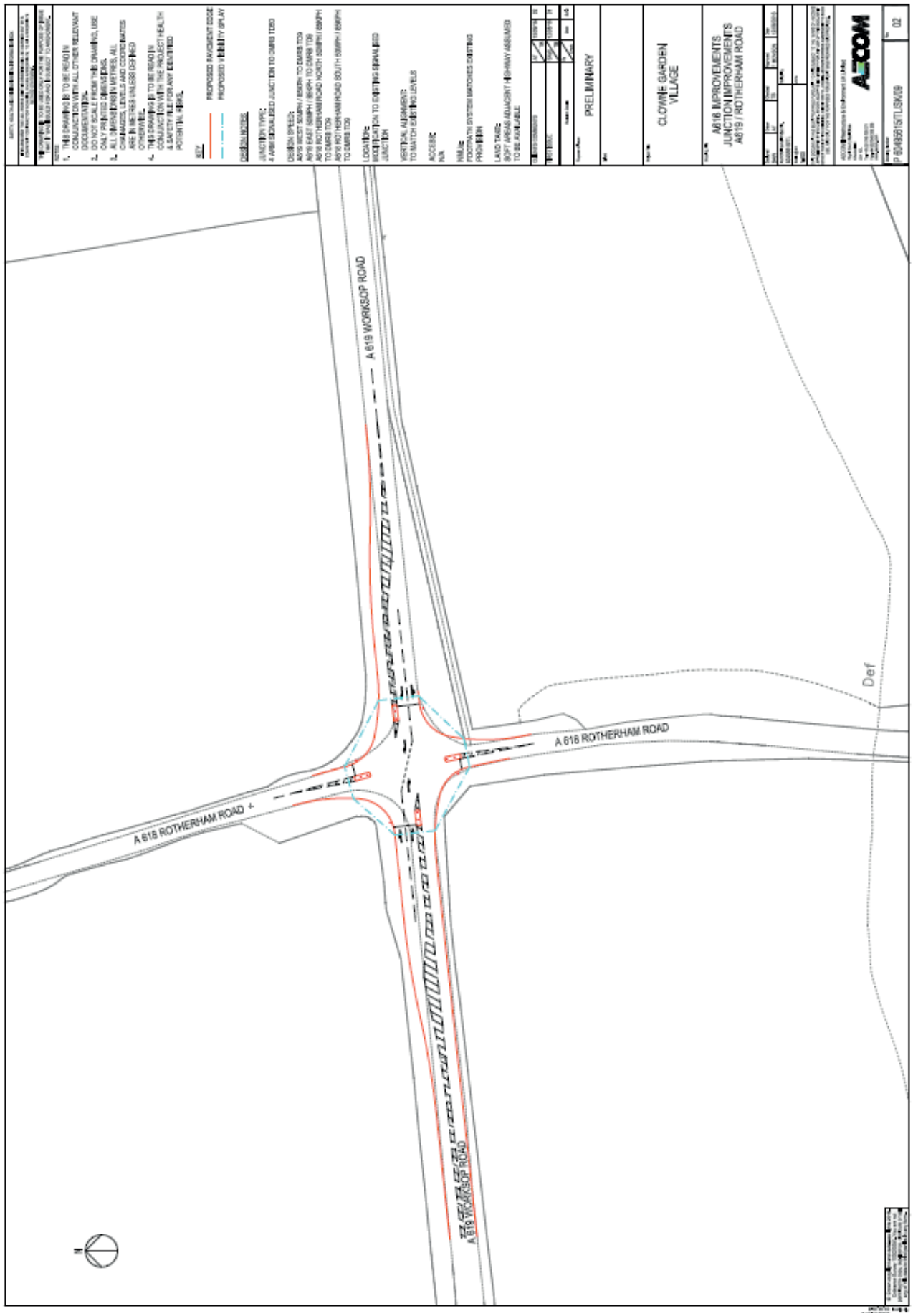
viii) Improvements to A616 / Boughton Lane junction, Clowne

As set out in the Clowne Transport Study.



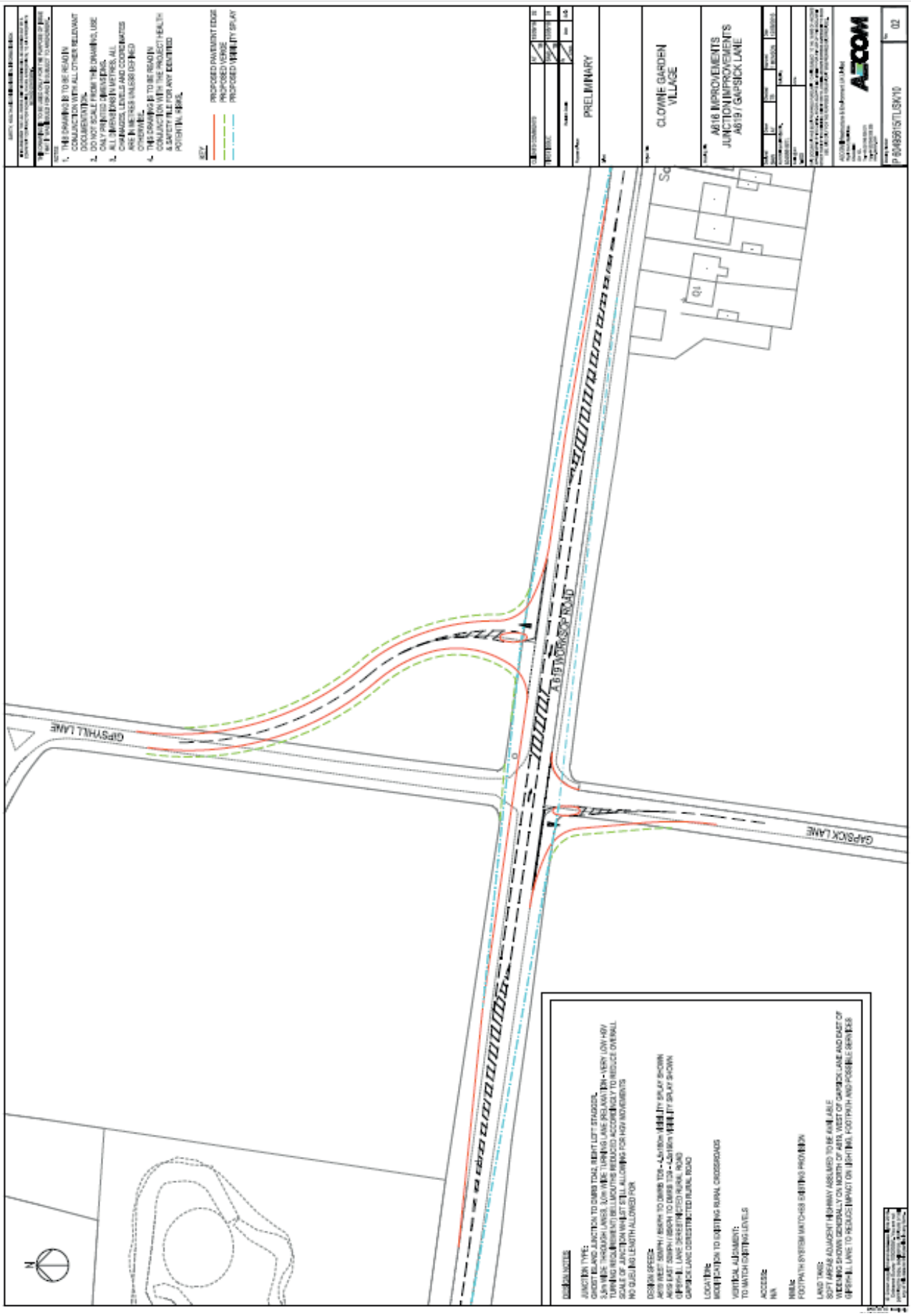
ix) Improvements to A619 / A618 junction, Clowne

As set out in the Clowne Transport Study.



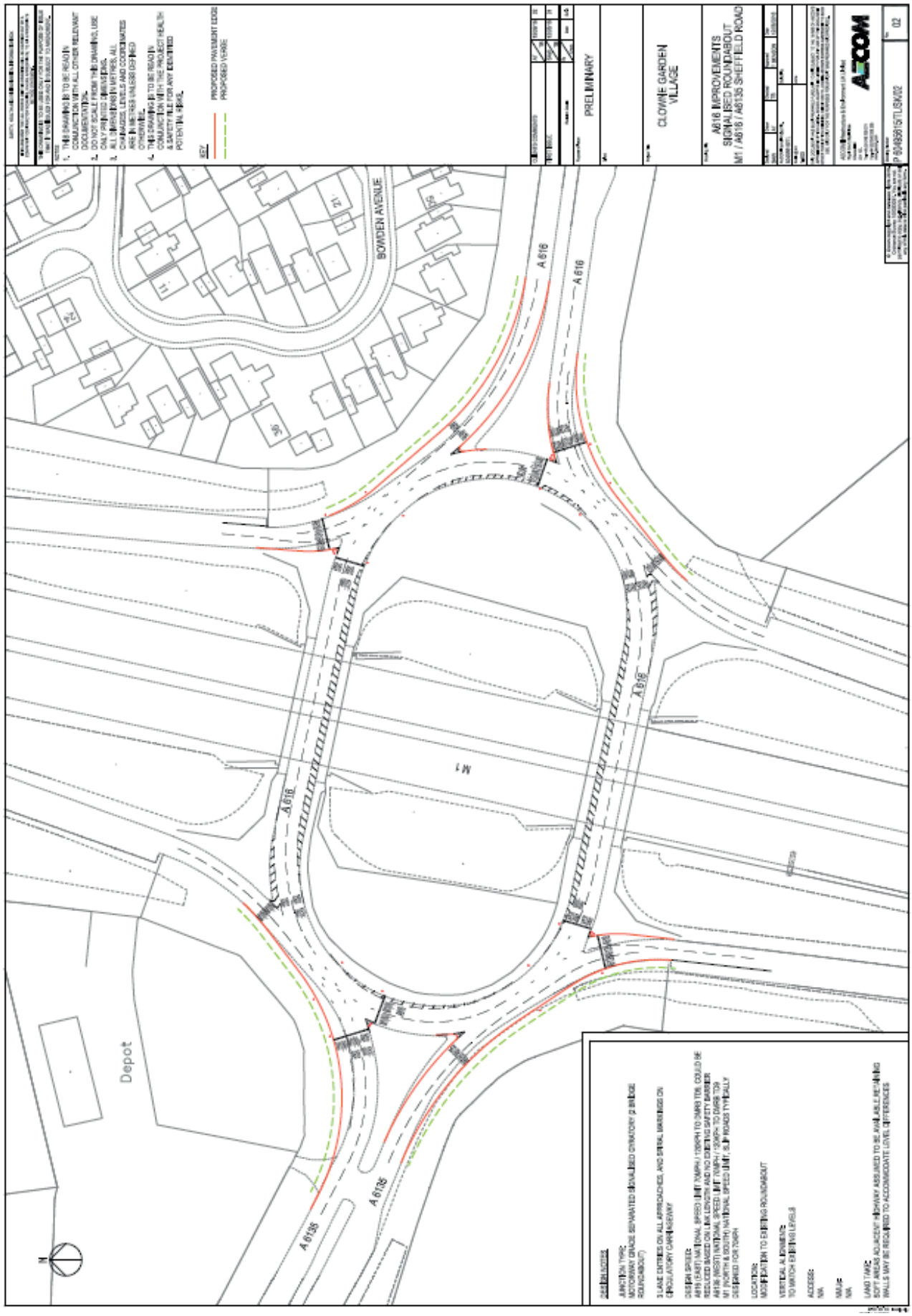
x) Improvements to A619 / Gapsick Lane junction, Clowne

As set out in the Clowne Transport Study.



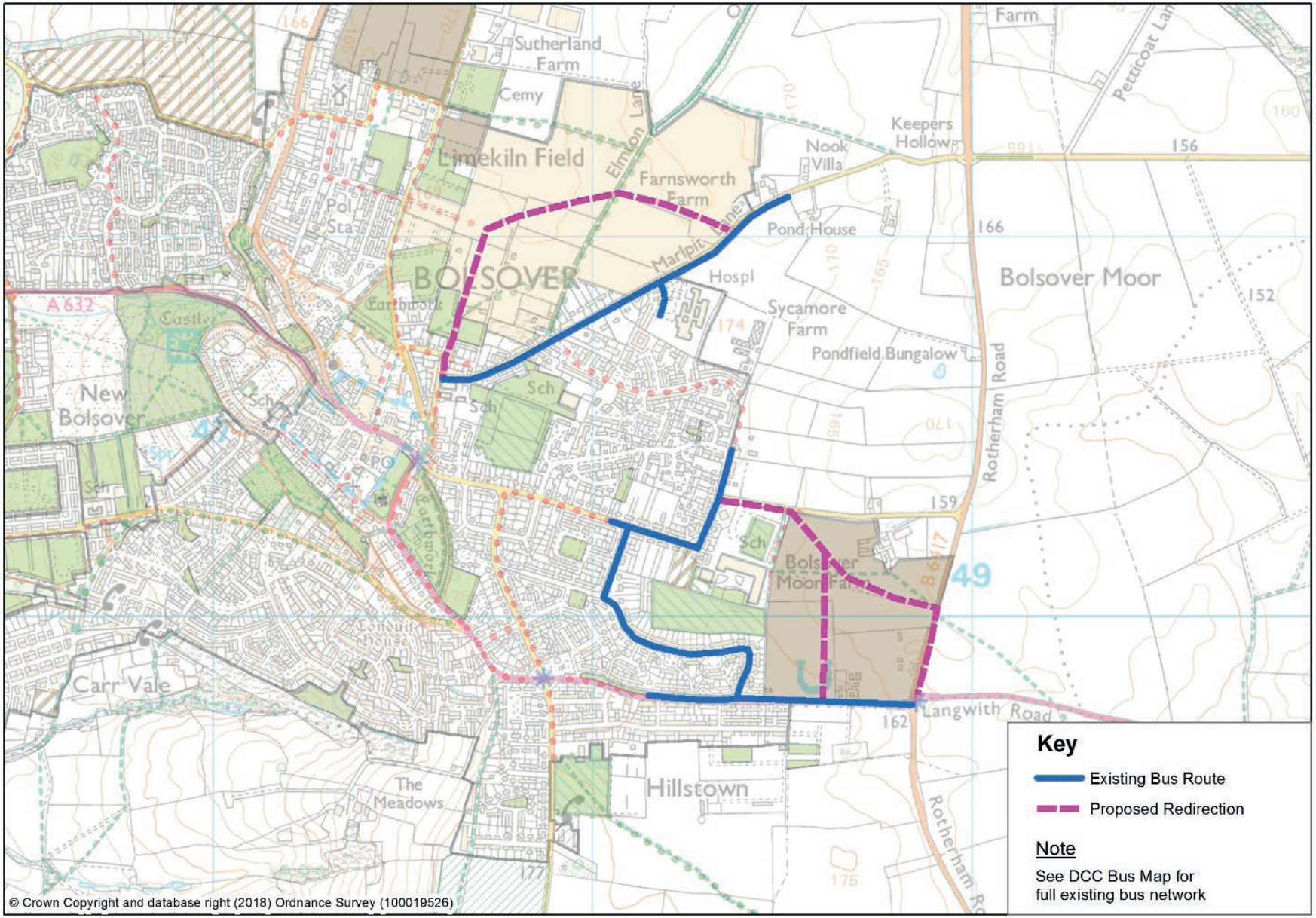
xi) Improvements to M1 J30 roundabout

As set out in the Clowne Transport Study.

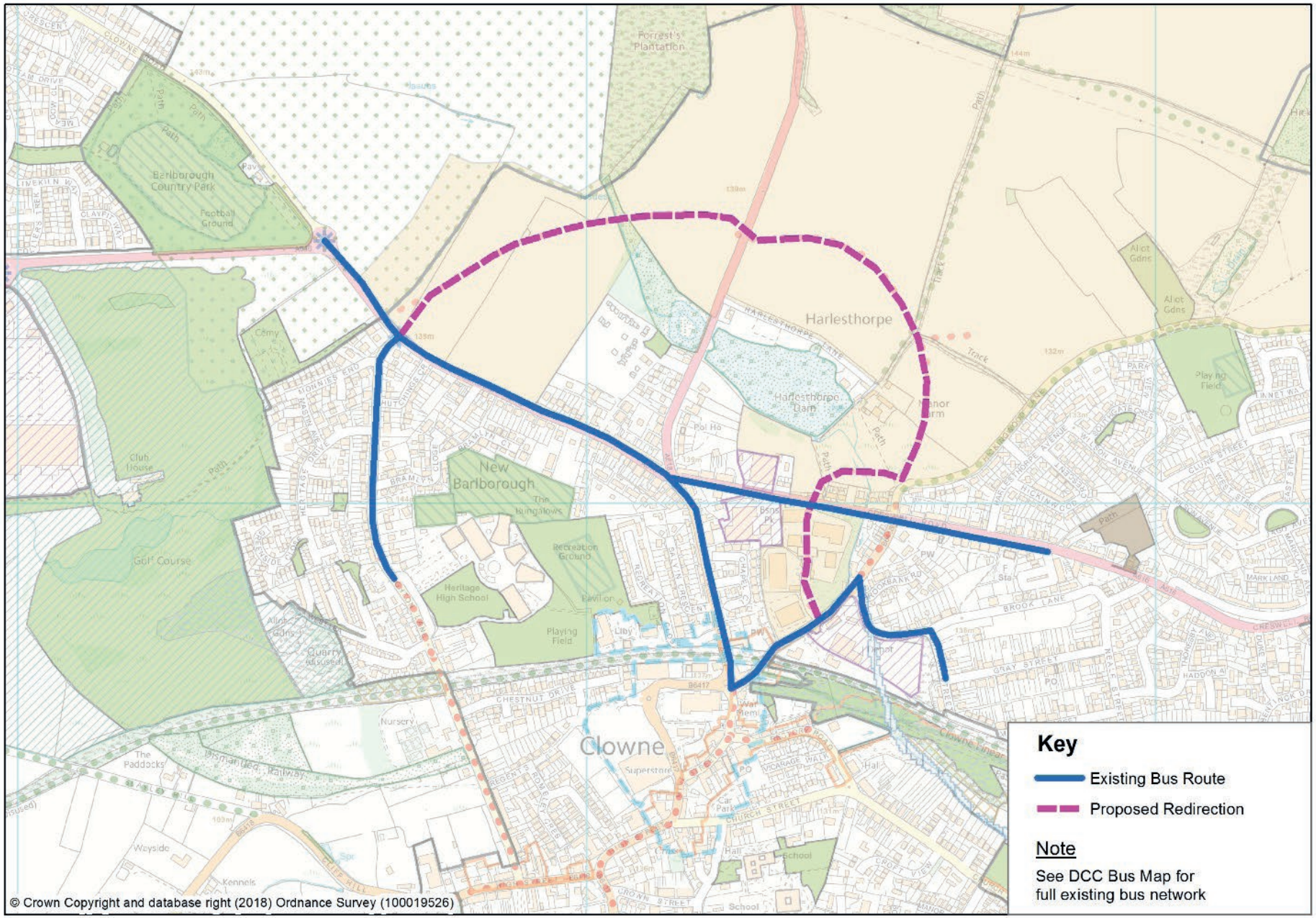


xii) Redirection of bus routes through the Bolsover North strategic site &

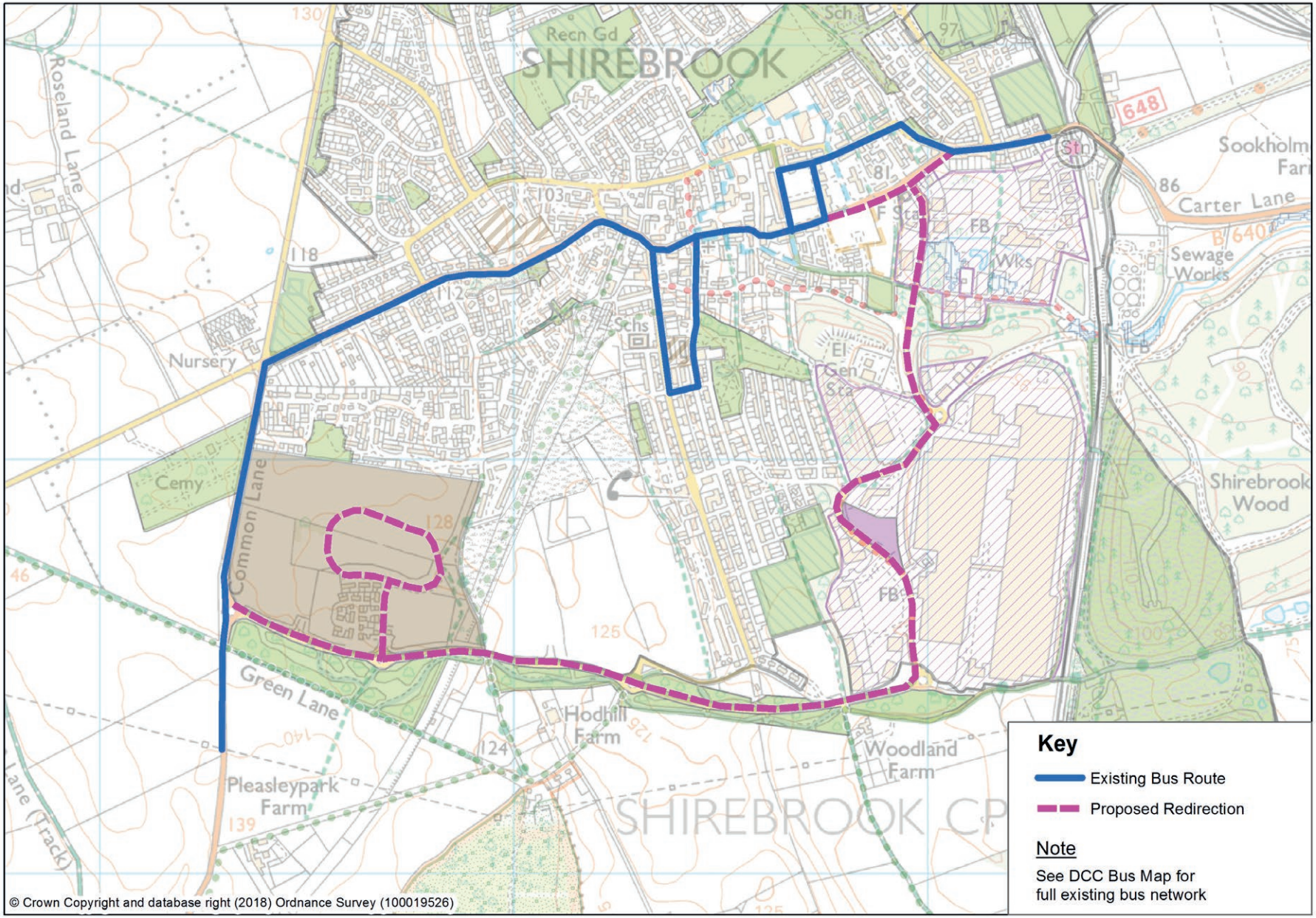
xiii) Redirection of bus routes through Bolsover Town in light of other residential and employment allocations



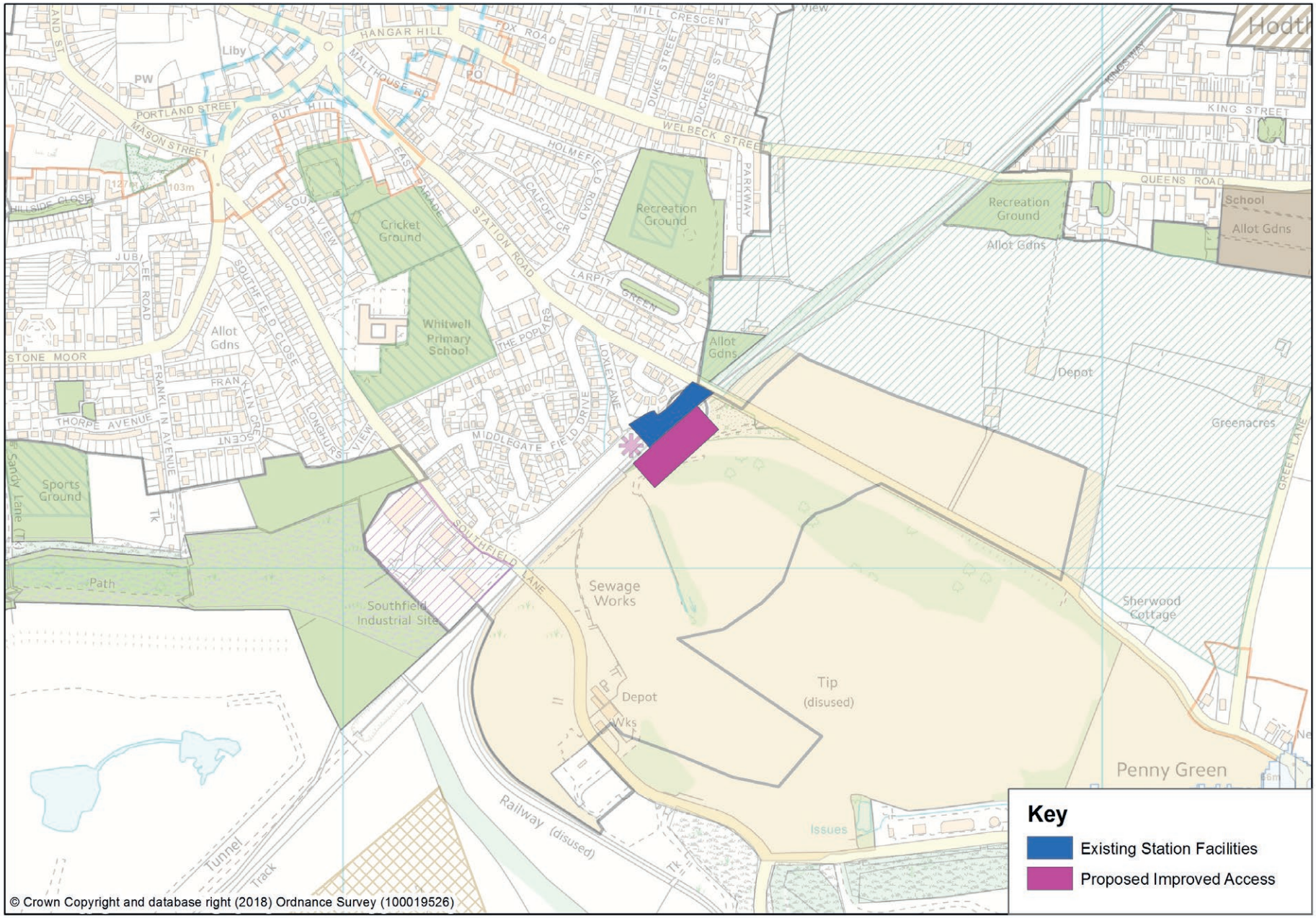
xiv) Redirection of bus routes through the Clowne Garden Village strategic site



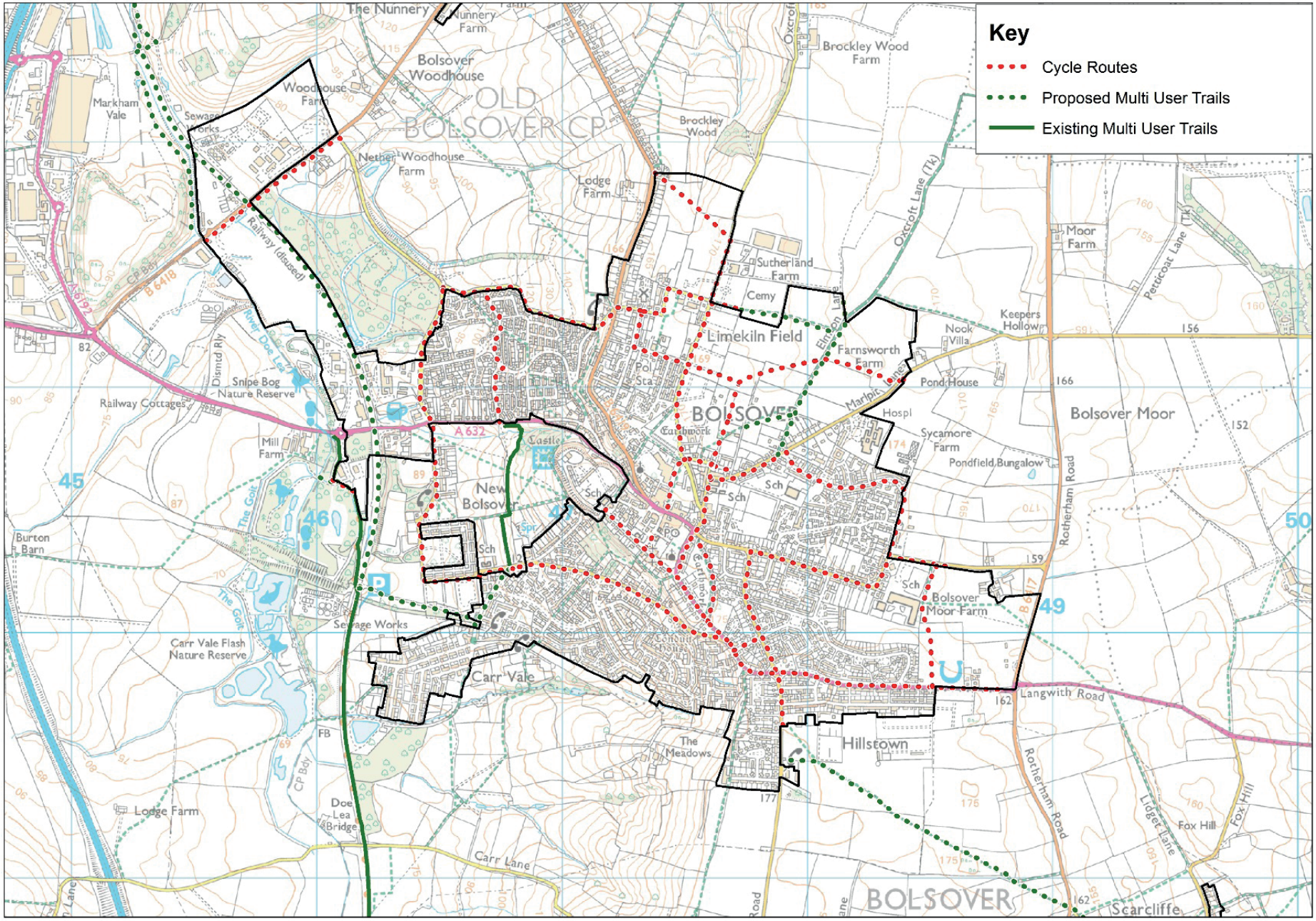
xv) Redirection of bus routes to service Brookvale and Brook Park allocations in ShirebrookRedirection of bus routes through the Clowne Garden Village strategic site



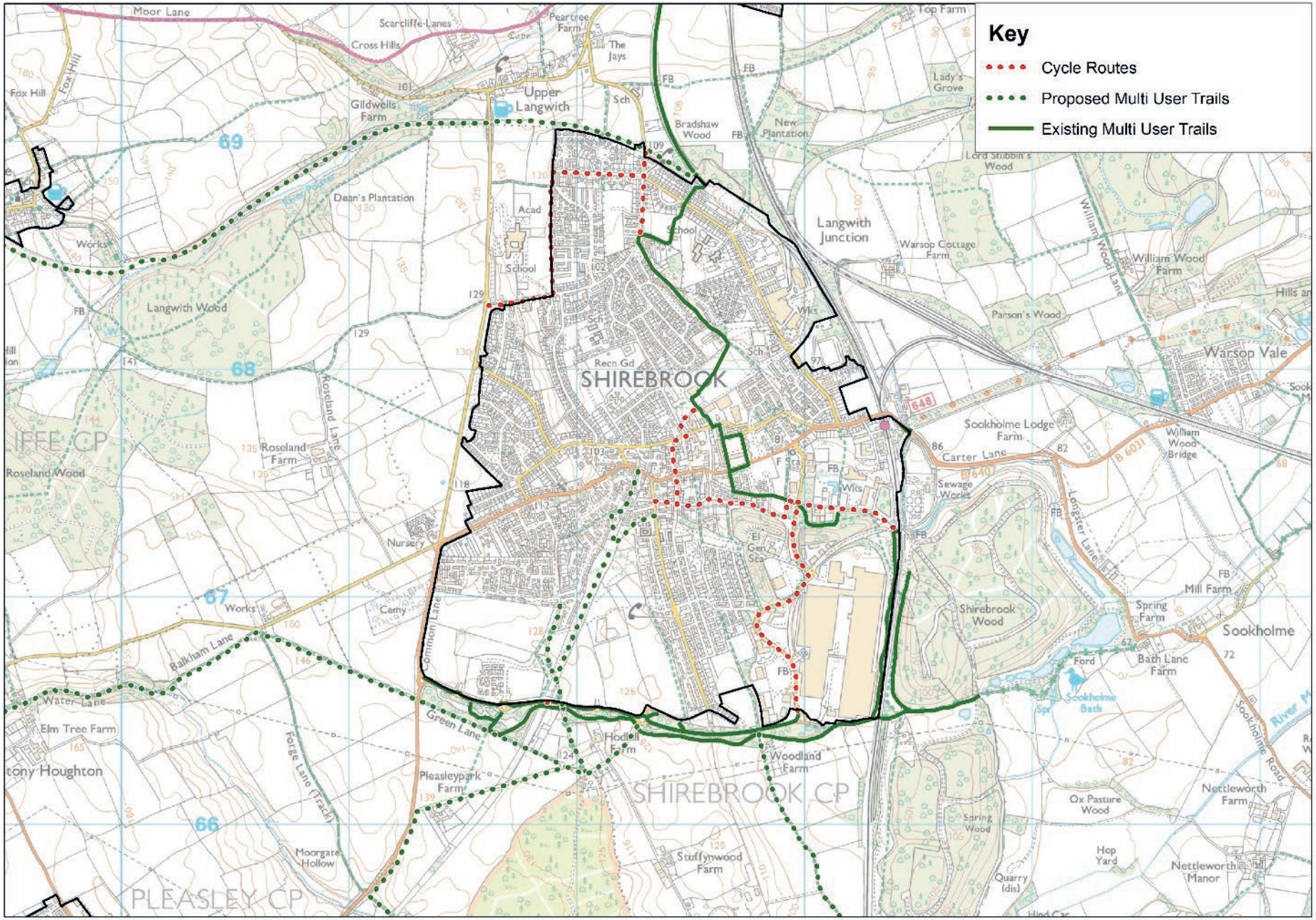
xvi) Improved access to Whitwell train station as part of former Whitwell Colliery strategic site



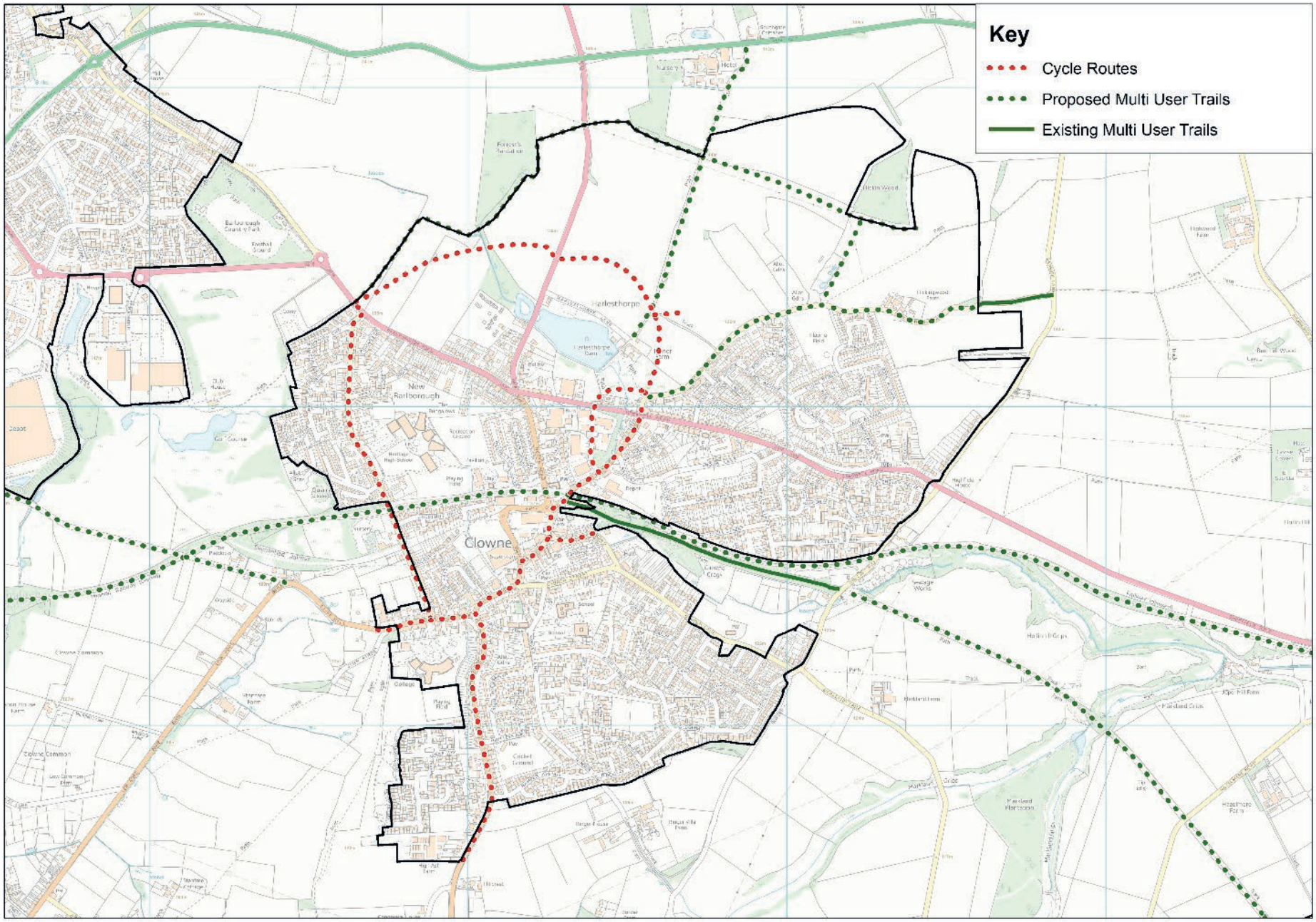
xvii) Bolsover Town cycle network



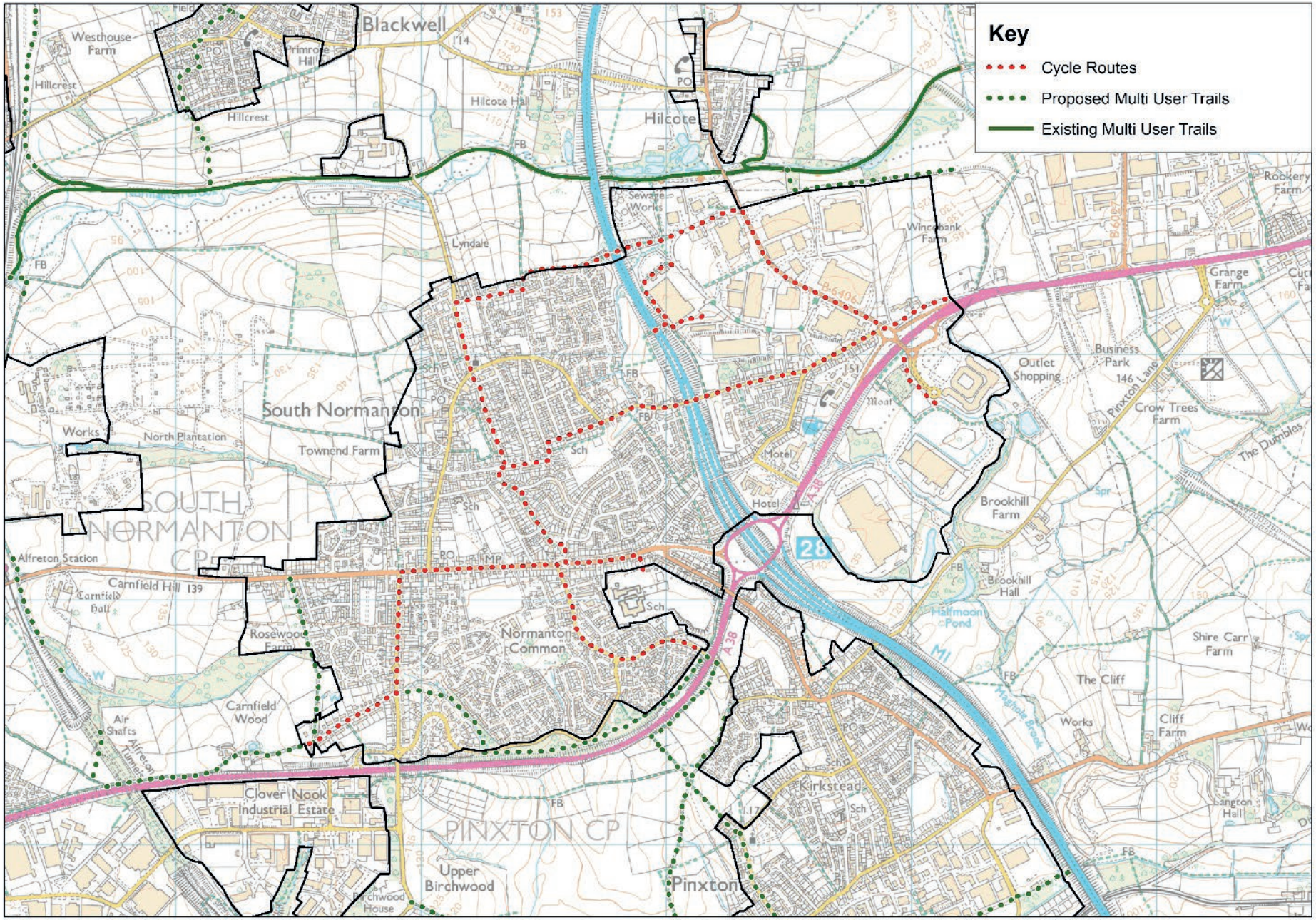
xviii) Shirebrook cycle network



xix) Clowne cycle networkShirebrook cycle network



xx) South Normanton cycle network



Appendix 10.1 – Which Policies contribute towards which Objectives

POLICIES	Objective A: Sustainable Growth	Objective B: Climate Change	Objective C: Countryside, Landscape Character & Wildlife	Objective D: Historic Environment	Objective E: Regeneration	Objective F: Tourism	Objective G: Infrastructure and New Facilities	Objective H: Sustainable Transport	Objective I: Green Spaces and Green Infrastructure	Objective J: Rural Areas	Objective K: Health and Wellbeing	Objective L: Economic Prosperity	Objective M: Employment Opportunities	Objective N: Meeting Housing Needs	Objective O: Place Making	Objective P: Town Centres
Spatial Strategy																
SS1 Sustainable Development	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
SS2 Scale of Development	X				X							X	X	X	X	X
SS3 Spatial Strategy and Distribution of Development	X	X	X		X			X		X		X	X	X	X	X
SS4 Strategic Site Allocation - Bolsover North	X	X					X	X						X	X	
SS5 Strategic Site Allocation - Clowne Garden Village	X	X					X	X				X	X	X	X	
SS6 Strategic Site Allocation - Former Whitwell Colliery site	X	X	X		X			X	X			X	X	X	X	
SS7 Coalite Priority Regeneration Area	X		X		X			X				X	X		X	
SS8 Pleasley Vale Regeneration Area	X		X	X	X	X						X	X		X	
SS9 Development in the Countryside	X		X		X					X						
SS10 Development in the Green Belt	X		X		X				X							
SS11 Development in Important Open Breaks	X		X												X	

POLICIES	Objective A: Sustainable Growth	Objective B: Climate Change	Objective C: Countryside, Landscape Character & Wildlife	Objective D: Historic Environment	Objective E: Regeneration	Objective F: Tourism	Objective G: Infrastructure and New Facilities	Objective H: Sustainable Transport	Objective I: Green Spaces and Green Infrastructure	Objective J: Rural Areas	Objective K: Health and Wellbeing	Objective L: Economic Prosperity	Objective M: Employment Opportunities	Objective N: Meeting Housing Needs	Objective O: Place Making	Objective P: Town Centres
Living Communities																
LC1 Housing Allocations	X		X		X		X	X	X	X	X	X		X	X	
LC2 Affordable Housing through Market Housing	X													X	X	
LC3 Type and Mix of Housing	X													X	X	
LC4 Custom and Self Build Dwellings	X													X	X	
LC5 Site Allocations for Gypsies, Travellers and Travelling Showpeople	X													X	X	
LC6 Applications for Gypsies, Travellers and Travelling Showpeople	X													X	X	
LC7 Safeguarding sites for Gypsies, Travellers and Travelling Showpeople	X													X	X	
LC8 Agricultural, Forestry and Other Occupational Dwellings in the Countryside	X									X				X		
LC9 Removal of Agricultural and Other Occupancy Conditions										X						
Working Communities																
WC1 Employment Land Allocations	X				X							X	X			
WC2 General Principles for Economic Development	X				X							X	X			
WC3 Supporting the Rural Economy	X				X					X		X	X			
WC4 Rough Close Works, South Normanton												X	X			

WC5 Retail, Town Centre and Local Centre Development	X				X	X						X	X		X	X
WC6 Bolsover Edge of Town Centre Allocation	X				X		X					X			X	X
WC7 Shirebrook Edge of Town Centre Allocations	X				X		X					X			X	X
WC8 South Normanton Edge of Town Centre Allocations	X				X		X					X			X	X
WC9 Hot Food Takeaways											X					
WC5 Tourism and the Visitor Economy	X				X	X						X	X		X	
Sustainable Communities																
SC1 Development within the Development Envelope	X	X													X	
SC2 Sustainable Design and Construction	X	X	X	X												
SC3 High Quality Development	X						X								X	X
SC4 Comprehensive Development	X						X	X							X	
SC5 Change of Use and Conversions in the Countryside	X				X					X						
SC6 Renewable and Low Carbon Energy	X	X														
SC7 Flood Risk	X	X														
SC8 Landscape Character	X		X													
SC9 Biodiversity and Geodiversity	X		X													
SC10 Trees, Woodland and Hedgerows	X		X												X	
SC11 Environmental Quality (Amenity)											X				X	
SC12 Air Quality	X	X									X					
SC13 Water Quality	X		X													
SC14 Contaminated and Unstable Land	X				X						X					
SC15 Hazardous Installations											X					
SC16 Development within or Impacting upon Conservation Areas				X											X	
SC17 Development affecting Listed Buildings and their Settings				X											X	
SC18 Scheduled Monuments and Archaeology				X		X									X	
SC19 Bolsover Area of Archaeological Interest			X	X		X									X	

POLICIES	Objective A: Sustainable Growth	Objective B: Climate Change	Objective C: Countryside, Landscape Character & Wildlife	Objective D: Historic Environment	Objective E: Regeneration	Objective F: Tourism	Objective G: Infrastructure and New Facilities	Objective H: Sustainable Transport	Objective I: Green Spaces and Green Infrastructure	Objective J: Rural Areas	Objective K: Health and Wellbeing	Objective L: Economic Prosperity	Objective M: Employment Opportunities	Objective N: Meeting Housing Needs	Objective O: Place Making	Objective P: Town Centres
SC20 Registered Parks and Gardens			X	X					X		X					
SC21 Non Designated Local Heritage Assets				X											X	
ITCR1 Strategic Green Infrastructure Network		X	X						X		X					
ITCR2 The Multi-User Trails Network		X	X						X		X					
ITCR3 Protection of Footpaths and Bridleways									X		X					
ITCR4 Local Shops and Community Facilities	X						X				X				X	
ITCR5 Green Space and Play Provision	X				X		X		X		X				X	
ITCR6 Protection of Green Space	X						X		X		X				X	
ITCR7 Playing Pitches	X						X		X		X				X	
ITCR8 New and Existing Indoor Sports Facilities	X				X		X				X				X	
ITCR9 Local Transport Improvement Schemes	X	X					X	X			X					
ITCR10 Supporting Sustainable Transport Patterns	X	X					X	X			X					
ITCR11 Parking Provision	X						X	X							X	
ITCR12 Information Communication Technology and Telecommunications							X									
Implementation and Infrastructure Delivery																
II1 Plan Delivery and the Role of Developer Contributions	X				X		X				X				X	
II2 Employment and Skills											X	X	X			

Appendix 10.2 – How the policies will be monitored

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
SS1	Sustainable Development	• Progress generally indicated by success of other policies combined.	N/A	N/A	• AMR
SS2	Scale of Development	• No. of housing permissions • No. of employment permissions • No. of housing units completed • Amount of employment land completed (ha)	• 272 housing units delivered per year (5168 over Plan period) • 4.92 ha of employment land delivered per year (93.40 ha over Plan period)	Performance significantly behind target	• Housing Completion Survey • Employment Completion Survey
SS3	Spatial Strategy and Distribution of Development	• No. of allocated housing units completed • Amount of allocated employment land completed (ha)	• Completions in line with site trajectories	More than 20% of sites not meeting trajectories	• Housing Completion Survey • Employment Completion Survey
SS4	Strategic Site Allocation - Bolsover North	• No. of housing units completed • Required infrastructure delivered	• Completions in line with site trajectory • Infrastructure delivered in line with agreed development programme	Housing trajectory or Infrastructure Delivery Plan not met for 2 consecutive years	• Housing Completion Survey • Liaising with developers
SS5	Strategic Site Allocation - Clowne Garden Village	• No. of housing units completed • Amount of employment land completed (ha) • Required infrastructure delivered	• Completions in line with site trajectory • Infrastructure delivered in line with agreed development programme	Housing/employment land trajectory or Infrastructure Delivery Plan not met for 2 consecutive years	• Housing Completion Survey • Employment Completion Survey • Liaising with developers

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
SS6	Strategic Site Allocation - Former Whitwell Colliery site	• No. of housing units completed • Amount of employment land completed (ha) • Required infrastructure delivered	• Completions in line with site trajectory • Infrastructure delivered in line with agreed development programme	Housing/employment land trajectory or Infrastructure Delivery Plan not met for 2 consecutive years	• Housing Completion Survey • Employment Completion Survey • Liaising with developers
SS7	Coalite Priority Regeneration Area	N/A			
SS8	Pleasley Vale Regeneration Area	N/A			
SS9	Development in the Countryside	• No. of planning permissions granted outside of settlement frameworks • No. of planning permissions outside of settlement frameworks that do not accord with the categories listed in the policy	• Zero planning permissions contrary to the policy	Planning permissions granted contrary to policy with no exceptional circumstances	• Liaising with Development Management
SS10	Development in the Green Belt	• No. of planning permissions granted in the Green Belt • No. of planning permissions in the Green Belt that do not accord with the categories listed in the policy	• Zero planning permissions contrary to the policy	Planning permissions granted contrary to policy with no exceptional circumstances	• Liaising with Development Management
SS11	Development in Important Open Breaks	• No. of planning permissions granted in Important Open Areas • No. of planning permissions in Important Open Areas that do not provide mitigation to keep the development in accordance with the policy	• Zero planning permissions contrary to the policy	Planning permissions granted contrary to policy with no exceptional circumstances	• Liaising with Development Management

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
LC1	Housing Allocations	• No. of allocated housing units completed	• Completions in line with site trajectories	More than 20% of sites not meeting trajectories	• Housing Completion Survey
LC2	Affordable Housing Through Market Housing	• No. of affordable homes built	• All developments of 25 or more dwellings provide affordable homes unless a detailed viability study demonstrates that this would make the development unviable	No. of affordable homes delivered is less than the requirement identified in the SHMA	• SHMA • SMART reports
LC3	Type and Mix of Housing	• No. of dwellings delivered by type	• Dwelling requirements identified by SHMA met	Dwelling requirements identified by SHMA not met for 3 consecutive years	• SMART reports • SHMA
LC4	Custom and Self Build Dwellings	• No. of custom and self build plots delivered	• No. of delivered custom and self build plots exceeds the number on the Council's interest register	Number of people on the Council's custom and self build register increasing	• Housing Completion Survey • SMART reports
LC5	Site Allocations for Gypsies, Travellers and Travelling Showpeople	• No. of applications for pitches/ plots granted permission • No. of pitches/plots developed on allocated sites	• All allocated sites developed within 5 years	No allocations developed within 5 years, in addition to no other pitches/ plots coming forward within the District within 5 years	• Liaising with Development Management

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
LC6	Applications for Gypsies, Travellers and Travelling Showpeople	• No. of applications for pitches/plots granted permission and refused	• No appeals upheld on the basis of this policy	More than 50% of appeals upheld on the basis of this policy over 5 years	• Liaising with Development Management
LC7	Safeguarding sites for Gypsies, Travellers and Travelling Showpeople	• No. of sites lost to other uses	• No sites lost to other uses	One or more sites lost to other uses	• Liaising with Development Management
LC8	Agricultural, Forestry and Other Occupational Dwellings in the Countryside	• No. of individual new dwellings delivered in the countryside	• Zero dwellings in the countryside delivered that are contrary to this policy	Trend of new dwellings in the countryside contrary to this policy	• Housing Completion Survey
LC9	Removal of Agricultural and Other Occupancy Conditions	• No. of conditions removed	• No target	Trend of conditions being removed	• Liaising with Development Management
WC1	Employment Land Allocations	• Amount of allocated employment land delivered (ha)	• 5.5 ha of employment land delivered on allocated sites	More than 20% behind target	• Employment Completion Survey
WC2	General Principles for Economic Development	• Amount of protected employment land lost to non-employment uses (ha)	• Zero protected employment land lost to non-employment uses	Trend of protected employment land lost to non-employment uses	

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
WC3	Supporting the Rural Economy	• No. of small scale employment related developments built/ converted in rural locations	• No target	No new small scale employment related developments built/ converted within each 5 year Plan period	• Employment Completion Survey
WC4	Rough Close Works, South Normanton	• No. of planning applications approved in association with EPC-UK at Rough Close Works. • No. of planning applications refused due to HSE advise in association with this major hazard site	• No target	If HSE advice regarding the site changes or if the site ceases operation	• Liaising with Development Management
WC5	Retail, Town Centre and Local Centre Development	• No. of town centre uses (A1-A5) developed within town and local centres	• 140sqm of retail developed within town centres and edge of centre allocations per year (on average) (2100sqm over Plan period)	An average of 140sqm per year of retail developed within town centres and edge of centre allocations has not been reached after 5 years	• AMR
WC6	Bolsover Edge of Town Centre Allocation	• Amount of town centre use floor space developed per year within the site	• Site redevelopment completed within Plan period	No development within 5 years	• Liaising with Planning Information Officers
WC7	Shirebrook Edge of Town Centre Allocations	• Amount of town centre use floor space developed per year within the site	• Site redevelopment completed within Plan period	No development within 5 years	• Liaising with Planning Information Officers
WC8	South Normanton Edge of Town Centre Allocations	• Amount of town centre use floor space developed per year within the site	• Site redevelopment completed within Plan period	No development within 5 years	• Liaising with Planning Information Officers

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
WC9	Hot Food Takeaways	• No. of hot food takeaways granted per year • No. of S106 agreements to support local healthy eating programmes	• Zero planning permissions contrary to the policy	Planning permissions granted contrary to policy with no exceptional circumstances	• Liaising with Development Management
WC10	Tourism and the Visitor Economy	• No. of tourist facilities, including visitor accommodation, developed within towns, emerging towns and large villages	• No target	If visitor accommodation is developed outside of town, emerging towns and large villages	• AMR
SC1	Development within the Development Envelope	• No. of dwellings completed on unallocated sites outside of settlement envelopes	• Only dwellings in accordance with policies LC3, LC8 and LC9 delivered	Trend of dwellings completed on unallocated sites outside of settlement envelopes that are not in accordance with policies LC3, LC8 and LC9	• Housing Completion Survey
SC2	Sustainable Design and Construction	• No. of applications granted contrary to advice of the Urban Designer	• No applications granted contrary to advice of the Urban Designer	Trend of planning permissions granted contrary to the policy	• Liaising with Development Management
SC3	High Quality Development	• No. of applications granted contrary to advice of the Urban Designer	• No applications granted contrary to advice of the Urban Designer	Trend of planning permissions granted contrary to the policy	• Liaising with Development Management

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
SC4	Comprehensive Development	• No. of applicable schemes (3 ha+) not completed in line with an approved masterplan • No. of applicable schemes avoiding S106 agreements	• Zero applicable schemes completed contrary to an approved masterplan • Zero applicable schemes avoiding S106 agreements	Trend of applicable schemes completed without contributing via a S106 agreement or in line with an approved masterplan	• Liaising with Development Management
SC5	Change of Use and Conversions in the Countryside	• No. of planning permissions granted for conversions and changes of use	• No target	Trend of planning permissions granted contrary to the policy	• Housing Completion Survey • Employment Completion Survey
SC6	Renewable and Low Carbon Energy	• No. of renewable and low carbon energy applications granted • No. of renewable and low carbon energy applications developed	• An increase in energy produced from renewable/ low carbon energy methods after 5 years of adoption	No increase in energy produced from renewable/ low carbon energy methods after 5 years of adoption	• Liaising with Development Management
SC7	Flood Risk	• No. of applications granted contrary to Environment Agency (EA) advice	• Zero applications granted contrary to EA advice	Trend of planning permissions granted contrary to EA advice	• Liaising with Development Management
SC8	Landscape Character	• No. of applications granted where a material consideration has been deemed to outweigh the policy	• No applications granted contrary to the policy	Trend of planning permissions granted contrary to the policy	• Liaising with Development Management
SC9	Biodiversity and Geodiversity	• Loss/creation of wildlife designations	• No loss of wildlife designations	Wildlife designations lost without mitigation	• Liaising with Derbyshire Wildlife Trust (DWT)

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
SC10	Trees, Woodland and Hedgerows	• Loss/creation of TPOs, woodland and hedgerows	• No loss of TPOs, woodland and hedgerows, unless a detailed ecology study shows that the feature provides negligible ecological benefit	TPOs, woodland and hedgerows lost without mitigation	• Liaising with Development Management
SC11	Environmental Quality (Amenity)	• No. of planning applications requiring relevant assessments	• Zero planning applications granted without satisfactory mitigation to potential nuisances	Trend of planning applications granted without the satisfactory mitigation of potential nuisances	• Liaising with Development Control
SC12	Air Quality	• Designation/revocation of Air Quality Management Areas (AQMAs)	• No new AQMAs designated	New AQMAs designated	• Liaising with Environmental Health
SC13	Water Quality	• No. of applications granted contrary to EA advice	• Zero applications granted contrary to EA advice	Trend of planning permissions granted contrary to EA advice	• Liaising with Development Management
SC14	Contaminated and Unstable Land	• No. of applications granted contrary to EA/ Coal Authority advice	• Zero applications granted contrary to EA/Coal Authority advice	Trend of planning permissions granted contrary to EA/Coal Authority advice	• Liaising with Development Management
SC15	Hazardous Installations	• No. of applications granted contrary to Health and Safety Executive (HSE) advice	• Zero applications granted contrary to HSE advice	Trend of planning permissions granted contrary to HSE advice	• Liaising with Development Management

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
SC16	Development Within or Impacting upon Conservation Areas	• No. of applications granted contrary to Conservation Officer advice	• Zero applications granted contrary to Conservation Officer advice	Trend of planning permissions granted contrary to Conservation Officer advice	• Liaising with Development Management
SC17	Development affecting Listed Buildings and their Settings	• No. of planning applications affecting listed buildings and/or their settings • No. of listed buildings lost • No. of buildings on the Buildings at Risk Register	• No decrease in the number of listed buildings • No increase in the number of buildings on the Buildings at Risk Register	Trend of listed buildings lost	• Liaising with Conservation Officers
SC18	Scheduled Monuments and Archaeology	• No. of scheduled monuments • No. of applications granted contrary to Conservation/ Archaeologist Officer advice	• No decrease in the number of scheduled monuments • Zero applications granted contrary to Conservation/ Archaeologist Officer advice	Trend of planning permissions being granted contrary to Conservation/ Archaeologist Officer advice	• Liaising with Conservation Officers • Liaising with Development Management
SC19	Bolsover Area of Archaeological Interest	• No. of applications granted contrary to the policy	• No applications granted contrary to the policy unless material considerations outweigh the policy	Changes to national policy	• Liaising with Development Management
SC20	Registered Parks and Gardens	• No. of registered parks and gardens	• No target	Decrease in the number of registered parks and gardens	• Liaising with Leisure Officers

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
SC21	Non Designated Local Heritage Assets	• No. of non-listed buildings of merit	• No target	Decrease in the number of non-listed buildings of merit	• Liaising with Conservation Officers
ITCR1	Strategic Green Infrastructure Network	• No. of planning permissions that add/remove green infrastructure	• Zero loss of green infrastructure	Trend of planning permissions that remove green infrastructure	• Liaising with Leisure Officers
ITCR2	The Multi-User Trails Network	• Amount of identified greenway lost/gained each year (ha)	• Zero loss of identified greenway • Proposed greenway locations have not been prevented by granted planning permissions	Loss of identified greenway	• Liaising with Leisure Officers
ITCR3	Protection of Footpaths and Bridleways	• No. of footpaths/ bridleways lost/gained	• Zero loss of footpaths/ bridleways	Loss of footpaths/ bridleways without mitigation	• Liaising with Development Management
ITCR4	Local Shops and Community Facilities	• No. of local shops/community facilities lost/gained	• Zero loss of local shops/ community facilities, unless there is a demonstrated lack of use/no demand	Loss of local shops/ community facilities that causes a shortfall in provision	• Liaising with Development Management
ITCR5	Green Space and Play Provision	• No. of new green spaces/ play areas provided • Amount of new green spaces/ play areas provided (ha) • No. of residential sites over 25 dwellings not contributing to green spaces/play area provision	• Zero residential sites over 25 dwellings not contributing to green spaces/ play area provision	Breach of minimum standards identified	• Liaising with Development Control • Liaising with Leisure Officers •

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
ITCR6	Protection of Green Space	• Identified loss of green space	• No loss of green space	Loss of green space without mitigation or where a development does not provide overall greater benefit to the local community	• Liaising with Development Control • Liaising with Leisure Officers •
ITCR7	Playing Pitches	• No. of replacement playing pitches provided in place of existing playing pitches that have been lost • No. of playing pitches lost without replacement	• No playing pitches lost	An update of the Playing Pitch Strategy and Assessment	• Liaising with Leisure Officers
ITCR8	New and Existing Indoor Sports Facilities	• No. of new indoor sports facilities granted permission • No. of existing indoor sports facilities lost to other uses	• No indoor sports facilities lost to other uses	An update of the Indoor Sports Facilities Strategy and Assessment	• Liaising with Leisure officers
ITCR9	Local Transport Improvement Schemes	• No. of identified schemes completed	• 33% of identified schemes delivered within 5 years	No identified schemes delivered within 5 years	• Liaising with Derbyshire County Council
ITCR10	Supporting Sustainable Transport Patterns	• No. of applications granted contrary to this policy	• No applications granted contrary to this policy	Changes to national policy	• Liaising with Derbyshire County Council • Liaising with Development Management
ITCR11	Parking provision	• No. of applications granted contrary to the policy (and therefore not in accordance the Local Parking Standards SPD)	• No applications granted contrary to the policy	Changes to national guidance and/or Highways Authority guidance	• Liaising with Development Management

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
ITCR12	Information Communication Technology and Telecommunications	• No. of ICT and telecommunications planning applications submitted • No. of ICT and telecommunications planning applications granted	• No planning applications granted contrary to the policy	One or more Planning applications granted contrary to the policy	• Liaising with Development Management
II1	Plan Delivery and the Role of Developer Contributions	• No. of applicable planning applications avoiding the need to provide necessary infrastructure	• No target	Trend of applicable planning applications that have successful appeals against requirement to deliver necessary infrastructure	• Liaising with Development Management
II2	Employment and Skills	• No. of people benefitting from an Employment and Skills Plan (ESP)	• At least 10 people benefitting from an ESP	Significant deviation from the target	• Liaising with Economic Regeneration Officers

[redacted]

Report to Bolsover District Council

by Karen L Baker DipTP MA DipMP MRTPI

an Inspector appointed by the Secretary of State

Date: 15 January 2020

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Local Plan for Bolsover District

The Plan was submitted for Examination on 31 August 2018.

The Examination Hearings were held between 22 and 24 January 2019, 29 and 31 January 2019, 5 and 6 February 2019 and on 12 March 2019.

File Ref: PINS/R1010/429/8

Abbreviations used in this report

The Council	Bolsover District Council
DtC	Duty to Co-operate
EDNA	Economic Development Needs Assessment
GTAA	Gypsy and Traveller Accommodation Assessment
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
Local Plan	Local Plan for Bolsover District
MHCLG	Ministry of Housing, Communities and Local Government
MM	Main Modification
NPPF	National Planning Policy Framework [2012]
NEDDC	North East Derbyshire District Council
OAN	Objectively Assessed Need
ONS	Office for National Statistics
PPTS	Planning Policy for Traveller Sites
PPG	Planning Practice Guidance
PRA	Priority Regeneration Area
Revised NPPF	Revised National Planning Policy Framework [2019]
SA	Sustainability Appraisal
SoCG	Statement of Common Ground
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document

Non-Technical Summary

This Report concludes that the Local Plan for Bolsover District [Local Plan] provides an appropriate basis for the planning of the District, provided that a number of Main Modifications [MMs] are made to it. Bolsover District Council [the Council] has specifically requested[1] me to recommend any MMs necessary to enable the Local Plan to be adopted.

The MMs all concern matters that were discussed at the Examination Hearings. Following the Hearings, the Council prepared schedules of the proposed modifications. The MMs were subject to public consultation over a six-week period. In some cases, I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- To reflect Government policy in the NPPF with regards to the historic environment, biodiversity, climate change and sustainable development.
- To clarify the requirements of the Regulations with regards to Supplementary Planning Documents [SPDs].
- To provide a Transitional Zone between the Former Whitwell Colliery Site and the Important Open Break between Whitwell and Hodthorpe.
- To clarify which uses would be appropriate in the Coalite Priority Regeneration Area [PRA].
- To reflect the current position with regards to the restoration of the Coalite PRA.
- To set out a commitment to the maintenance of the Green Belt.
- To clearly state that the housing requirement is a minimum figure.
- To update the anticipated rate of housing delivery and the number of dwellings on the allocated sites.
- To set out the revised and updated position with regards to housing completions, based on the correct approach to the collection of completions data.
- To clarify how the development of windfall sites is recorded.
- To remove the housing allocations on Land at Glapwell Nurseries, Glapwell and Land east of Pleasley Pit, Pleasley from the Plan.
- To set out the approach to entry level housing in the District and clarify the need for affordable housing for rent.
- To set out the approach to Self-Build and Custom Build housing.
- To clarify the number of Gypsy and Traveller pitches allocated in the Plan.
- To clarify that new sites for Gypsies, Travellers and Travelling Showpeople should be sited in sustainable locations.
- To clarify the approach to occupational dwellings in the countryside.
- To clarify the position with regards to comparison goods floorspace.

[1] Council's Response to the Inspector's Initial Questions, dated 31 October 2018 [ED3]

- To delete part of Policy WC9 and its supporting text which prevents the development of A5 uses within 400m of any school or college.
- To accurately reflect the route of the Archaeological Way and to add an additional Multi User Trail, East of Hennymoor Farm to Hodthorpe.
- To set out clearly the contributions required from new residential developments in respect of green spaces, including playing pitches.
- To set out the parking standards in the Local Plan.

Other changes are also recommended to ensure that the Plan is justified, effective and consistent with national planning policy.

Introduction

1. This Report contains my assessment of the Local Plan for the District of Bolsover [Local Plan] in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Local Plan's preparation has complied with the Duty to Co-operate [DtC]. It then considers whether the Local Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework 2012 [NPPF] (paragraph 182) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.

2. The revised National Planning Policy Framework [Revised NPPF] was published in July 2018 and further revised in February 2019. It includes a transitional arrangement in paragraph 214 which indicates that, for the purpose of examining this Local Plan, the policies in the 2012 NPPF will apply. Similarly, where the Planning Practice Guidance [PPG] has been updated to reflect the revised NPPF, the previous versions of the PPG apply for the purposes of this Examination under the transitional arrangement. Therefore, unless stated otherwise, references in this Report are to the NPPF and the versions of the PPG which were extant prior to the publication of the Revised NPPF.

3. The starting point for the Examination is the assumption that the local planning authority has submitted what it considers to be a sound Local Plan. The Local Plan for the District of Bolsover, submitted on 31 August 2018, is the basis for my Examination. It is the same document as was published for consultation in May 2018.

Main Modifications

4. In accordance with Section 20(7C) of the 2004 Act the Council requested that I should recommend any Main Modifications [MMs] necessary to rectify matters that make the Local Plan unsound and not legally compliant and thus incapable of being adopted. My Report explains why the recommended MMs, all of which relate to matters that were discussed at the Examination Hearings, are necessary. The MMs are referenced in bold in the Report in the form **MM1, MM2, MM3** etc, and are set out in full in the Appendix.

5. Following the Examination Hearings, the Council prepared a schedule of proposed MMs [ED63] and carried out Sustainability Appraisal [SA] of them [ED66]. The MM schedule was subject to public consultation for six weeks[2]. I have taken account of the consultation responses in coming to my conclusions in this Report and, in this light, I have made some amendments to the detailed wording of the MMs and added consequential modifications where these are necessary for consistency or clarity. None of the

[2] The public consultation was held between 10 June 2019 and 22 July 2019

amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and SA that has been undertaken. Where necessary I have highlighted these amendments in the Report.

Policies Map

6. The Council must maintain an adopted Policies Map which illustrates geographically the application of the policies in the adopted development plan. When submitting a Local Plan for Examination, the Council is required to provide a submission Policies Map showing the changes to the adopted Policies Map that would result from the proposals in the submitted Local Plan. In this case, the submission Policies Map comprises the set of plans identified as Northern Area, Central Area and Southern Area, as set out in the Local Plan for Bolsover District Publication Local Plan, May 2018 [SD2].

7. The Policies Map is not defined in statute as a development plan document and so I do not have the power to recommend MMs to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the Policies Map. In addition, there are some instances where the geographic illustration of policies on the submission Policies Map is not justified and changes to the Policies Map are needed to ensure that the relevant policies are effective.

8. These further changes to the Policies Map[3] were published for consultation alongside the MMs. In this Report I identify any amendments that are needed to those further changes in the light of the consultation responses.

9. When the Local Plan is adopted, in order to comply with the legislation and give effect to the Local Plan's policies, the Council will need to update the adopted Policies Map to include all the changes proposed in the Local Plan for Bolsover District Publication Local Plan, May 2018 [SD2] and the further changes published alongside the MMs [ED64] incorporating any necessary amendments identified in this Report.

[3] Local Plan for the Bolsover District (Publication Local Plan): Proposed Changes to the Submitted Policies Map [ED64]

Assessment of Duty to Co-operate

10. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by Section 33A in respect of the Local Plan's preparation and the Duty to Co-operate [DtC].

11. There has clearly been very close co-operation over an extended period between the Council and its neighbouring authorities[4], along with Derbyshire County Council, on a number of strategic matters. This is confirmed in the Council's Duty to Co-operate Statement, August 2018 [KSD5]. Furthermore, the Council is a member of two Local Enterprise Partnerships[5] [LEPs] which play a central role in determining local economic priorities and undertake activities to drive economic growth and job creation, improve infrastructure and raise workforce skills within the local area. Other key relationships include those with the other North Derbyshire and Bassetlaw Housing Market Area [HMA] authorities[6] in preparing the evidence base for assessing the full Objectively Assessed Need [OAN] for the HMA and determining the amount and mix of housing to be provided within each local authority area within the HMA.

12. The Council has also engaged[7] with various groups which have dealt with cross boundary matters and issues throughout the preparation of the Local Plan, including the Sheffield City Region Heads of Planning Meeting; the Sheffield City Region Planning Officers' Group; Derbyshire Planning Policy Officers' Group; Local Plan Liaison Group; North Derbyshire Infrastructure Planning Group; and Lowland Derbyshire Biodiversity Action Plan Steering Group. Much of this work, along with the Council's co-operation with other prescribed bodies, through meetings, correspondence and statutory consultations, has led to the preparation of Statements of Common Ground [SoCGs] relating to strategic and cross boundary matters and issues.

13. During the preparation of the Local Plan, the Council received two enquiries from nearby authorities regarding unmet housing need. The Council received a request from North East Derbyshire District Council [NEDDC] in January 2018 regarding its unmet housing needs. However, NEDDC submitted its Local Plan for Examination in May 2018, which includes sufficient allocations to meet its housing requirement, together with an appropriate buffer. In August 2018, the four authorities in the HMA signed

[4] Amber Valley Borough Council, Ashfield District Council, Bassetlaw District Council, Chesterfield District Council, Mansfield District Council, North East Derbyshire District Council and Rotherham Metropolitan Borough Council
[5] The Sheffield City Region LEP and the Derby and Derbyshire, Nottingham and Nottinghamshire [D2N2] LEP
[6] Bassetlaw District Council, Chesterfield District Council and North East Derbyshire District Council
[7] Details of this engagement are included in the Council's Duty to Co-operate Statement [KSD5]

a joint SoCG [KSD6], in which they each agreed to seek to meet their identified OAN in full, to ensure that the OAN for the HMA is met.

14. In April 2019, Sheffield City Council asked the Council if it would be in a position to allocate land to meet some of Sheffield's housing needs. However, the City Council has since confirmed that it intends to meet the whole of its identified housing needs within its emerging Local Plan.

15. As a result, there is currently no requirement for the Council to accommodate unmet housing needs from another local authority in the District.

16. It is therefore apparent that the Council has constructively engaged with neighbouring authorities, the County Council and the various bodies prescribed in the Regulations[8]. Overall, I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Local Plan and that the DtC has therefore been met.

Assessment of Soundness

Main Issues

17. Taking account of all the representations, the written evidence and the discussions that took place at the Examination Hearings, I have identified 12 main issues upon which the soundness of the Local Plan depends. Under these headings my Report deals with the main matters of soundness rather than responding to every point raised by representors.

Issue 1 – Is the spatial strategy and the approach to the promotion of sustainable development effective?

18. Sustainable development underpins the Local Plan Vision and Objectives, as well as its spatial strategy, which is to focus development on the more sustainable settlements, whilst also supporting regeneration needs and tackling deprivation. Achieving sustainable development to create a more sustainable District is the fundamental aim and vision of the Local Plan.

19. Policy SS1 sets out the criteria against which the contribution development proposals would make to sustainable development will be considered. The policy and its supporting text do not, however, make it clear that development proposals would not need to demonstrate that they would satisfy each criterion, but that the assessment of their sustainability credentials would be likely to include positives as well as negatives. This would then assist the Council in its consideration of the overall planning balance when assessing development proposals. I therefore recommend that an additional paragraph be included in the supporting text to Policy SS1 to provide clarification and to ensure that the Local Plan is effective. **[MM5]**

[8] As set out in Table 1 of KSD5

20. Policy SS3 sets out the spatial strategy and distribution of development within the District, with a focus on development in the more sustainable settlements such as the Small Towns of Bolsover and Shirebrook and the Emerging Towns of South Normanton and Clowne, followed by the Large Villages of Creswell, Pinxton, Whitwell, Tibshelf and Barlborough, with lower levels of growth directed to the smaller settlements. Furthermore, the strategy focusses on Bolsover and Whitwell where key brownfield sites exist. From the evidence before me, I am satisfied that the spatial strategy and the approach to sustainable development in the Local Plan are justified and effective.

21. Paragraph 21 of the Revised NPPF requires that plans should make explicit which policies are strategic policies. Although this is not a requirement of the NPPF, the identification of these policies would ensure that the Local Plan is effective. I therefore recommend that modifications be made to clearly indicate which policies in the Local Plan are strategic policies for the area by the addition of a new paragraph in the Introduction to the Plan, along with the provision of a new Appendix. **[MM2] [MM94]**

Issue 2 – Is the Local Plan positively prepared, justified and effective in respect of housing?

Housing Requirement

Is the housing requirement based on up to date evidence of Objectively Assessed Need, including household and population projections, affordable housing needs, local migration and demographic adjustments and market signals?

22. Bolsover District, along with Bassetlaw District, Chesterfield Borough and North East Derbyshire District, make up the North Derbyshire and Bassetlaw HMA. Although the North Derbyshire and Bassetlaw Strategic Housing Market Assessment [SHMA] Final Report[9] concludes that the area covered by the four authorities represents an appropriate functioning HMA, it acknowledges that there are economic links between the HMA and Sheffield and Rotherham to the north. In addition, due to the geography of the area, there are also local linkages, including cross-boundary commuting, with other areas, including Mansfield, Ashfield and Amber Valley. This is reflected in the Council's engagement with authorities beyond the HMA when considering cross boundary issues, including unmet needs.

23. The SHMA Report concludes that the OAN is between 1,180 and 1,350 dwellings per annum (dpa) across the HMA, with a recognition that higher housing provision might be considered in order to support economic growth. The lower end of the range assumes that household formation rates fall midway between those implicit within the 2008 and 2011 based household

[9] North Derbyshire and Bassetlaw Strategic Housing Market Assessment Final Report, prepared by GL Hearn Limited, (November 2013) [EB25]

projections, whereas the higher end allows for higher population growth and/or household formation relative to this. In Bolsover, this equates to an OAN for housing of between 235 and 240 dpa.

24. The Council published an OAN Update[10] in October 2017 which considers the OAN in each of the four Council areas in the HMA to support the preparation of their Local Plans. It updates the OAN findings of the earlier SHMA Report, taking account of the latest 2014 Based Sub-National Population Projections published by the Office for National Statistics [ONS] in May 2016 and new household projections published in July 2016, along with the latest evidence from market signals, of potential economic growth (and the housing provision which would be needed to support this), together with an updated assessment of affordable housing.

25. The relationship between economic growth and housing need has been considered in detail in the SHMA, OAN Update, Economic Alignment Study [EB19] and the Housing Requirement Position Paper [PP1]. The OAN Update concluded that the baseline (trend-based) forecasts should be used in defining minimum OAN figures. For Bolsover this showed a need for 249dpa. The OAN Update did, however, recommend that the HMA authorities test the potential to support higher economic growth and the alignment of strategies for homes and jobs in bringing together evidence. The Economic Alignment Study and the Housing Requirement Position Paper were produced in order to do this.

26. The Economic Alignment Study considers the connection between housing and employment growth in the District. It concludes that the situation is complex and that there are other factors that impact on the relationship between employment growth and residential demand in the Bolsover context. It recognises that there has been an historic disconnect between the actual demand for housing and employment in Bolsover and what a model would suggest. Within Bolsover, the recent economic growth has been underpinned, at least in part, by a small number of strategic warehousing developments. The Study recognises that such developments typically require large areas of land, despite creating comparatively modest levels of employment. As a result, it says that there is a risk that the traditional relationship between jobs and employment land becomes somewhat disrupted in locations such as Bolsover, which, although it is an attractive location for such uses, is essentially accommodating developments that are strategic in nature and that serve to meet the employment needs of residents across a wider geographical area.

27. The Housing Requirement Position Paper considers the relationship between economic growth and housing need further. It concludes that, within Bolsover, there is no evidence that supports the modelled view that high

[10] North Derbyshire and Bassetlaw OAN Update, Final Report, prepared by GL Hearn (October 2017) [EB23]

levels of employment growth through new employment land allocations drives housing growth in any clear, identifiable or linked manner. In coming to this view, the Position Paper has considered the employment growth, geography, commuting patterns and the nature of employment within the District.

28. Bolsover District falls within two Local Enterprise Partnerships [LEPs], the Sheffield City Region LEP and the D2N2 LEP. Both have commitments with the Government under the Growth Deal to create jobs (8,000 and 18,000 respectively) and allow homes to be built (5,000 and 8,000 respectively) by 2021. Sheffield City Region LEP's aspirational Strategic Economic Plan wants to create 70,000 new jobs in the LEP area by 2025, while the D2N2 LEP's aspirational Strategic Economic Plan wants to create 55,000 private sector jobs by 2023. Both LEPs have confirmed that they are content with the approach taken by the Council in the Local Plan in relation to delivering jobs and homes in the District and that the policies are consistent with supporting the aims and objectives of the current and emerging Strategic Economic Plans. I am satisfied, therefore, that there would be no need for an uplift in respect of employment growth.

29. The OAN Update identifies a net affordable housing need of 126dpa in Bolsover. In order to deliver the affordable housing need in full on sites of 25 dwellings or more at a rate of 10%, provision would need to be made for 1,260dpa. Taking into account a legal judgement[11], the OAN Update states that the expectation is that it may be necessary, based on the affordable housing needs evidence to consider an adjustment to enhance the delivery of housing, but this does not necessarily need to be done in a mechanical way whereby the affordable housing need on its own dictates the OAN figure. The PPG states that an increase in total housing figures should be considered where it could help deliver the required number of affordable homes. Indeed, consideration should be given to the overall deliverability of housing, having regard to whether the evidence on affordable housing need would support an upward adjustment.

30. In Bolsover, the OAN Update says that a 410% uplift on demographic need would be required to deliver the affordable housing need in full. However, I concur with the OAN Update that an adjustment of this scale in overall housing delivery would not be realistically deliverable. Bolsover is a District with a relatively low value housing market which impacts upon the viability of residential development and can significantly impact upon the degree of affordable housing that can be delivered. I note that affordable housing could be brought forward in other ways, in addition to those developed as part of a Section 106 Agreement, including through schemes proposed by Registered Providers, on rural exception sites and through delivery funded through the National Affordable Housing Programme.

[11] Kings Lynn and West Norfolk Council v SSCLG and Elm Park Holdings (2015) EWHC 2464

31. There is clearly a substantial affordable housing need in the District which supports the consideration of an upward adjustment from the conclusion on demographic need to support affordable housing delivery. Given the viability issues in the District, however, I am satisfied that the 10% adjustment proposed in the OAN Update would be justified and effective.

32. The OAN has been calculated taking into account the adjustments made in drawing conclusions on the demographic need for homes, upward adjustments where appropriate to support baseline economic growth, and, a 10% upward adjustment to the demographic need to support enhanced affordable housing delivery, with the exception of Chesterfield. The OAN Update concludes that the baseline/minimum OAN for the HMA is 1,184dpa, which includes 272dpa in Bolsover, which includes a 10% uplift to support affordable housing provision.

33. From the evidence before me, I am satisfied that the OAN of 272dpa in the Local Plan is justified. Furthermore, the provision of an additional housing land supply buffer of 10% across the Plan period set out in Policy SS2 provides a degree of flexibility.

Should the housing requirement be expressed as a minimum?

34. The Local Plan sets out the requirement for sufficient land to accommodate the delivery of 5,168 dwellings (272dpa) to meet the Council's OAN across the period 2014 to 2033, plus an additional housing land supply buffer of 10% for site flexibility applied across the same period in Policy SS2. However, in order to be consistent with Government policy in the NPPF and to reflect the findings of the OAN Update, it should be made clear that this is a minimum requirement. I recommend, therefore, that modifications be made to Policy SS2 and its supporting text to make it clear that the OAN of 5,168 is a minimum. **[MM6] [MM7]**

Housing Distribution

Does the distribution of housing in the Local Plan reflect the spatial strategy of focussing development on the more sustainable settlements, whilst also supporting regeneration needs and tackling deprivation?

35. The Council's spatial strategy is strongly focussed on sustainable development, while achieving a balance between more difficult regeneration aims and securing immediately viable developments in order to contribute to the Local Plan's vision and objectives regarding sustainable growth. In order to do this, the Local Plan includes a settlement hierarchy which directs development firstly to the District's more sustainable settlements in the Small Towns of Bolsover and Shirebrook, which benefit from greater employment opportunities, better transport links and services and facilities, followed by the Emerging Towns of Clowne and South Normanton and then to the Large Villages of Creswell, Whitwell, Pinxton, Tibshelf and Barlborough.

36. Beyond these more sustainable settlements, the Local Plan supports limited development in a number of Small Villages. In the less sustainable Small Settlements in the Countryside, the Local Plan does not support urban forms

of development, beyond infill development on single plots and the conversion of agricultural buildings to employment uses, where appropriate. Paragraph 55 of the NPPF allows for the re-use of redundant or disused buildings in the countryside for housing. As such, in order that the Local Plan is consistent with national policy in the NPPF, I recommend that Policy SS3 be amended to delete the references 'on single plots' and 'to employment uses'. **[MM8]**

37. Stanfree is included in the list of Small Villages within Policy SS3 and within Figure 4A of the supporting text to this policy, however, the Settlement Hierarchy Study [EB39] does not identify it as such. Therefore, in order that the Plan is effective and justified, I recommend that Stanfree is removed from the list of Small Villages in Policy SS3 of the Plan. **[MM9]**

38. Policy SS3 sets out the distribution of proposed housing and employment development in the Borough. I am satisfied that, following the change to Stanfree as set out above, this distribution would reflect the spatial strategy of the Local Plan.

Site Allocations

Has the housing site selection process been based upon a sound process of Sustainability Appraisal [SA] and the testing of Reasonable Alternatives [RAs]?

39. The site allocations and RAs have all been subject to SA, as part of the Council's Sustainability Appraisal Report [SD3]. The SA had regard to the available sites in the Residential Land Availability Assessment [EB27]. The findings of the SA process were used to inform the plan-making and site selection process. From the evidence before me, I am satisfied that the approach to site selection in the Local Plan has been robust.

Are the site allocations deliverable and/or developable in accordance with the housing trajectory?

40. The Local Plan allocates three Strategic Sites at Bolsover North (Policy SS4), Clowne Garden Village (Policy SS5) and the Former Whitwell Colliery Site (Policy SS6) for a mix of uses, including 950 dwellings, 1,500 dwellings (1,000 dwellings during the Plan period) and 200 dwellings respectively. In addition, Policy LC1 allocates 22 sites for the development of around 2,394 further dwellings.

41. I acknowledge the concerns relating to the impact of some of the Strategic Sites and housing allocations upon the landscape, biodiversity, flooding and heritage assets. These matters are, however, covered by appropriate criteria in the SA and have been adequately assessed. Furthermore, the Local Plan contains suitable policies to ensure that these issues are appropriately considered.

42. I appreciate that highway concerns have been raised about a number of sites. However, I am not aware of any remaining significant concerns from the Highway Authority on the Strategic Sites or housing allocations, or about the overall amount of development proposed in any settlement or location.

43. Many of the Strategic Sites and housing allocations adjoin existing housing and concerns have been expressed about the impact of these new developments upon the living conditions of existing residents. However, I am satisfied that policies in the Local Plan will provide an appropriate framework to help ensure that the design and layout of development on these sites would not result in any significant harmful reduction to the living conditions enjoyed by neighbouring residents.

44. Having regard to the matters detailed above, I consider whether each allocation is deliverable and/or developable below.

Strategic Sites:

Are the three Strategic Sites at Bolsover North, Clowne Garden Village and the Former Whitwell Colliery located in the appropriate place to assist in the delivery of the spatial strategy?

45. The Local Plan allocates three Strategic Sites at Bolsover North, Clowne Garden Village and the Former Whitwell Colliery. The spatial strategy set out in the Local Plan has a strong focus on sustainable development, with an appropriate balance between achieving more difficult regeneration aims and securing more viable developments in order to contribute to the delivery of the Local Plan Vision and Objectives regarding sustainable growth.

46. Bolsover North and the Clowne Garden Village are located in two of the District's most sustainable settlements that are suitable and priorities for growth. Although the former Whitwell Colliery is located adjacent to the settlement of Whitwell, which is in the next tier down in the settlement hierarchy, it is one of the few large areas of post-industrial land within the District in need of restoration or reuse. I am satisfied, therefore, that the three Strategic Sites are located in the appropriate place to assist in the delivery of the spatial strategy.

Do Policies SS4, SS5 and SS6 clearly set out the requirement for the development of the Strategic Sites?

47. The Regulations[12] make it clear that development management policies which are intended to guide the determination of applications for planning permission should be set out as Local Plan policy. However, Policies SS4, SS5 and SS6 in the Local Plan, which relate to the Strategic Sites at Bolsover North, Clowne Garden Village and the Former Whitwell Colliery respectively, state that the requirements of the policies will be carried forward into Supplementary Planning Documents [SPDs] which would ensure that the Council can respond if required in a flexible way to changes in circumstances during the Plan period that would necessitate revisions to

[12] Regulations 2 and 5

the approved masterplans, with any revisions to them, considered and approved by the Council through the SPDs.

48. This would give development plan status to documents which are not part of the Local Plan and which have not been subject to the same process of preparation, consultation and Examination. This would not be compliant with the Regulations. Instead, where SPDs are prepared, they should be used to provide more detailed advice and guidance on the policies in the Local Plan[13] and not as an opportunity to change the requirements of a policy. I therefore recommend that Policies SS4, SS5 and SS6 and their supporting text be amended to reflect this, in order that the Local Plan is effective. **[MM12] [MM13] [MM16] [MM18] [MM21] [MM22]**

49. Bolsover North

50. This Strategic Site is located just to the north of Bolsover Town Centre and is around 38ha in size. Given its location, it would provide an expansion of the town within close proximity to its services and facilities, along with key public transport routes. The site is expected to accommodate 950 dwellings, an extra care facility, a new town park and a relocated and expanded infant school, along with the creation of a new highway through the site to relieve pressure on Welbeck Road/Marlpit Lane.

51. The site benefits from outline planning permission and a SoCG [ED25] has been signed by the Council and the housebuilders which sets out the likely deliverability of the proposed development. This considers that development would be likely to commence on site between April and June 2019, with 40 dwellings completed in the first year (2019/20) and then at a rate of 70dpa from 2020/21 until the end of the Plan period. Although I am satisfied from the evidence before me that this site is deliverable and developable, I am concerned that the progress milestones included within the SoCG may be overly optimistic, particularly in respect of the timescale proposed for the submission and consideration of reserved matters.

52. I consider it unlikely that the first 40 dwellings would be completed in 2019/20 and that delivery would be more likely to begin in 2020/21. I therefore recommend that the deliverability information, set out in the supporting text to Policies SS4 and LC1, detailed in Policy SS4 and shown on the housing trajectory, should be moved back by one year and the number of dwellings likely to be delivered on this site in the Plan period be changed to 880 dwellings. This would ensure that the Local Plan is effective. **[MM10] [MM11] [MM13] [MM31] [MM95]**

[13] PPG ID 12-028-20140306

Clowne Garden Village

53. Clowne Garden Village Strategic Site is located to the north of Clowne and is around 140ha in size. Given its location, it would provide an expansion to the town within reasonable proximity to its services and facilities and key public transport nodes. The site is expected to accommodate around 1,500 dwellings (1,000 during the Plan period), around 20ha of B-use employment land, around 5ha of non B-use employment land, an improved highway connection to the town centre, a new western link highway to the A616/Boughton Lane junction, a new primary school, a new village green, Multi User Trails through the site and landscaping.

54. An application for outline planning permission was submitted in December 2017 and, on 26 June 2018, the Council resolved to approve the application, subject to a number of conditions and the completion of a Section 106 Agreement, and refer it to the Secretary of State. The Secretary of State did not call the application in for his determination. Rather, he referred it back to the Council, on 19 July 2018, for the Council to determine. At the time of the Hearing sessions it was confirmed that it was expected that the Section 106 Agreement would be signed by the end of March 2019 and the decision issued shortly after.

55. A SoCG [ED26] and a SoCG Addendum [ED58] have been signed by the Council and the site promoters which include a series of progress milestones and a delivery trajectory for the site. In respect of the housing element of the proposed development, it is anticipated that housebuilders would start on site in July 2020 with 60 dwellings completed in the first year (2020/21) and then at a rate of 90dpa from 2021/22 until the end of the Plan period. I am satisfied that this annual rate of delivery would be achievable, given the proposal that several outlets would be under construction by different housebuilders at the same time.

56. Although I am satisfied, from the evidence before me, that this site is deliverable and developable, I am concerned that the progress milestones included in the SoCG and updated in the SoCG Addendum, may be overly optimistic, in particular in respect of the timescales for selecting preferred housebuilders and the submission and consideration of reserved matters applications. As such, I consider that it would be unlikely for the first 60 dwellings to be completed in 2020/21. Nevertheless, given the proposed delivery rate, even if the start date is pushed back by one year, as I am recommending, the number of dwellings completed in the Plan period would rise from 1,000 to 1,050. I therefore recommend that the deliverability information, set out in the supporting text to Policies SS5 and LC1, and shown on the housing trajectory, should be moved back by one year and the number of dwellings likely to be delivered on this site in the Plan period be changed to 1,050 dwellings. This would ensure that the Plan is effective. **[MM14] [MM15] [MM39] [MM95]**

57. Changes and additions are required to Policy SS5 to: reflect the terminology with regards to Multi User Trails; add wetlands and grasslands to those areas of biodiversity which require conservation and enhancement; fully address methods of tackling climate change; to conserve and/or enhance

the historic environment; and the issue of sewage infrastructure and capacity, in order to ensure that the policy is effective. I have amended the wording of the historic environment element slightly, following a comment made in response to the consultation on the MMs. **[MM18]**

58. Finally, in order that the Indicative Masterplan fully reflects policy constraints and to ensure that the Plan is effective, I recommend that Figure 4C be amended to include the extent of the Conservation Area. **[MM17]**

Former Whitwell Colliery Site

59. The Former Whitwell Colliery Strategic Site is situated to the south east of Whitwell and is separated from the settlement by the Robin Hood railway line. The site is around 47ha in size, although the Local Plan indicates, incorrectly, that it is approximately 13ha. It is anticipated that the site could accommodate mineral workings, a minimum of 200 dwellings and 5ha of B-use employment land, along with remodelling of the resulting landform and the creation of a country park and improved and convenient access to Whitwell train station. A SoCG [ED37] signed by the Council and the site promoter includes progress milestones and a delivery trajectory. These anticipate that work would commence on site in terms of clearing, remediation and creating an appropriate landform in 2021, with the first dwellings expected to be completed in 2026/27.

60. An application for outline planning permission was submitted to the Council in August 2018. However, no decision had been issued at the time of the Hearing sessions. The landowner has submitted a minerals application to Derbyshire County Council as the Minerals Planning Authority. From the evidence before me, however, I am satisfied that the delivery trajectory is reasonable and achievable, given the site constraints and the extent of remediation required, and that, as such, this site is developable.

61. In order to ensure that an Important Open Break is retained between the built up areas of the parishes of Whitwell and Hodthorpe and for the Local Plan to be effective, I recommend that a Transitional Zone be included to the north of this allocation, which would provide for a landscaped area where the form, layout and density of housing development shall reflect the need to respond positively to the countryside edge and the Important Open Break. I therefore recommend that changes be made to the supporting text to Policy SS6 and to Figures 4D and xvi), in Appendix 8.1, in this regard, as well as updating the supporting text to more accurately reflect the current position with regards to this site. **[MM19] [MM20] [MM96]**

62. Changes and additions are required to Policy SS6 to reflect Government policy with regards to the historic environment; to acknowledge the location of a principal aquifer on the site; and, to more accurately reflect the environmental considerations on the site, in order to ensure that the policy is effective. I have amended the wording of the historic environment element slightly, following a comment made in response to the consultation on the MMs. **[MM22]**

Housing Allocations:

63. In addition to the Strategic Sites, the Local Plan allocates 22 sites for housing development. During the course of the Examination, changes have been put forward to the projected lead in times, build out rates and projected completions on these sites as further, more up-to-date information has been provided.

64. The Local Plan includes a breakdown of the housing allocations by size of site. However, in order to take account of changes that I am recommending to the individual sites below, I also recommend that Figure 5A be amended to reflect changes to the breakdown to ensure that the Local Plan is justified and effective. **[MM51]**

65. Although the Local Plan sets out the likely quantum of development on each allocated site in the supporting text, in order for the Plan to be effective I recommend that this be set out clearly in Policy LC1. **[MM52]**

a) Land off Langwith Road and Mooracre Lane, Bolsover

66. This housing site is located adjacent to the eastern edge of the built up area of Bolsover, between Mooracre Lane, to the north, and Langwith Road, to the south, and is allocated for the construction of approximately 460 dwellings. The first phase of development on this site has detailed planning permission and is currently under construction. The site delivered 21 dwellings in 2018/19 and is now expected to deliver the remaining 442 dwellings between 2019 and 2033, with 160 of these within the 5 year supply.

67. The developer of the first phase has indicated that a build out rate of 30dpa is expected, which is below that anticipated in the Housing Trajectory. The second phase of the development does not yet benefit from a detailed planning permission, with development anticipated to begin on this part of the site in 2023/24. Whether or not the second phase comes forward as a continuation of the first phase, with the same developer, or alongside the first phase, if a different housebuilder is selected, it is reasonable to expect that there would be some overlap in terms of delivery. I am satisfied, therefore, from the evidence before me, that this site would be both deliverable and developable. To ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory to reflect changes to the projected timescale for delivery of completions on this site. **[MM32] [MM95]**

b) Former Courtaulds Factory Site, Oxcroft Lane, Bolsover

68. The Local Plan allocates this brownfield site, on the northern edge of the built up area of Bolsover, for the construction of 35 dwellings. This site is currently under construction and delivered 17 dwellings in 2018/19. The remaining 18 dwellings are expected to be delivered in 2019/20. I am satisfied, therefore, from the evidence before me, that this site would be deliverable. To ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing

trajectory to reflect changes to the projected timescale for delivery of completions on this site. **[MM33] [MM95]**

c) Land between Shuttlewood Road and Oxcroft Lane, Bolsover

69. This site, which is located to the north of the Former Courtaulds Factory Site, is allocated in the Local Plan for the construction of approximately 230 dwellings. An application for the approval of reserved matters was approved by the Council in January 2019 for the majority of the site and during the Examination, the Council and the housebuilder signed a SoCG [ED38] which includes a start date of between April and June 2019 and a build out rate of 20dpa. These differ from those included in the Housing Trajectory. However, given the recent approval of reserved matters, I am satisfied that the revised start date and build out rate are reasonable and appropriate on this site. The site is now anticipated to contribute 80 dwellings in the 5 year supply. I am satisfied, therefore, from the evidence before me, that this site would be both deliverable and developable. To ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory to reflect changes to the projected timescale for delivery of completions on this site. **[MM34] [MM95]**

70. The supporting text to Policy LC1 requires that the site should come forward in a comprehensive manner and that it facilitates the reprioritisation of Shuttlewood Road through the site, connecting to Oxcroft Lane, so increasing the capacity and traffic flow of the local highway network. In order to ensure that this allocation is effective in respect of improvements to the highway network, I recommend that the supporting text to Policy LC1 be amended to require that it facilitates the provision of a distributor road link to Shuttlewood Road through the site to connect to Oxcroft Lane. **[MM34]**

71. One of the proposed changes[14] to the Policies Map consulted upon by the Council, alongside the MMs, amended the northern boundary of this site to exclude Bole Appleton Farm. However, in response to this consultation, concerns have been raised about the ability of the Local Plan to deliver the proposed highway infrastructure if this part of the allocation is deleted. I note, however, that the outline planning permission for the central part of the site is subject to a condition[15] that the application for approval of reserved matters of layout shall not prejudice the provision of a potential distributor road link from the application site to Shuttlewood Road. The approval of reserved matters also includes a condition[16] which requires the provision and maintenance of the 6.1m 'future access to adjoining land'

[14] The Council's Proposed Changes to the Submitted Policies Map Consultation Document [ED64] includes this change as PMC4
[15] Condition No. 11 on application 15/00076/OUT
[16] Condition No. 4 on application 18/00403/REM

opposite Plot 67 up to the adjacent field boundary in order to ensure that the development does not preclude or frustrate the potential to provide a future road link between this site and Shuttlewood Road.

72. Indeed, there is no substantial evidence before me to show that the change proposed to the boundary of this allocated site on the Policies Map would lead to the Local Plan being ineffective in respect of the delivery of the distributor road link between Shuttlewood Road and Oxcroft Lane.

d) Land off Oxcroft Lane, Bolsover

73. The Local Plan allocates this site, which is surplus Old Bolsover Town Council land, for the construction of approximately 45 dwellings. It is sited to the east of Oxcroft Lane and to the west of part of the Bolsover North Strategic Site. The site is to be developed by the Council's public/private small-scale housebuilding enterprise. Pre-application advice was sought during 2018 and a full planning application was expected before the end of March 2019. The site is expected to contribute 45 dwellings in the 5 year supply. Given this, I am satisfied that this site would be deliverable within the timescale anticipated in the housing trajectory.

e) Land at Brookvale, Shirebrook

74. This site, which is located to the south of Shirebrook, is allocated in the Local Plan for the construction of approximately 560 dwellings in several phases. The whole site benefits from outline planning permission and the first phase is currently under construction. It delivered 84 dwellings in 2018/19, which is above the 45 dwellings anticipated in the housing trajectory, and is expected to deliver the remaining 600 dwellings between 2019 and 2033. During the Examination, the Council entered into a SoCG [ED23] with the developers and promoters of this site, which sets out the delivery intentions and anticipated build out rate for the site.

75. A reserved matters application for the second phase of the development was approved in October 2018 and it is apparent, from the evidence before me, that the site will continue to be built out quickly. Nevertheless, a conservative build out rate of 40dpa has been agreed in the SoCG and I consider this to be a robust assessment. Furthermore, the quantum of development has increased to 684 dwellings on this site. The site is now anticipated to contribute 240 dwellings in the 5 year supply.

76. I am satisfied, therefore, from the evidence before me, that this site would be both deliverable and developable. To ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory to reflect changes to the projected timescale for delivery of completions and the quantum of development on this site. **[MM35] [MM95]**

f) Land at Station Road, Langwith Junction

77. This site, which is located to the north of Langwith Junction, Shirebrook, is allocated in the Local Plan for the construction of 58 dwellings. The site is currently under construction and delivered 14 dwellings in 2018/19.

Furthermore, the quantum of development has increased to 68 dwellings on this site, with the remaining 54 dwellings expected to be delivered between 2019 and 2022. I am satisfied, therefore, from the evidence before me, that this site would be deliverable. To ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory to reflect changes to the projected timescale for delivery of completions and the quantum of development on this site. **[MM36] [MM95]**

g) Land to the rear of 1 to 35 Red Lane, South Normanton

78. The Local Plan allocates this site, which is located to the south of the built up area of South Normanton, for the construction of approximately 50 dwellings. The site previously had planning permission, but this has now lapsed and a new planning permission is required. The Council entered into a SoCG [ED39] with the promoter of the site during the Examination which sets out the anticipated start date and build out rates. However, given that a housebuilder is yet to be appointed and the need for submission of a new planning application, I consider that a start date of September 2019 is overly optimistic. As such, I consider that the housing trajectory should be amended to include a longer lead in time for this site. Nevertheless, from the evidence before me, I am satisfied that this site would be capable of delivering the allocated 50 dwellings within the 5 year supply and would, therefore, be deliverable. To ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory to reflect changes to the likely lead in time and projected timescale for delivery of completions on this site. **[MM37] [MM95]**

h) Land at Rosewood Lodge Farm, Alfreton Road, South Normanton

79. This site, which is located to the south of Alfreton Road, behind some predominantly frontage development, immediately to the west of South Normanton, is allocated in the Local Plan for the construction of approximately 145 dwellings. The site benefits from planning permission for 143 dwellings and is in the control of a housebuilder, with whom the Council entered into a SoCG [ED24] during the Examination. This confirms that development has commenced and marketing of the dwellings has begun. It also sets out the anticipated build out rate for the site, along with a minor change to the quantum of development proposed, which reflects the number of dwellings approved.

80. The SoCG includes a more conservative build out rate of 25dpa, than that included in the housing trajectory, which I consider to be a robust assessment. The site is now anticipated to contribute 125 dwellings in the 5 year supply. I am satisfied, therefore, from the evidence before me, that this site would be both deliverable and developable. To ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory to reflect changes to the projected timescale for delivery of completions and the quantum of development on this site. Furthermore, I recommend that, in order that the Local Plan is effective, changes be made to the supporting text to Policy LC1 to ensure that any alterations to the existing scheme conserve and/or enhance the

nearby heritage assets and conserve the biodiversity of the wildlife site. I have amended the wording of this MM slightly to take account of a comment made to about it during the MM consultation exercise. **[MM38] [MM95]**

i) Land at Town End Farm, Lees Lane, South Normanton

81. The Local Plan allocates this site to the south west of South Normanton town centre for approximately 40 dwellings between 2023/24 and 2024/25. During the Examination, the Council entered into a SoCG [ED35] with the landowner of this site, which sets out the delivery intentions and anticipated build out rate.

82. I acknowledge that the site promoter has sought and secured expressions of interest from housebuilders for the development of this site as well as the desire of the landowner to bring the site forward as soon as feasible for up to 50 dwellings. Although there is a possibility that this site could come forward sooner than anticipated, which is accepted by the Council, I consider that the approach to the deliverability of the site set out in the housing trajectory is sufficiently robust and justified, given its current status. As such, I do not propose to make any change to the Local Plan in this regard. However, I am satisfied, from the evidence before me, that the site would be both deliverable and developable.

j) Land to the rear of 169-207 Creswell Road, Clowne

83. This site, which is located in the built up area of Clowne, to the north of Creswell Road, is allocated in the Local Plan for 28 dwellings. The site benefits from planning permission and is under construction. The Plan anticipates that these dwellings would be delivered by 2021. However, following its allocation in the submitted Local Plan, the housebuilder filed for bankruptcy and development halted. As such, I consider that a more cautious approach to the delivery of the remaining 27 dwellings would be justified, with completions anticipated between 2024 and 2027, to give sufficient time for another housebuilder to carry out the development. As such, from the evidence before me, I consider that this site would be developable. I therefore recommend MMs to the supporting text to Policy LC1 and the housing trajectory to reflect changes to the projected timescale for delivery of completions on this site. **[MM40] [MM95]**

k) Land west of Homelea and Tamarisk, Mansfield Road, Clowne

84. The Local Plan allocates this site, located immediately to the south of Clowne and to the north of the housing allocation on Land at High Ash Farm, Mansfield Road, for the delivery of 15 dwellings by 2019. The site benefits from planning permission, however, an application has subsequently been made for the approval of details reserved by a number of conditions on that permission. As such, the site did not deliver the anticipated 15 dwellings by 31 March 2019. Given this, along with the expected timescale for the consideration and approval of the subsequent application, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory to amend the projected timescale for delivery of completions by 2020 on this site to ensure that the Local Plan is effective.

As such, from the evidence before me, I consider that this site would be deliverable. **[MM41] [MM95]**

l) Land at High Ash Farm, Mansfield Road, Clowne

85. This site, which is located immediately to the south of the built up area of Clowne and the housing allocation on Land west of Homelea and Tamarisk, Mansfield Road, is allocated in the Local Plan for 42 dwellings which are anticipated to be delivered between 2018 and 2020. Planning permission was granted for 41 dwellings on this site in September 2017 and the development is now under construction. Following the Council's survey of sites at the beginning of April 2019, it was confirmed that no dwellings had been completed on this site in 2018/2019. However, given that dwellings are currently under construction, I am satisfied that this site would be deliverable, with development expected to be completed by 2021. In order to ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory to reflect changes to the projected timescale for delivery of completions and the quantum of development on this site. **[MM42] [MM95]**

m) Land north of Chesterfield Road, Barlborough

86. The Local Plan allocates this site, located to the west of Barlborough and to the east of the M1 motorway, for the delivery of approximately 150 dwellings between 2018 and 2024. The site benefits from the approval of a reserved matters application for 157 dwellings and the Council has confirmed that a legal start has been made on site. Nevertheless, an application for the approval of details reserved by several conditions was submitted to the Council in August 2018, which has led to a delay in the delivery of houses on this site. During the Examination, the Council and the site's promoters entered into a SoCG [ED59] which puts forward a revised trajectory for this site, with delivery now expected between 2020 and 2026. Based on the evidence before me, I consider that this would provide a more robust assessment of the potential delivery of this site and I am satisfied that it would be deliverable and developable. In order to ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory to reflect changes to the projected timescale for delivery of completions and the quantum of development on this site. **[MM43] [MM95]**

n) Land rear of Skinner Street, Creswell

87. This site is located to the north of the centre of Creswell, within the built up area of the settlement. The Local Plan allocates it for the delivery of 82 dwellings between 2018 and 2021. This site is currently under construction and delivered 30 dwellings in 2018/19. The remaining 43 dwellings are expected to be delivered between 2019 and 2021. From the evidence before me, therefore, I am satisfied that this site would be deliverable. In order to ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory to reflect changes to the projected timescale for delivery of completions and the quantum of development on this site. **[MM44] [MM95]**

o) Land south of Creswell Model Village

88. The Local Plan allocates this site for approximately 190 dwellings between 2018 and 2029. The site is located to the south of Creswell and benefits from planning permission for 197 dwellings. The site is under construction, however, no dwellings were completed in 2018/19. Nevertheless, based on the evidence before me, I am satisfied that this site would be deliverable and developable. In order to ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory, to reflect changes to the projected timescale for delivery of completions and the quantum of development on this site. **[MM45] [MM95]**

p) Land at Croftlands Farm, Pinxton

89. This site, which is located to the north of Pinxton, adjacent to the built up area, is allocated in the Local Plan for the delivery of approximately 50 dwellings between 2022 and 2024. An application for outline planning permission for up to 65 dwellings was considered by the Council in November 2018 and it was resolved to approve the application subject to a number of conditions and the signing of a Section 106 Agreement.

90. The Council entered into a SoCG [ED27] with the site promoter during the Examination which puts forward a revised trajectory for this site, with delivery now expected between 2022 and 2025 for the increased quantum of development. Given the milestones set out in the SoCG, which indicate that a preferred housebuilder will be in place by the Autumn of 2019, with an application for the approval of reserved matters submitted by the summer of 2020, I am satisfied that the site would be deliverable and developable. In order to ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory to reflect changes to the projected timescale for delivery of completions and the quantum of development on this site. **[MM46] [MM95]**

q) Land south of Overmoor View, Tibshelf

91. The Local Plan allocates this site for the delivery of 103 dwellings by 2021. The site, which is located adjacent to the built up area of Tibshelf, to the west of the M1 motorway, benefits from detailed planning permission and is under construction. The site delivered 17 dwellings in 2018/19, which is less than expected and is anticipated to deliver its remaining 78 dwellings by 2022 as a result. Subject to amendments to the quantum of development and the expected delivery rate, from the evidence before me, I am satisfied that this site would be deliverable. In order to ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory to reflect changes to the projected timescale for delivery of completions and the quantum of development on this site. **[MM47] [MM95]**

r) Land west of Spa Croft, Tibshelf

92. This site is situated to the west of the southern half of Tibshelf, to the south of Doe Hill Lane, opposite Tibshelf Community School. It benefits from planning permission and is currently under construction, having delivered 17 dwellings in 2018/19, and is expected to deliver the remaining 27 dwellings in 2019/20. Subject to amendments to the quantum of development and the expected delivery rate, I am satisfied that this site would be deliverable. In order to ensure that the Local Plan is effective, MMs are recommended to the supporting text to Policy LC1 and the housing trajectory to reflect changes to the projected timescale for delivery of completions and the quantum of development on this site. **[MM48] [MM95]**

s) Land at Glapwell Nurseries

93. The Local Plan allocates this site for the delivery of 16 dwellings by 2021. The site benefits from planning permission, however, it is apparent from the evidence presented to the Examination, that the development had stalled because the construction of 16 dwellings would not be viable. An application for outline planning permission on a larger site was refused by the Council but was subsequently allowed on appeal. As the allocated site would be unlikely to come forward in isolation, due to the viability issues, and as I am not considering omission sites as part of this Examination, the retention of this allocation would not be justified or effective. As such, I recommend that it be deleted from the Plan. **[MM49] [MM95]**

t) Land at Queens Road Allotments, Hodthorpe

94. This site, which is located to the south and east of the built up area of Hodthorpe, is allocated in the Local Plan for the delivery of 38 dwellings between 2019 and 2023. It benefits from outline planning permission for 38 dwellings and, during the Examination, the Council entered into a SoCG [ED50] with the site promoters. This confirms that a housebuilder is now contracted to bring forward this site, in line with the Local Plan trajectory. From the evidence before me, I am satisfied that this site is deliverable and the allocation of this site is, therefore, justified and effective.

u) Land between 11 and 19 Back Lane, Palterton

95. The Local Plan allocates this site for the delivery of 11 dwellings between 2020 and 2022. The site is located in the built up area of Palterton and benefits from outline planning permission for 11 dwellings. During the Examination, the Council entered into a SoCG [ED43] with the site promoters. This confirms that marketing of the site has begun to enable the site to be brought forward, in line with the Local Plan trajectory. From the evidence before me, I am satisfied that this site is deliverable and the allocation of this site is, therefore, justified and effective.

v) Land east of Pleasley Pit

96. This site is allocated in the Local Plan for the delivery of 19 dwellings between 2019 and 2021. However, following the completion of this site in

2019, I recommend that the allocation be deleted from the Local Plan as its allocation is no longer justified. **[MM50] [MM95]**

Housing Supply during the Plan period

Have sufficient sites been allocated in the Local Plan to meet the housing requirement?

97. The Local Plan includes a housing trajectory at Appendix 5.1 which shows that between 2018/19 and 2032/33 the residential site allocations would provide 4,551 dwellings. The table in paragraph 5.9 of the Local Plan indicates that when added to the actual completions for 2014/15 to 2016/17 and the expected completions for 2017/18, there would be a supply of 5,730 dwellings against the requirement of 5,168 dwellings plus a 10% buffer for flexibility.

98. I have considered the allocated sites in detail, having regard to the evidence submitted and the discussions at the Hearing sessions, and my conclusions are set out in more detail above. As a result of the recommended MMs, I conclude that 2,130 dwellings[17] are anticipated to be completed on the Strategic Site allocations, with a further 2,318 dwellings completed on other housing site allocations. To ensure that the Plan is up to date on adoption and effective I recommend that the housing trajectory is amended to reflect this. **[MM95]**

99. Following a discussion at the Hearing session on housing land supply, I asked the Council to undertake further work[18] in respect of its annual monitoring of housing delivery, in particular in respect of its use of 'wind and watertight' as a definition of completion, rather than the Government's definition of completion which is 'ready for occupation'. This shows that 1,407 dwellings were completed between 2014/15 and 2018/19.

100. In order that the Plan is justified, I recommend that the supporting text and table in paragraph 5.9 of the Local Plan be amended to reflect the changes to the completions data resulting from the Council's investigative work and the amended information on the housing allocations set out in the trajectory. **[MM28]**

101. The revised figures show that the Local Plan has a housing supply of 5,855 dwellings in the Plan period. In the first five years, 1,407 dwellings have been completed, against a requirement of 1,360 dwellings[19]. The housing trajectory shows how the supply would be relatively evenly spread across the Plan period, with it expected to exceed the requirement of 272dpa in all but the last two years. I am satisfied, therefore, that the Plan provides

[17] Bolsover Strategic Site (880 dwellings; Clowne Garden Village Strategic Site (1,050 dwellings); and, Former Whitwell Colliery Strategic Site (200 dwellings)
[18] Outcome of Bolsover Council's Completions Investigative Work, February 2019 [ED62]
[19] 272dpa x 5 = 1,360

sufficient housing supply to meet its identified needs throughout the Plan period.

102. The Local Plan makes reference to a number of sites in paragraph 5.10 which benefit from planning permission, but which are either not in accordance with the Council's spatial strategy or have viability concerns and, as such, are not allocated in the Local Plan as housing sites. As these sites are not necessary to meet the Council's housing requirement and given the uncertainty around their deliverability, reference to them is not necessary to make the Local Plan effective. In any event, given that the housing requirement is a minimum figure, along with the Government policy to boost significantly the supply of housing, if these sites come forward for housing development, they would provide further choice and flexibility in the local housing market. I recommend therefore that paragraph 5.10 be deleted from the supporting text to ensure that the Local Plan is effective. **[MM29]**

Five Year Housing Land Supply

Will the Council be able to demonstrate a five year supply on adoption?

103. Government policy in paragraph 47 of the NPPF says that, in order to boost significantly the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement, with an additional buffer of 5% or 20%, where there is a record of persistent under delivery. It is apparent, from the evidence before me, including that the requirement has been exceeded for the first five years of the Plan, that the persistent under delivery does not apply in this case and, as such, a 5% buffer should be applied in Bolsover.

104. Government guidance in the PPG advises that where there is a shortfall, this will need to be calculated from the base date of the Local Plan and be added to the Plan requirement for the next five year period (the Sedgefield approach) and then the appropriate buffer should be applied. The PPG is, however, silent in cases such as Bolsover, where there has been provision above the requirement in the first five years of the Plan period. The Council has suggested that the same principle could be applied to any oversupply and, as a result, in calculating its five-year supply, it has deleted this surplus from the requirement over the next five years. Applying the revised figures in the table at paragraph 5.9 of the Local Plan, along with the amendments recommended to the housing trajectory, using this method the five year requirement would be 1,379[20] dwellings, as opposed to 1,428[21] dwellings without taking away the surplus.

[20] (272dpa x 5) – 47 = 1,313 + 5% = 1,379
[21] 272dpa x 5 = 1,360 + 5% = 1,428

105. The Council set out the five-year housing land supply calculation[22] as part of its investigative work on completions. This was based on the housing trajectory information considered during the Hearing sessions, but excluding new or lapsed permissions. It concludes that the Council can demonstrate a housing supply of 8.64 years. Although some changes are recommended to the allocated sites and the housing trajectory in this Report, I am satisfied that there is a good prospect that the Council would be able to demonstrate a five-year supply of deliverable housing land on adoption.

106. Paragraph 48 of the NPPF says that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. The Local Plan does not include an allowance for windfall sites, however, it is acknowledged that such sites can make a contribution to the housing supply. In order to be effective, I recommend that the supporting text in paragraph 5.12 of the Local Plan be amended to refer to the contribution that windfall sites make to housing supply being recorded by the Council through its annual monitoring of housing delivery. **[MM30]**

Affordable Housing

Does the Local Plan make appropriate provision for affordable housing?

107. Paragraph 50 of the NPPF requires local planning authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. In order to do this local planning authorities should have a clear understanding of housing needs in their area. Local Plans should address the needs for all types of housing, including affordable housing. I have set out the findings of the OAN Update earlier in my Report, which indicates that the District has a substantial affordable housing need. For the reasons set out above, I consider that a 10% adjustment to the housing requirement would be justified and effective to support affordable housing delivery in the District. Although this would not meet the affordable housing needs of the District in full, given the scale of this need and the nature of the District, I am satisfied that the level of affordable housing proposed would be appropriate in this case.

108. Although the Plan is being assessed against the NPPF, decisions on planning applications in the future will also consider the policy contained in the Revised NPPF. Paragraph 71 of the Revised NPPF requires that local planning authorities support the development of entry level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's

[22] Paragraphs 2.10 – 2.13 of Outcome of Bolsover Council's Completions Investigative Work, February 2019 [ED62]

area. The Local Plan evidence base indicates that the need for entry level housing at low cost is generally well met across the District, however, where a need is identified proposals for such development should be supported. As such, in order to be effective, I recommend that the supporting text to Policy LC2 be amended to include an additional paragraph setting this out. **[MM53]**

109. Policy LC2 requires the provision of 10% affordable housing on all sites comprising 25 or more dwellings, subject to viability. The Council has undertaken a Whole Plan Viability Assessment [EB54] which indicates that 10% affordable housing should be deliverable on the majority of sites above the 25 unit threshold within the District. The exceptions to this are sites within the settlements of Shirebrook and Hodthorpe. It is apparent that viability in the District in relation to housing development is challenging, which impacts upon the ability to provide affordable housing. However, given the evidence before me, I am satisfied that the provision of 10% affordable housing on sites of 25 dwellings or more would be appropriate and achievable on the majority of sites and, as such, is justified.

110. Furthermore, the demographic evidence in the SHMA [EB26] and OAN update [EB23], including the local housing needs assessment, supports the need for affordable housing for rent, given that the District has an aging population, together with long term health problems or disabilities. As such, in order that the Local Plan is effective, I recommend that Policy LC2 be amended to reflect the need for this specific type of affordable housing. **[MM54]**

Custom and Self Build Dwellings

Is the provision of at least 5% of the dwelling plots on sites for 10 or more dwellings, or with a gross area of 0.3ha or above, to be set aside as serviced plots for sale to Custom or Self Builders appropriate and justified?

111. Paragraphs 50 and 159 of the NPPF require local planning authorities to plan for the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes). Local Plan Policy LC4 aims to ensure that the aspirations of people who want to build their own homes can be met in accordance with the NPPF.

112. The Council's Custom and Self Build Register indicates that, on 30 October 2018, 17 people had expressed an interest in this type of housebuilding in the District over a 3 year period. Given the current limited demand for Custom and Self Build serviced plots in the District, the requirement in Policy LC4, that 5% of the plots on sites of 10 or more dwellings, or with a gross area of 0.3ha or above, should be set aside for sale to Custom or Self Builders, would not be justified.

113. I note that, between 1 April 2017 to 31 March 2018, planning permission was granted for 48 residential units on small sites of one or two plots, which could be suitable for this type of development. Nevertheless, there is no indication of how many of these sites were made available for Custom and

Self Builders. Although the number of people who have expressed an interest in this type of housebuilding is currently small, the Local Plan should provide opportunities for this form of development to occur in order to meet the demand for Custom and Self Build plots as it arises during the Plan period. In order for the Local Plan to be effective and justified in this regard, I recommend that Policy LC4 be deleted and changes be made to Policy LC3 to indicate support for Custom and Self Build plots coming forward based on evidence of need. **[MM55] [MM56] [MM57] [MM100] [MM102]**

Gypsy and Traveller Provision

Does the Local Plan make adequate provision for Gypsy and Traveller sites, having regard to evidence of need?

114. A Gypsy and Traveller Accommodation Assessment[23] [GTAA] was prepared on behalf of the Derbyshire and East Staffordshire Councils and the Peak District National Park Authority. It indicates that there is an additional need for 17 residential pitches and seven houses for Gypsies and Travellers and 13 plots for Travelling Showpeople in the Bolsover District between 2014 and 2034. The Planning Policy for Traveller Sites [PPTS] requires local planning authorities to identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets; and to consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, amongst other things.

115. Since 2014, the Council has granted planning permission for a single pitch for a residential site consisting of one mobile home and two touring caravans at Pinxton. This planning permission has been implemented and the site is included as an existing permanent site in Policy LC7. Local Plan Policy LC5 allocates two sites[24] for Gypsy and Traveller pitches and one site[25] for Travelling Showpeople. However, although the need for Travelling Showpeoples's plots is met, the number of pitches with planning permission and/or allocated for Gypsies and Travellers [six] only meets part of the need identified. The identified need in the District is not therefore fully met in the Local Plan. Where there is an unmet need, further sites should be allocated to meet that need.

116. A further pitch has been put forward within the same area covered by the planning permission for a single pitch at Pinxton. To ensure that the Local Plan is effective, I recommend that a MM be made to the Local Plan to include both of these pitches within Policy LC5 and that the supporting text

[23] Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment 2014, Final Report, June 2015 [EB29]
[24] a) 3 Pitches at Hilcote Lane, Hilcote and b) 2 Pitches at land adjacent to 255A Shuttlewood Road, near Shuttlewood
[25] c) 14 Plots at Beaufit Lane, Pinxton

to the policy be amended accordingly. A corresponding change is also recommended to Policy LC7 to delete this site from the list of existing permanent sites. **[MM58] [MM59] [MM61]**

117. When considering additional pitches for Gypsies and Travellers within the District, the Council has examined the potential for extending existing sites, issued a call for sites, reviewed its landholdings and asked Derbyshire County Council to consider whether any sites it owns would be suitable.

118. Following the consideration of existing sites, the Council identified the possibility for expansion at four sites. However, only the site at Shuttlewood Road, which is included as an allocation in the Local Plan, was considered acceptable, given that the others would become too large[26] and/or were not suggested by the landowner[27]. The existing site at Pinxton has since come forward for another pitch, as referred to above.

119. In response to the call for sites, five sites were put forward. Of these, two were dismissed as being unsuitable, due to being substantially affected by HS2 and its safeguarding zone. The other sites were considered to be too large, with two also having highway constraints. I note the Council's attempts to bring forward smaller parts of these sites with the agreement of the landowners, however, this has not been forthcoming.

120. Of the 10 sites identified as being of an appropriate size in the Council's landholding, all have garages sited on them, which are still in use, and none was considered suitable, for a number of reasons, including the narrow nature of the access roads and the proximity of existing residential development which, in some cases, surrounds the sites.

121. The County Council has not made any land available for the Council to consider. The Council has also requested assistance in meeting the need for Gypsy and Traveller pitches from its seven neighbouring authorities. However, none has been able to assist.

122. Although the Local Plan does not allocate sufficient sites to meet the needs of Gypsies and Travellers, I acknowledge the work that has been undertaken by the Council to identify further sites, both within and in adjoining authority areas. In addition, I note that there have been no unauthorised encampments in the District since the start of the Plan period and that a large existing site[28] is currently vacant. Given this, along with the level of unmet need [10 pitches] in the District and the Council's past record of granting planning permission for sites coming forward, I do not consider that requiring a new assessment or additional sites for pitches to be found would be proportionate or necessary. Indeed, I am satisfied that the

[26] Blackbridge, near Pleasley
[27] Blackbridge, near Pleasley, The Paddocks, near Old Blackwell and Land to the rear of 3-5 Brookhill Lane, Pinxton
[28] Blackbridge Caravan Park, near Pleasley

criteria based policy [Policy LC6] in the Local Plan would enable further sites to come forward as and when needed.

123. Sites that come forward for Gypsy and Traveller pitches in the future should be in sustainable locations with access to local services and facilities, including public transport, and be retained for use by the Gypsy and Traveller community, whether this be by the imposition of a planning condition or through a legal agreement. I therefore recommend that Policy LC6 be modified to ensure that the Local Plan is effective in this regard. **[MM60]**

Occupational Dwellings in the Countryside

Is Policy LC8 justified, effective and consistent with national policy in respect of agricultural, forestry and other occupational dwellings in the countryside?

124. Paragraph 55 of the NPPF states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside, amongst other things. Policy LC8 sets out the criteria to be satisfied in order for planning permission to be granted for a new dwelling in the countryside, based upon the essential needs of agriculture and forestry. The supporting text to this policy recognises that there may be other rural based businesses which make it essential for someone to live on, or in close proximity to, the business. However, this is not reflected in the policy. I therefore recommend that Policy LC8 be modified to include other occupational dwellings in the countryside to ensure that the Local Plan is effective and consistent with national policy. **[MM62]**

Are the criteria included in Policy LC9 justified and effective in respect of the removal of agricultural and other occupancy conditions?

125. Where the need for agricultural, forestry and other occupational dwellings in the countryside no longer exists, Policy LC9 sets out the criteria for establishing that this is the case in order that a restrictive occupancy condition can be removed. This includes providing evidence that the property has been marketed locally for an appropriate period, at an appropriate price. The policy defines an appropriate period as being a minimum of 18 months. I note the concerns that have been expressed about the length of this process and the suggestion that a maximum period of 12 months would be more appropriate. However, the inclusion of a maximum period within the policy would not be effective as there would be no requirement for the marketing to take place over a specific period of time. In my opinion, a period of 12 months would be sufficient to establish whether or not a need remains. However, this should be expressed as a minimum and not a maximum period. I therefore recommend that Policy LC9 is modified to reflect this in order to ensure that the Local Plan is effective. **[MM63]**

Issue 3 - Is the Local Plan positively prepared, justified and effective in respect of employment?

Employment Requirement

Does the requirement for 92ha of employment land meet the economic development needs of the District and is it based on an appropriate assessment?

126. The Council's Economic Development Needs Assessment [EDNA] [EB18] identifies the need for employment land in the District as being between 65ha and 100ha during the Plan period. In coming to this conclusion, the EDNA had regard to the forecasting techniques contained in the PPG and developed four potential future scenarios, based upon a number of different methodological approaches, to provide a framework for assessing future B Class employment space requirements in Bolsover over the period 2015-2033. These four scenarios identified a gross land requirement of between 23.3ha and 129.5ha. Sensitivity testing was then carried out in order to identify an appropriate preferred requirement for the District. This was considered to comprise 10ha of land for B1a/b (office) uses, 20ha of land for B1c/B2 (manufacturing) uses and 35-70ha of land for B8 (warehousing and distribution) uses.

127. Policy SS2 of the Local Plan says that provision will be made for 92ha of employment land during the Plan period. From the evidence before me, I am satisfied that this level of employment need within the District for the period 2015-2033 is justified and is based on an appropriate assessment.

Employment Distribution

Does the distribution of employment in the Local Plan reflect the spatial strategy of focussing development on the more sustainable settlements, whilst also supporting regeneration needs and tackling deprivation?

128. In accordance with the Settlement Hierarchy Study [EB39], 61% of the employment land supply is sited close to three of the four most sustainable settlements, namely Shirebrook, South Normanton and Clowne. If the Large Villages are included, this rises to 75%. I am, therefore, satisfied that the distribution of employment development in the District reflects the spatial strategy and, as such, would be effective in focussing employment development in the most sustainable settlements.

Site Allocations

Strategic Sites:

Clowne Garden Village Strategic Site

129. As part of the allocation of this Strategic Site in Policies SS5 and WC1, it is anticipated that 20ha of employment land will come forward for B1, B2 and B8 uses. An application for outline planning permission, which included 20ha of employment uses, was submitted to the Council in December 2017. The Council resolved to approve the application, subject to a number of conditions and the signing of a Section 106 Agreement. The Council had

not issued the decision at the time of the Hearing sessions. However, it was apparent that progress on the Section 106 Agreement was being made and a decision was anticipated shortly afterwards.

130. This part of the Strategic Site is currently within the Green Belt. I consider this matter in detail in my assessment of Issue 4 below.

131. The SoCG Addendum [ED58] signed by the Council and the site promoters anticipates that 2ha per annum of employment development will take place each year from 2020/21 to 2029/30. From the evidence before me I am satisfied that this level and rate of employment development would be achievable on this site. As such, the allocation of employment uses on this Strategic Site is justified.

Coalite Priority Regeneration Area

132. The Coalite Priority Regeneration Area [PRA] comprises the 61ha site of the former Coalite Chemical Works. The PRA straddles the administrative boundary between Bolsover and North East Derbyshire District Council and benefits from outline planning permissions secured with both authorities for the remediation of the site and the provision of houses, employment and other uses. However, it is the employment uses which fall within Bolsover and amount to around 32ha. This site benefits from outline planning permission for general industrial, warehousing, open storage, a transport hub, an energy centre and a visitor centre/museum. It is not clear from Policy SS7, however, which uses would be considered acceptable on this site.

133. The site has had significant issues associated with funding and there are significant constraints in terms of remediation and the routing of HS2. As such, I consider that it is appropriate that the Council is not relying on the delivery of this site to meet any of its employment need. However, I note the indication from the site promoters that they would like to move forward with reserved matters applications for the northernmost plots on Buttermilk Lane and that a design framework for the buildings has been agreed. It is important, however, that the full reclamation of the site is achieved and this could be done through an agreed programme of work and a delivery plan.

134. In order for the Plan to be effective, therefore, I recommend that changes be made to the supporting text and Policy SS7 to reflect the current position with regards to the restoration of this site and the Safeguarding Zone for HS2; and to make it clear which uses would be appropriate in the Coalite PRA. Furthermore, in order to ensure that Policy SS7 is consistent with national policy, I recommend a modification in respect of how it would conserve or enhance the setting of heritage assets and reflect the importance of the biodiversity value of the site. I have amended the wording of the modification slightly in respect of heritage assets in response to a comment made about it during the consultation period, in order that it is consistent with national policy in the NPPF. **[MM23] [MM24]**

Pleasley Vale Priority Regeneration Area

135. The Pleasley Vale PRA is located within the conservation area and currently contains residential and employment uses, but it is the long term future of the area, especially in relation to the large Mill buildings, which is uncertain. The purpose of Policy SS8 is to encourage development proposals which would conserve and/or enhance the special appearance and character of the area, the historic environment, heritage assets and their setting. In order that the policy is consistent with national policy I recommend some changes to the wording to Policy SS8 to ensure that this is explicit. **[MM25]**

Employment Allocations:

136. Having regard to the evidence submitted and the discussions at the Hearing sessions, I consider whether the allocations are deliverable and/or developable below.

Explore Industrial Park, Steetley

137. Explore Industrial Park is around 10.7ha in size and is located in the north eastern corner of the District. The site extends across the administrative boundary into Bassetlaw District and benefits from outline planning permission, which allows for the submission of reserved matters applications by 2020. The SoCG [ED30] signed by the Council and the site promoters, indicates that the site is expected to deliver around 10.7ha of B1, B2 and/or B8 over the Plan period. From the evidence before me, I am satisfied that this would be achievable.

138. Policy WC1 supports the development of B2 and B8 uses on this allocated site. However, I acknowledge that the addition of B1 uses on this site would provide greater flexibility. In order that the Local Plan is effective, therefore, I recommend that a modification be made to Policy WC1 to include the full range of employment uses that would be acceptable on this site. **[MM65]**

Land between Brickyard Farm and Barlborough Links, Barlborough

139. The site at Land between Brickyard Farm and Barlborough Links is around 3.45ha in size and is located on the western side of Barlborough, adjacent to Barlborough Links Business Park. The site has planning permission for commercial development comprising an office building, workshop and manufacturing facility and an HGV Trailer Park. The SoCG [ED42], signed by the Council and the site promoters, states that the site is expected to deliver approximately 3.45ha of either B1, B2 or B8 development. Indeed, it now benefits from planning permission for B1/B2/B8 uses. I am satisfied, from the evidence before me, that the site is deliverable. However, in order that the plan is effective, I recommend that Policy WC1 and its supporting text are amended to reflect the up to date position and the full range of uses that would be acceptable on this site. **[MM64] [MM65]**

Wincobank Farm, South Normanton

140. This allocated site, which is well located to the strategic highway network, is considered by the Council to be suitable for a large scale logistics operation. It is currently the subject of a planning application for a retail park, on the southern part of the site, and B Class employment units on the northern part.

141. The NPPF requires that, in drawing up Local Plans, local planning authorities should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality; and allocate a range of suitable sites to meet the scale and type of retail and leisure uses, amongst other things, needed in town centres. The development of a hotel, restaurant, retail, leisure and café uses at Wincobank Farm would not be consistent with national policy, given the location of this site. Furthermore, having regard to the evidence in the Retail and Town Centres Study [EB15], the allocation of a retail park in this out of town location would not be justified. In any event, the Local Plan includes edge of town centre allocations in Bolsover, Shirebrook and South Normanton which could accommodate such uses. In addition, the allocation of these retail and leisure uses on this site would reduce the effectiveness of the Local Plan with regard to the delivery of 92ha of employment land over the Plan period.

142. From the evidence before, I am satisfied that the allocation of this site for B2 and B8 uses is justified.

Employment Land Supply

Have sufficient sites been allocated in the Local Plan to meet the target of 92ha of B class employment land?

143. The Local Plan identifies 92ha of land for employment uses throughout the Plan period. This is made up of sites that have come forward and been developed since the start of the Plan period (around 20ha), as well as sites allocated for employment uses in Policy WC1 (around 72ha). The Council's Employment Land Availability Assessment [EB17] sets out the anticipated delivery on each of the allocated sites throughout the Plan period and, at my request, the Council produced an Employment Land Trajectory [ED10] which provides an indication about when the allocated employment sites are likely to come forward. From the evidence before me, I am satisfied that sufficient sites have been allocated to meet the employment land requirement.

Protection of Existing Employment Areas

Is the approach to the protection of existing employment areas in the Local Plan effective and justified?

144. Government policy in the NPPF says that planning policies should avoid the long term protection of sites allocated for employment use where there is no real prospect of a site being used for that purpose. The NPPF also says that Local Plans should identify areas where it may be necessary to limit

freedom to change the uses of buildings and support such restrictions with a clear explanation.

145. Policy WC2 seeks to protect important existing employment areas, which are identified on the Policies Map, from redevelopment for other uses. These employment areas are key economic drivers for the District, providing a large proportion of jobs and an important element of the District's employment portfolio. Furthermore, the protection of these existing employment areas allows for opportunities for some businesses to expand, depending on the availability of land around them. However, the policy allows for this protection to cease if it can be shown that the land or building is no longer physically suitable for employment uses and there is no realistic prospect of reuse or redevelopment for such uses. Given this, I am satisfied that the Policy WC2 is consistent with national policy.

Support for the Rural Economy

Is the support given to sustainable rural employment and diversification in villages and within the countryside consistent with national policy, justified and effective?

146. The NPPF says that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. I am satisfied that Policy WC3 is consistent with national policy, given its support for sustainable rural employment and diversification in villages and within the countryside.

Rough Close Works, Normanton

Is the Local Plan effective in respect of the Rough Close Works?

147. The Rough Close Works is an Existing Employment Site which is designated as a hazardous substances site and an explosives site. Given the complex nature of the business, there are implications for the type and level of development that would be compatible with the employment use of the site over a wide area. As such, Policy WC4 in the Local Plan sets out criteria for protecting the existing use and expansion of the site, while protecting the public. Policy WC4 allows employment development within the Core Area subject to two criteria. To ensure that this policy is effective, the existing employment area should be more accurately defined in Policy WC2. I therefore recommend a modification to Policy WC2 to ensure that it is clear that the Existing Employment Area and the Core Area are one and the same. **[MM66]**

148. The Local Plan indicates that the Rough Close Works benefits from three Explosives Safeguarding Zones, however, from the evidence before me, it is

apparent that it benefits from two. The Council is proposing to update the Local Plan with an Additional Modification[29] on adoption to clarify this.

Issue 4 – Is the approach to the Green Belt justified, effective and consistent with national policy?

Has the Council's Local Green Belt Review been undertaken in a robust manner?

149. The Bolsover Green Belt forms part of the wider Derbyshire and South Yorkshire Green Belt, which was designated in 1955 with the purpose of limiting the sprawl of the Sheffield conurbation and to prevent it joining up with the settlements in the north eastern part of Derbyshire, including Barlborough and Clowne within Bolsover District. The Green Belt is located in the north western corner of the District extending around a large part of the built up area of Barlborough to the north, east and west; and a small part of Clowne to the north west.

150. The Council has undertaken a partial Green Belt Review [EB34] of the District as part of its evidence base. This assessed the area of Green Belt partially surrounding Barlborough and Clowne, in order to determine whether the land continues to fulfil Green Belt purposes. The Review also considered the opportunity for additional Green Belt land to be allocated immediately to the north of the proposed Clowne Garden Village Strategic Site and whether Green Belt status in the form of an extension to the existing Green Belt boundary is justified.

151. The assessment concluded that all parcels surrounding the urban areas of Barlborough and Clowne robustly serve Green Belt purposes and that, as such, the Council should consider whether there is a strategic rationale which demonstrates exceptional circumstances justifying the release of Green Belt land. Furthermore, it concluded that further work would be required to demonstrate the exceptional circumstances that make the designation of new Green Belt the only practical option.

152. In considering the allocation of the land to the north of Clowne as a Strategic Site, the Council undertook a Supplementary Assessment [EB33] of the land affected by the proposed allocation. This reassessed two Green Belt parcels, including revising their boundaries and subdividing them into four separate parcels that take account of the proposed landscaping detail included within the initial masterplan for the proposed allocation, on the basis that these have been planted and represent 'existing features' that provide strong boundaries for the definition of land parcels that can be used for assessment.

153. This assessment demonstrated that the parcels robustly fulfil Green Belt purposes, which is the same position as that set out in the original study.

[29] AM26 in the Proposed Additional Modifications to the Local Plan for Bolsover district (Publication Local Plan) [ED65]

However, following the Council's determination that there would be insufficient land that could be developed outwith the Green Belt to meet the needs of the area, a further assessment was undertaken as part of the Supplementary Assessment which removed Purpose 3 (To assist in safeguarding the countryside from encroachment) from the scoring, in accordance with the methodology. This resulted in two of the four parcels only partially meeting Green Belt purposes and led to the conclusion that they could be considered as deliverable sites, based on the proposed woodland planting included within the masterplan for the Strategic Option for North Clowne masterplan being considered as an existing strong landscape feature.

154. From the evidence before me, I am satisfied that the Green Belt Review has been undertaken in a robust manner.

Have exceptional circumstances been demonstrated to support the removal of sites from the Green Belt?

155. The Local Plan removes two parcels of land from the Green Belt, amounting to around 15ha, and allocates them as part of the Clowne Garden Village Strategic Site. They are located in the western portion of this large allocation and are separated from the wider Green Belt by existing woodland and trees/hedgerows. The Green Belt Position Paper considers the exceptional circumstances for the removal of these sites from the Green Belt, having regard to the Calverton judgement[30], which sets out a number of matters that should be considered.

156. As set out above, there is a significant employment need in the District. In order to accord with the spatial strategy which is to focus development on the more sustainable settlements, whilst also supporting regeneration needs and tackling deprivation, provision to meet employment, as well as housing needs, is required firstly in the Small Towns of Bolsover and Shirebrook and the Emerging Towns of South Normanton and Clowne. The Clowne Garden Village Strategic Site would provide a comprehensive mixed use scheme, which would include 20ha of B-use employment land as part of an integrated development in a sustainable location, close to local services and facilities, along with key public transport nodes. It would provide a logical extension to the north of Clowne in an area of the District where viability is better.

157. Although much of the District is outside the Green Belt, the limited supply of appropriate sites in sustainable locations to meet the employment need, along with the minimal harm to the Green Belt from the removal of these two parcels and the sustainable nature of the development proposed, which would be sited adjacent to Clowne in accordance with the spatial strategy,

[30] Calverton Parish Council v Greater Nottingham Councils [2015] EWHC 1078

would amount to the exceptional circumstances required to remove them from the Green Belt.

Does the Plan provide a commitment to the maintenance of the Green Belt?

158. The Local Plan includes Policy SS10 which sets out the type and form of development which would be acceptable in the Green Belt. However, in order to accord with Government policy in the NPPF, I recommend that changes be made to this policy to set out the commitment to the maintenance of the Green Belt and to make it clear that only forms of development which would not be inappropriate would be acceptable. **[MM27]**

Issue 5 - Is the Local Plan positively prepared, justified and effective in respect of transport?

Should the local parking standards be set out in the Local Plan?

159. The Regulations[31] make it clear that development management policies which are intended to guide the determination of applications for planning permission should be set out as Local Plan policy. Paragraph 174 of the NPPF also indicates that policies on local standards should be in the Local Plan. However, Policy ITCR11 in the Local Plan requires compliance with the Local Parking Standards SPD. This would give development plan status to documents which are not part of the Local Plan and which have not been subject to the same process of preparation, consultation and Examination. This would not be compliant with the Regulations. Instead, where SPDs are prepared, they should be used to provide more detailed advice and guidance on the policies in the plan[32].

160. The parking standards should be clearly defined in the Local Plan, given that the policy requires development proposals to meet the requirements for parking provision set out in this document. I therefore recommend modifications in respect of this matter, to ensure that the Local Plan is justified and effective, through the necessary amendment to the policy and by the inclusion of the parking requirements within a new appendix to the Local Plan. **[MM92] [MM99]**

Should the Local Plan be updated to reflect the current position at the Bolsover Edge of Town Centre Allocation?

161. The supporting text to Policy ITCR9, Local Transport Improvement Schemes, refers to the regeneration and redevelopment of the Bolsover Edge of Town Centre Allocation, which is known as the Sherwood Lodge Site, and the highway improvements associated with it. In order to reflect the current position with this site and for the Local Plan to be effective, I

[31] Regulations 2 and 5
[32] PPG ID 12-028-20140306

recommend that paragraph 8.57 of the supporting text be deleted. **[MM91]**

Issue 6 - Is the retail development strategy positively prepared, justified and effective?

162. Paragraph 161 of the NPPF requires local planning authorities to assess the needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period, including for retail and leisure development. As part of the Council's evidence base, it has produced a Retail and Centres Study [EB15] which includes an appraisal of the retail/leisure needs and capacity in the period to 2033 and reviews the current performance of Town and Local Centres in the District.

163. The Study concludes that Bolsover District is forecast to generate capacity for between 1,400sqm and 2,100sqm (net) new convenience goods floorspace by 2033. However, in light of emerging commitments for new comparison goods floorspace, the Study does not forecast any quantitative capacity for new comparison retailer floorspace over the Plan period in the District.

164. Although there have been a number of concerns expressed in relation to the methodology and forecasts used, from the evidence before me, I am satisfied that the Study provides a robust and appropriate assessment of retail/leisure needs and capacity during the Plan period.

165. The Local Plan summarises the findings of the Study in the supporting text to Policy WC5, setting out details of the quantitative and qualitative needs, along with recent commitments. In order that the Local Plan is effective, I recommend that the section on quantitative need be amended to make it clear that there is insufficient capacity in the system for additional comparison goods floorspace until the end of the Plan period. **[MM67]**

166. Policy WC5 requires that retail development must demonstrate that it is appropriate in scale and function to its location. However, there is no such requirement in the NPPF. Therefore, I recommend that this criterion be deleted from Policy WC5 in order that it is consistent with national policy. **[MM68]**

167. Policy WC5 also includes locally set floorspace thresholds for Retail Impact Assessments in edge of centre or out of centre locations. These thresholds are based on the tiered system of local impact thresholds recommended in the Retail and Centres Study, which considers that the Town and Local Centres are potentially vulnerable to convenience and comparison retail developments of both 'big box' retail park destinations and smaller, 'town centre parade' style units, that can directly compete with the smaller centre's retail offer. The Study concludes that such developments would jeopardise the vitality and viability of the centres and the thresholds should reflect the somewhat smaller floorplates of the existing retail facilities across the centres. I am satisfied that these locally set thresholds, which are less than the default threshold of 2,500sqm set out in paragraph 26 of

the NPPF, are proportionate, given the local circumstances. As such, Policy WC5 is justified in this regard.

Edge of Town Centre Allocations

168. The Local Plan supports the regeneration of the four Town Centres in the District at Bolsover, Clowne, Shirebrook and South Normanton. In Bolsover, Shirebrook and South Normanton this is undertaken by the allocation of Edge of Town Centre Allocations and, in respect of Clowne, its opportunities for expansion are provided for within the Clowne Garden Village Strategic Site.

Bolsover Edge of Town Centre Allocation

Is Policy WC6 effective in respect of the Bolsover Edge of Town Centre Allocation?

169. The Local Plan supports the regeneration of Bolsover Town Centre through the allocation of a site for mixed uses immediately to the north of the Town Centre, which may include retail, leisure, employment, residential or community facilities. Known as the Sherwood Lodge Site, planning permission was granted for the erection of a food store and retail terrace with associated car parking in September 2018. In order to ensure that the Local Plan is effective, I recommend that modifications be made to the supporting text and Policy WC6 to reflect the updated position. **[MM69] [MM70]**

Shirebrook Edge of Town Centre Allocations

Is Policy WC7 effective in respect of the Shirebrook Edge of Town Centre Allocations?

170. Support is given to the regeneration of the Shirebrook Town Centre in the Local Plan through the allocation of two sites immediately to the south east. The western site is allocated for a specific retail use and currently has planning permission for a Lidl food store. The site to the east is considered suitable for a range of town centre uses, but also includes an equipped play area. Policy WC7 requires the provision of a replacement play area and a commuted sum to be agreed with the Council. However, in order for the Local Plan to be effective, I recommend that a modification be made to Policy WC7 to make it clear that a replacement play area or a commuted sum for alternative recreational facilities is required. **[MM71]**

South Normanton Edge of Town Centre Allocations

Is Policy WC8 effective in respect of the South Normanton Edge of Town Centre Allocations?

171. In order to encourage the regeneration of South Normanton Town Centre the Local Plan allocates two sites on its north western edge. The site to the north is allocated for new retail uses and the site to the west is allocated for a range of town centre uses that could include retail, offices, leisure, residential, extra care and community facilities. Given the location of these

sites, adjacent to the Explosive Safeguarding Zone, in order for the Plan to be effective I recommend that Policy WC8 be modified to include a requirement that any development proposals comply with the provisions of Policy WC4. **[MM72]**

172. I also recommend that modifications be made to the site boundaries of the allocations shown on Figure 6C and Figure xx) in Appendix 8.1 of the Local Plan, to ensure that these sites are outside the Explosive Safeguarding Zone. **[MM72] [MM98]**

Hot Food Takeaways

Is Policy WC9 justified in respect of the requirement that hot food takeaways should not be located within 400m of any school or college?

173. Paragraph 69 of the NPPF says that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Furthermore, the PPG states that there is a range of issues that could be considered through the plan making process in respect of health and healthcare infrastructure, including how opportunities for healthy lifestyles have been considered, for example by planning for an environment that supports people of all ages in making healthy choices[33]. The Local Plan seeks to prevent the development of A5 uses within 400m of any school or college.

174. From the evidence before me, it is apparent that many hot food takeaways already exist within 400m of schools and colleges in the District. Although the Council is concerned about the potential link between the siting of hot food takeaways within walking distance of schools and the increase in childhood obesity, there is no substantial evidence to support this within Bolsover District. As such, the inclusion of Criterion a) in Policy WC9 is not justified in this case and I recommend that it be deleted, as well as making alterations to the supporting text, along with consequential changes to Appendices 10.1 and 10.2. **[MM73] [MM74] [MM101] [MM103]**

Issue 7 - Is the Local Plan justified, effective and consistent with national policy with regards to the historic environment, landscape character and the countryside?

Is the Local Plan and its policies consistent with national policy in respect of the test of harm in respect of heritage assets?

175. Government policy in paragraph 126 of the NPPF says that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and

[33] Paragraph: 002 Reference ID: 53-002-20140306

conserve them in a manner appropriate to their significance. The Local Plan identifies the protection and enhancement of identified heritage and natural assets as one of its key issues. However, in order to be consistent with national policy, I recommend that this be extended to include their settings. **[MM3]** In addition, in order that the Local Plan is consistent with national policy, I recommend that it refers to conserving, rather than preserving, heritage assets. I have amended the wording of MM84 slightly to reflect a response made to it during the consultation period. **[MM80] [MM83] [MM84]**

Should reference to Historic Landscape Character data be referred to in Policy SC8?

176. Paragraph 156 in the NPPF says that Local Plans should include strategic policies for the conservation and enhancement of the natural and historic environment, including landscape. Policy SC8 sets out what development proposals should have regard to in respect of landscape character. In order to ensure that the Local Plan is effective, I recommend that Policy SC8 includes reference to Historic Landscape Character Data. **[MM77]**

Are Policies SC18 and SC19 consistent with national policy in respect of development affecting scheduled monuments and archaeological sites?

177. Bolsover District includes many sites of archaeological remains, some of which are of international significance. In addition, several settlements have been identified as having the potential for medieval archaeology. As a result, the Local Plan includes two policies which seek to sustain and enhance the significance of archaeological sites. Given the importance of these sites and to ensure that the Plan is effective, I recommend that changes be made to Policy SC18, to reflect the need for any archaeological assessment to be carried out prior to the consideration of a development proposal, and to Policy SC19, to ensure that an assessment is appropriate to the individual site's circumstances. Furthermore, I recommend that any archaeological assessment be undertaken by a suitably qualified archaeologist. **[MM81] [MM82]**

Is Policy SS9 consistent with national policy in respect of the countryside?

178. One of the core planning principles of the NPPF is recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it. In order to promote sustainable development in rural areas planning policies should support economic growth in order to create jobs and prosperity and housing should be located where it would enhance or maintain the vitality of rural communities. Isolated new homes in the countryside should be avoided, unless there are special circumstances. In order to ensure that Policy SS9 is consistent with national policy, I recommend that the reference to 'vacant or derelict' land is removed from the policy and reference is made to the requirement that development proposals in the countryside should be sustainable and sited in an appropriate location. **[MM26]**

Issue 8 - Is the Local Plan consistent with national policy in respect of open space, recreation and community facilities?

Does the Local Plan accurately reflect the route of the Archaeological Way and the Multi User Trails?

179. The Council has developed a Strategic Green Infrastructure Network within the District, through work it has undertaken with Derbyshire County Council and the Derbyshire Wildlife Trust. This comprises two distinct, but complementary networks of Multi User Trails; and, Wildlife Sites, RIGS, SSSIs and Wildlife Corridors. In order for the Plan to be effective and to accurately reflect the route of the Archaeological Way and to add an additional Multi User Trail, east of Hennymoor Farm to Hodthorpe, I recommend that modifications be made to Figure 8A and Figure xviii), in Appendix 8.1 of the Local Plan. **[MM85] [MM86] [MM97]**

Is Policy ITCR4 effective and consistent with national policy in respect of the protection of local shops and community facilities?

180. Government policy in the NPPF promotes the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. The Local Plan seeks to protect local convenience shops and community facilities. However, where any loss is proposed a number of criteria in Policy ITCR4 are required to be met. One of these refers to the facility being no longer viable and that it can be demonstrated that the current use of the premises has failed to produce a viable offer. In order to be effective, I recommend that the footnote to this policy be extended to include a reference to the rent or sale price for the existing use of the facility. **[MM87]** From the evidence before me, I am satisfied that this policy is consistent with national policy.

Is Policy ITCR5 justified and consistent with national policy in respect of the provision of green space and play provision?

181. Government policy in the NPPF says that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. It goes on to say that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

182. Policy ITCR5 sets out the standards to improve green space and play provision in the District. This is based upon the Council's Green Space Strategy [EB1] and the Green Space Quantity and Accessibility Report [EB2]. In order to be effective, I recommend that this policy be amended to clarify the contributions required from new residential developments in respect of green spaces. **[MM88]** I also recommend consequential changes to Policy ITCR7, which relates specifically to playing pitches, in this regard. **[MM90]**

Is Policy ITCR6 effective and consistent with national policy in respect of the protection of open space?

183. Policy ITCR6 seeks to protect green space in the District, however, development proposals would be permitted where they do not have any adverse effect upon, or loss of, existing green spaces. In order that this policy is consistent with Government policy, I recommend that it refers solely to development proposals that do not result in the loss of green spaces. **[MM89]**

Issue 9 - Is the Local Plan justified, effective and consistent with national policy in respect of the natural environment, biodiversity and geodiversity?

184. The planning system should contribute to, and enhance, the natural and local environment. The NPPF says that local planning authorities should, amongst other things, set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and managements of networks of biodiversity and green infrastructure. In order to be consistent with Government policy I recommend that protecting and enhancing sites designated for their biodiversity interest (for example SSSIs) is included within Objective C in the Plan's Vision and Objectives. I have extended this to include geological interest, in response to a comment made to this MM during the consultation period. **[MM4]**

Are the Wildlife Corridors and Stepping Stones designations accurately shown on the Policies Map?

185. I note the site at Ball Hill, South Normanton, currently benefits from planning permission and that the Council proposed the removal of the Wildlife Corridors and Stepping Stones designation from this site as part of the consultation on the Proposed Changes to the Submitted Policies map. However, I am not satisfied that such a change would be necessary as any development proposal should have regard to this designation in order to ensure that biodiversity is not harmed[34].

Issue 10 - Is the Local Plan justified, effective and consistent with national policy in respect of climate change, renewable energy, flood risk and water management?

186. Government policy in the NPPF says that Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change by using opportunities offered by new development to reduce the causes and impacts of flooding,

[34] The Council's Proposed Changes to the Submitted Policies Map Consultation Document [ED64] includes this change as PMC13

amongst other things. Policy SC2 says that proposals for new development will be permitted where it has regard to flood risk and does not put new development in areas liable to flood or existing settlements at increased risk of flooding; and adopts sustainable drainage principles. In order that the policy is effective, I recommend that a footnote be added to include a reference to the drainage hierarchy set out in the PPG. **[MM75]**

187. The Local Plan supports development proposals for the generation of renewable energy, with the exception of large wind turbines, unless there would be 'significant' harm to the historic environment, amongst other things. In order for Policy SC6 to be consistent with national policy, I recommend that this be changed to refer to the 'harm' to the historic environment to allow for the consideration of proposals to be made in respect of substantial harm, less than substantial harm and the impact of a proposed development on the significance of a heritage asset. I have amended the wording of this MM slightly in this respect, having considered the responses to it during the consultation period. **[MM76]**

Issue 11 - Does the Local Plan provide adequate environmental protection in respect of land contamination, land stability and hazardous installations?

Should Policy SC14 refer to the historic environment as well as the natural and built environment?

188. The District includes land that has been affected by contamination from former uses, including mining. Policy SC14 seeks to ensure that any contaminated or unstable land issues would be addressed by mitigation measures as part of new development proposals. In terms of remediation, the policy refers to proposals for remediation only being permitted where the benefits of remediation outweigh any harm to the natural and built environment. In order that this policy is consistent with national policy, I recommend that this be extended to include the harm to the historic environment. **[MM78]**

Is Policy SC15 effective and consistent with national policy in respect of hazardous installations?

189. As referred to earlier in my Report, Rough Close Works is designated as a hazardous substances site and an explosives site. There are four further Hazardous Installations in the District, all of which have Hazardous Substances Consent Consultation Zones around them. Policy SC15 requires that, within the Health and Safety consultation zones around these five sites, planning permission will be granted, provided that the risks arising from the presence of the hazardous substance are acceptable in relation to the nature of the development proposed. In order for this policy to be effective, I recommend that reference be included to the requirement that the proposed development is compliant with the provisions of other Local Plan policies, including Policy WC4, which relates specifically to the Rough Close Works. **[MM79]**

Issue 12 - Is the Local Plan justified, effective and consistent with national policy in respect of Implementation and Monitoring?

190. The Plan sets out details for its implementation, monitoring and review. From the evidence before me, I am satisfied that the Local Plan has the appropriate mechanisms in place to achieve this and, as such, the Local Plan is consistent with national policy in this regard.

Assessment of Legal Compliance

191. My Examination of the legal compliance of the Local Plan is summarised below.

192. The Local Plan has been prepared broadly in accordance with the content and timetable set out in the Council's Local Development Scheme [KSD1]. However, the Local Plan was submitted for Examination around a month later than anticipated in the timetable for production and the Hearings were held between 2 and 3 months later than predicted. The MMs were published for consultation at around the time the submission of my Report was anticipated. As a result, the Report has been submitted later than planned, which will impact upon the suggested adoption date for the Local Plan which was in September 2019.

193. Consultation on the Local Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement [KSD2] and I am satisfied that the Council has met the standards set out in the Regulations. Indeed, it is apparent that these standards have been exceeded and the Council has sought to use a variety of means to ensure that interested parties have the opportunity to respond. I am satisfied, therefore, that the Council has carried out the appropriate consultation.

194. SA [SD3] has been carried out and is adequate. There have been some criticisms of the SA, including the alternatives considered. However, the PPG states that a SA does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan. I am satisfied that the SA undertaken conforms to that guidance.

195. The Habitats Regulations Assessment Report [KSD4], April 2018, sets out that a full assessment has been undertaken. It concludes that most aspects of the Local Plan have no significant effects on any European sites, alone or in combination. It goes on to say that, where residual effect pathways remain, in respect of air quality and visitor/recreation pressures, appropriate policy-based mitigation measures have been incorporated into the Local Plan's policies to ensure that proposals coming forward under the Local Plan would either avoid affecting European sites (no significant effect) or would have no adverse effect on site integrity.

196. The Local Plan includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. These include policies which promote sustainable patterns of development, in line with the spatial strategy of focussing development on the more sustainable settlements,

whilst also supporting regeneration needs and tackling deprivation, and the sustainable use of resources, along with policies relating to renewable energy; flood risk; water management; and, protecting, enhancing and extending green infrastructure and ecological networks.

197. The Local Plan complies with all relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations. Once adopted the policies in the Local Plan will replace all of the saved policies in the Bolsover District Local Plan, February 2000. The Regulations require that, where a Local Plan is intended to supersede another policy in an adopted development plan, this must be stated, and the superseded policy should be identified. I therefore recommend that modifications be made to include an additional paragraph in the Introduction to the Local Plan, along with the provision of a new Appendix to ensure that the Local Plan is legally compliant in this respect. **[MM1] [MM93]**

198. In reaching my conclusions against the issues identified above, I have had due regard to the aims expressed in Section 149(1) of the Equality Act 2010. This has included my consideration of several matters during the Examination including the provision of sites for Gypsies and Travellers and Travelling Showpeople.

Overall Conclusion and Recommendation

199. The Local Plan has a number of deficiencies in respect of soundness and legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above. In coming to this conclusion, I have had regard to all of the responses made to the Local Plan consultation, the evidence presented at the Hearing sessions and the responses made to the MMs.

200. The Council has requested that I recommend MMs to make the Local Plan sound and legally compliant and capable of adoption. I conclude that, with the recommended Main Modifications set out in the Appendix, the Local Plan for Bolsover District satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the NPPF.

Karen L Baker

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

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

CHAPTER 1 – INTRODUCTION

Mod. No.	Policy/Para No.	Main Modification
MM1	New Paragraph	Add a new paragraph after paragraph 1.8 to read as follows: "Once adopted, this Local Plan will supersede the adopted Bolsover District Local Plan and all of the policies within that document as listed in Appendix 1.2." See **MM93** below, for the consequential addition to the Appendices.
MM2	New Paragraph	Add a new paragraph after the new paragraph set out in **MM1** above to read as follows: "It is important to understand what the Strategic Policies are within the Plan. Strategic policies are essentially those which address each local planning authority's priorities for the development and use of land in its area. A full list of the strategic policies within the Local Plan is set out in Appendix 1.3." See **MM94** below, for the consequential addition to the Appendices.

CHAPTER 2 – SPATIAL PORTRAIT

Mod. No.	Policy/Para No.	Main Modification
MM3	Paragraph 2.41	Amend Paragraph 2.41 to read as follows: b) "**Protect and enhance** identified heritage and natural assets and their settings"

CHAPTER 3 – VISION AND OBJECTIVES

Mod. No.	Policy/Para No.	Main Modification
MM4	Objective C: Countryside, Landscape Character and Wildlife	Amend Objective C by adding an additional Criterion to read as follows: g) "Protecting and enhancing sites designated for their biodiversity and geological interests (for example SSSIs)"

CHAPTER 4 – THE SPATIAL STRATEGY

Mod. No.	Policy/Para No.	Main Modification
MM5	New Paragraph	Insert a new paragraph after Paragraph 4.4 to read as follows: "Policy SS1 sets out the criteria against which the Council will consider the sustainability of a proposal. For clarity, it is recognised that proposals may be able to positively address some of the criteria, to a greater or lesser degree, but not others. The Policy does not require any proposal to achieve a benefit against every criterion, but it seeks to provide a basis on which to recognise the various sustainability costs and benefits of a proposal, which will then be considered by the Council in the overall 'Planning Balance'."
MM6	Paragraph 4.7	Amend Paragraph 4.7 to read as follows:

<table>
<tr><td></td><td></td><td>"4.7…As a result, the Council will plan for <u>a minimum of</u> 5,168 dwellings for the period 2014 to 2033."</td></tr>
<tr><td>MM7</td><td>Policy SS2: Scale of Development</td><td>Amend Policy SS2 to read as follows:

"During the plan period, the Local Plan will accommodate new growth and investment in Bolsover District by making provision for

a) Sufficient land to accommodate the delivery of <u>a minimum of</u> 5,168 dwellings (272 new homes per year) to meet the Council's Housing Objectively Assessed Need across the period 2014 to 2033…"</td></tr>
<tr><td>MM8</td><td>Policy SS3: Spatial Strategy and Distribution of Development</td><td>Amend the fourth paragraph of Policy SS3 to read as follows:

"The Small Settlements in the Countryside are considered to not be sustainable settlements and the Local Plan will not support urban forms of development beyond infill development ~~on single plots~~ and conversion of agricultural buildings ~~to employment uses~~ where appropriate."</td></tr>
<tr><td>MM9</td><td>Policy SS3: Spatial Strategy and Distribution of Development</td><td>Amend the table within Policy SS3 to remove Stanfree from the list of Rural: Small Villages and add 1 dwelling to the Non-Settlement total to read as follows:

<table>
<tr><td>Rural: Small Village</td><td>~~Stanfree~~</td><td>~~1~~</td><td>~~0 ha~~</td></tr>
<tr><td>Non-Settlement</td><td></td><td>~~33~~ 34</td><td>21.54 ha</td></tr>
</table>
</td></tr>
<tr><td>MM10</td><td>Paragraph 4.26</td><td>Amend Paragraph 4.26 to read as follows:</td></tr>
</table>

		"4.26 From testing of this suggested strategic site, the site is expected to accommodate approximately a) 950 dwellings (880 during the Plan period)…" See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM11	Paragraph 4.27	Amend Paragraph 4.27 to read as follows: "4.27 … The proposal is expected to be delivered over 14 ~~11~~ years via 6 phases following a start in 2020 ~~2019~~. A reserved matters application ~~is being prepared~~ has been submitted for the first phase of the development which ~~will~~ incorporates approximately ~~300~~ 240 dwellings and related highway improvements."
MM12	Paragraph 4.29	Amend Paragraph 4.29 to read as follows: "4.29 The Council has previously prepared a Bolsover North Strategic Allocation Design Brief to guide the general planning principles for the development of the site. This will be updated in light of the approved masterplan and prepared as a Supplementary Planning Document to provide more detailed advice and guidance on the requirements of Policy SS4. ~~to ensure the planning principles can respond in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the above masterplan.~~"
MM13	Policy SS4: Strategic Site Allocations – Bolsover North	Amend Criteria a) and c) of Policy SS4 to read as follows: ~~a)~~ "~~Enable completion of the site by 2033~~" c) "Provide in the region of 950 dwellings (880 during the Plan period"

		Delete the last paragraph of Policy SS4 as follows: ~~These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan. In the event that the masterplan needs to be revised, this will be considered and approved by the Council through the initial preparation or review of the Supplementary Planning Document.~~" See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM14	Paragraph 4.31	Amend Paragraph 4.31 to read as follows: "4.31 From testing of this suggested strategic site, the site is expected to accommodate approximately a) 1,500 dwellings (~~1,000~~ 1,050 during the plan period) …" See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM15	Paragraph 4.32	Amend Paragraph 4.32 to read as follows: "4.32 As stated above, the Clowne Garden Village proposal will provide around 450 ~~at least 500~~ further dwellings beyond the plan period. This land will be reserved within the Local Plan for this future use." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.

MM16	Paragraph 4.36	Amend Paragraph 4.36 to read as follows: "4.36 The Council will incorporate the indicative masterplan and the planning principles behind this proposal within a Design Brief. This will be prepared as a Supplementary Planning Document to provide more detailed advice and guidance on the requirements of Policy SS5. ~~so that the proposals can respond in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the above masterplan.~~"
MM17	Figure 4C: Clowne Garden Village - Indicative Masterplan	Amend Figure 4C: Clowne Garden Village - Indicative Masterplan to show the Conservation Area boundary as shown in Appendix 3a).
MM18	Policy SS5: Strategic Site Allocation - Clowne Garden Village	Amend Criteria i), m) and n) of Policy SS5 to read as follows: i) "Provide ~~greenways~~ multi-user trails through the site that connect to the enhanced Clowne Linear Park proposal and the wider proposed multi-user trail network." m)"Contribute towards conserving and enhancing the biodiversity of the District through the protection and incorporation of existing hedgerows, ~~and~~ woodlands, wetlands and grasslands within the site's general layout, design and orientation." n) "Contribute towards the efforts to tackle climate change through its approach to sustainable construction, flood risk reduction, sustainable drainage

		systems, renewable energy and energy conservation within the site's general layout, design and orientation." Add two new Criteria after Criterion n) to Policy SS5 to read as follows: o) "Conserve and/or enhance the historic environment, heritage assets and/or their setting and be informed by a Heritage Impact Assessment." p) "Demonstrate that adequate sewage infrastructure and capacity exists or can be provided as part of the development." Delete the last paragraph of Policy SS5 as follows: ~~These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the indicative layout diagram. In the event that the masterplan needs to be revised, this will be considered and approved by the Council through the initial preparation or review of the Supplementary Planning Document.~~"
MM19	Paragraphs 4.37 to 4.39 and New Paragraph	Amend paragraphs 4.37, 4.38 and 4.39 to read as follows: "4.37 The former Whitwell Colliery site is approximately ~~13~~ 47 hectares in size and …" "4.38 From testing of this suggested strategic site, the proposal is expected to involve: … c) A minimum of 200 dwellings within the Plan period …" "4.39 …. At this stage, the land owner ~~is preparing~~ has submitted a minerals

		application to Derbyshire County Council as the minerals authority. An outline planning application ~~is also been prepared~~ has also been submitted for the built development elements of this proposal ~~for submission~~ to the District Council as local planning authority." Insert a new paragraph after paragraph 4.40 to read as follows: "The northern 'Transitional' zone shall provide for a landscaped area where the form, layout and density of housing development shall reflect the need to respond positively to the countryside edge and the Important Open Break between Whitwell and Hodthorpe. The detailed design of this area will be addressed through the SPD and reserved matters planning submissions."
MM20	Figure 4D: Former Whitwell Colliery site - Indicative Masterplan	Amend Figure 4D: Former Whitwell Colliery site - Indicative Masterplan as shown in Appendix 3b). A consequential change is also required to Figure xvi) in Appendix 8.1 (See **MM96** below).
MM21	Paragraph 4.41	Amend Paragraph 4.41 to read as follows: "4.41 The Council will incorporate the indicative masterplan and the planning principles behind this proposal within a Design Brief. This will be prepared as a Supplementary Planning Document to provide more detailed advice and guidance on the requirements of Policy SS6. ~~so that the proposals can respond in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the above masterplan.~~"
MM22	Policy SS6: Strategic Site Allocation –	Amend Criteria i) and m) of Policy SS6 to read as follows: i) "Contribute towards conserving and enhancing the biodiversity of the District

	Former Whitwell Colliery site	through the protection and incorporation of existing hedgerows~~,~~ and woodlands~~,~~ ~~watercourses~~ and the creation and enhancement of open flower rich grassland, wetland and scrub habitats within the site's general layout, design and orientation" m)~~"Protect~~ Conserve and/or enhance ~~the setting of~~ heritage assets, including their setting, in particular the Belph Conservation Area and the wider setting of Creswell Crags" Add two new Criteria after Criterion m) of Policy SS6 to read as follows: n) "Due to the historic use of the site and the underlying principal aquifer, a detailed site investigation and remediation report shall be provided and any necessary works undertaken" o) "Provide for a landscaped Transitional Zone to the north of Station Road where the form, layout and density of housing development shall reflect the need to respond positively to the countryside edge and the important open break between Whitwell and Hodthorpe" Delete the last paragraph of Policy SS6 as follows: ~~These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the indicative layout diagram. In the event that the masterplan needs to be revised, this will be considered and approved by the Council through the initial preparation or review of the Supplementary Planning Document.~~"

MM23	Paragraph 4.47 and New Paragraph	Amend Paragraph 4.47 to read as follows: "…The approved scheme, based on both planning permissions, includes the remediation of the site. Within Bolsover District the 32 ha site benefits from permission for uses including general industrial, warehousing, open storage, a transport hub, an energy centre, and a visitor centre/museum. In North East Derbyshire District the approved scheme includes the provision of approximately 660 dwellings; ~~70,000 m^2 of employment land, a transport hub; energy centre; visitor centre / museum;~~ a local centre and land for a new primary phase school." Insert a new paragraph after paragraph 4.49 to read as follows: "The Priority Regeneration Area within Bolsover District amounts to 32 hectares and this includes an additional 3.5 hectares to the north-west of the site that is not included in the planning permission but was included within the Development Envelope of the Adopted Bolsover District Local Plan (2000). The 32 hectares excludes the 2.2 hectare area covered by the HS2 line and safeguarding zone at the southern tip of the site."
MM24	Policy SS7: Coalite Priority Regeneration Area	Amend Criteria b), c) and d) of Policy SS7 to read as follows: b) "Enable the full reclamation of the site ~~prior to the development commencing,~~ in line with an agreed programme of work and delivery plan" c) "~~Protect~~ Conserve and/or enhance ~~the setting of~~ heritage assets, including their setting, in particular the Grade I listed Bolsover Castle and Sutton Scarsdale Hall"

		d) "Protect and enhance the biodiversity value of the Doe Lea Corridor within the site and promote linkages to the wider green infrastructure network where possible" Add a new paragraph to the end of Policy SS7 to read as follows: "The following are considered acceptable main uses for the site either individually or in combination, subject to meeting the requirements above a) Employment development (comprising B1, B2 and B8) for up to 32 ha b) Transport hub c) An energy centre d) A visitor centre/museum Proposals for other employment uses will be considered on their merits."
MM25	Policy SS8: Pleasley Vale Regeneration Area	Amend the first paragraph of Policy SS8 to read as follows: "The Council will encourage development proposals for the Pleasley Vale area which ~~preserve~~ conserve and / or enhance the special appearance and character of the area, the historic environment, heritage assets and their setting and provide~~s~~ a long term future for the existing buildings, preferably featuring employment, commercial, and tourism uses…."
MM26	Policy SS9: Development in the Countryside	Amend Criteria a), b) and c) of Policy SS9 to read as follows: a) "Involve a change of use or the re-use of ~~vacant, derelict or~~ previously developed land, provided the proposed use is sustainable and appropriate to the location"

		b) "Are necessary for the efficient or viable operation of agriculture, horticulture, forestry ~~and~~ or other appropriate land based businesses, including the diversification of activities on an existing farm unit" c) "Are small scale employment uses related to local farming, forestry~~,~~ recreation~~,~~ or tourism" Delete Criterion h) and re-establish wording as new paragraph at end of Policy SS9 to read as follows: ~~h) "In all cases, where development is considered acceptable it will be required to respect the form, scale and character of the landscape, through careful location, design and use of materials~~ In all cases, where development is considered acceptable it will be required to respect the form, scale and character of the landscape, through careful location, design and use of materials."
MM27	Policy SS10: Development in the Green Belt	Insert a new paragraph at the beginning of Policy SS10 to read as follows: "The purposes of the North East Derbyshire Green Belt are supported and will be maintained during the plan period and beyond. In achieving this, the openness of the land within the Green Belt as defined on the Policies Map will be preserved." Amend the first paragraph of Policy SS10 to read as follows: "~~Within the Green Belt as defined on the Policies Maps, the~~ The construction of new buildings within the Green Belt will be regarded as inappropriate…" Amend the second paragraph of Policy SS10 to read as follows:

		"Certain ~~O~~other forms of development ~~which~~ may not be inappropriate in the Green Belt, provided ~~it~~ they preserve~~s the~~ its openness and do~~es~~ not conflict with ~~its~~ the purposes of including land within it. These include:……"

CHAPTER 5 – LIVING COMMUNITIES

Mod. No.	Policy/Para. No.	Main Modification
MM28	Paragraph 5.9	Amend paragraph 5.9 to read as follows: "5.9 The Government's definition of a completed dwelling is one that is 'ready for occupation'. Historically, the Council has included dwellings that were at the 'wind and water tight' stage as 'completed' in its Annual Monitoring Report. The Council resurveyed all dwellings it had recorded as 'completed' since 1 April 2014, between 4 and 8 February 2019, to ensure that these dwellings are 'ready for occupation'. The annual survey was then undertaken in April 2019. Based on this updated information, which confirms the actual completions, using the 'ready for occupation' definition, between 1 April 2014 and 31 March 2019, the ~~The~~ following elements can be seen as making up ~~this~~ the 5,700 dwellings requirement: Completions 2014/15 to ~~2016/17~~ 2018/19 — ~~872~~ 1,407 dwellings ~~Expected completions 2017/18 — 303 dwellings~~

		<table><tr><td></td><td></td></tr><tr><td>Strategic site allocations</td><td>~~2,100~~ 2,130 dwellings</td></tr><tr><td>Other site allocations</td><td>~~2,455~~ 2,318 dwellings</td></tr><tr><td>TOTAL</td><td>~~5,730~~ 5,855 dwellings</td></tr></table>
MM29	Paragraph 5.10	Delete paragraph 5.10 in its entirety as follows: "~~5.10 In addition to this planned supply of land to meet the OAN of 272 dwellings per year, there are a number of sites with planning permission that are not supported within the Local Plan due to either being not in accordance with the Council's Spatial Strategy or due to viability concerns. Despite this and questions over deliverability, it is acknowledged that the 300 dwellings they have permission for could in theory be delivered and they could also contribute to meeting the OAN of 272 dwellings per year.~~"
MM30	Paragraph 5.12	Amend Paragraph 5.12 to read as follows: "5.12 The NPPF advises that local planning authorities may make an allowance for windfall sites in their five year supply assessments, if there is compelling evidence to do so. Whilst the Council acknowledges the contribution to housing supply that windfall sites can make, the Council has made no allowance for windfall sites to help meet its Housing OAN of 272 dwellings per year within this plan <u>but records their contribution through its annual monitoring of housing delivery</u>."

MM31	Paragraph 5.16	Amend Paragraph 5.16 to read as follows: "5.16 **Bolsover North Strategic Site** – This strategic site is described in more detail in Chapter 4. However, it is expected to deliver approximately 880 ~~950~~ dwellings between 2020~~19~~ and ~~2031~~ 2033." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM32	Paragraph 5.17	Amend Paragraph 5.17 to read as follows: "5.17 **a) Land off Langwith Road and Mooracre Lane** – This site is situated to the east of Bolsover~~.~~ and is ~~A~~approximately 18.3 hectares in size. The site is expected to come forward in two phases, the first of which has detailed planning permission. The site delivered 21 dwellings in 2018/19 and it is expected to deliver the remaining ~~approximately 460~~ 442 dwellings between ~~between~~ 2019~~8~~ and ~~2031~~ 2033. ~~The site is expected to come forward in two phases, the first of which has detailed planning permission.~~ To achieve sustainable development,…" See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM33	Paragraph 5.18	Amend Paragraph 5.18 to read as follows: "5.18 **b) Former Courtaulds factory site, Oxcroft Lane** – This approximately 1.4 hectares site, is situated to the north of Bolsover. The site has detailed planning permission and is currently under construction. The site delivered 17 dwellings in 2018/19 ~~A~~and is expected to deliver the remaining 18 ~~35~~ dwellings in 2019/20 ~~between 2018 and 2020~~. The site ~~has detailed planning permission and~~ is expected to contribute to affordable housing and off-site green space improvements."

		See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM34	Paragraph 5.19	Amend Paragraph 5.19 to read as follows: "5.19 **c) Land between Shuttlewood Road and Oxcroft Lane** – This site is situated to the north of Bolsover, just to the north of the former Courtaulds factory site and is approximately 11.2 hectares in size and is expected to deliver approximately 230 dwellings between ~~2024~~ 2020 and 2032. The majority of the site has ~~outline~~ detailed planning permission but the remainder of the site does not yet have permission. To achieve sustainable development, the site will be required to come forward in a comprehensive manner. The following requirements will be made: a) Facilitate the ~~reprioritisation~~ provision of a distributor road link to Shuttlewood Road through the site and connect to Oxcroft Lane, so increasing the capacity and traffic flow of the local highway network b) Contribution to increasing the capacity of both primary and secondary phase schools c) Provision of green space within the site d) 10% affordable housing provision e) Contribution to the development of the Bolsover Town cycle and walking networks" See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM35	Paragraph 5.21	Amend Paragraph 5.21 to read as follows:

		"5.21 **e) Land at Brookvale** – This site is situated to the south of Shirebrook~~,~~ and is approximately 24 hectares in size. The whole site has outline planning permission, with the development coming forward in phases. The site ~~and~~ delivered 84 dwellings in 2018/19 and is expected to deliver the remaining 600 ~~approximately 560~~ dwellings between ~~2018~~ 2019 and ~~2031~~ 2033. The ~~whole site has outline planning permission and the first~~ second phase of the development is now ~~under construction~~ being readied for commencement. ~~A reserved matters application is being prepared for the second phase of the development.~~ The site is expected to contribute to providing a substantial green space within the site, a SuDS scheme and a small area of commercial development in the south west corner of the site. It will also provide a highway connection to Bracken Road to the north and footpath/greenway connections to the Archaeological Way on the east of the site." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM36	Paragraph 5.22	Amend Paragraph 5.22 to read as follows: "5.22 **f) Land at Station Road, Langwith Junction** – This site is situated in Langwith Junction in the northern part of Shirebrook and is approximately 2 hectares in size. The site has full planning permission and is currently under construction. The site delivered 14 dwellings in 2018/19 and is expected to deliver the remaining 54 ~~58~~ dwellings between 2019~~8~~ and 2022~~1~~." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM37	Paragraph 5.23	Amend Paragraph 5.23 to read as follows: "5.23 **g) Land to the rear of 1 to 35 Red Lane** – This site is situated to the south-west of South Normanton, is approximately 1.6 hectares in size and is expected to deliver approximately 50 dwellings between ~~2018~~ 2020 and ~~2020~~ 2022. The site ~~has~~

		previously had detailed ~~reserved matters~~ permission but needs a new permission. ~~and is~~ It will be expected to contribute to increasing the capacity of local schools~~, and~~ to provide sufficient green space within the site and contribute to the provision of affordable housing." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM38	Paragraph 5.24	Amend Paragraph 5.24 to read as follows: "5.24 **h) Land at Rosewood Lodge Farm, Alfreton Road** – This site is situated to the south-west of South Normanton, is approximately 6.2 hectares in size and is expected to deliver ~~approximately~~ 143 ~~145~~ dwellings between 2019 and ~~2024~~ 2025. The site has ~~outline~~ detailed planning permission and is expected to provide sufficient green space within the site. It will also contribute to off-site formal recreation facilities, affordable housing and to increasing the capacity of local schools and GP surgery. Due to the proximity of Carnfield Hall, the Carnfield Hall Conservation Area and the Carnfield Wood Local Wildlife Site, any alterations to the existing scheme will be expected to conserve and/or enhance the heritage assets, including their setting, and conserve the biodiversity of the wildlife site." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM39	Paragraph 5.26	Amend Paragraph 5.26 to read as follows: "5.26 **Clowne Garden Village Strategic Site** – This strategic site is described in more detail in Chapter 4. It is expected to deliver approximately ~~1000~~ 1,050 dwellings between 2021~~0~~ and 2033. The site as a whole has capacity for greater levels of development which will support future development in the area and adds flexibility to the Plan."

		See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM40	Paragraph 5.27	Amend Paragraph 5.27 to read as follows: "5.27 **j) Land to rear of 169-207 Creswell Road** – This site is situated in the north-east of Clowne and is approximately 0.77 hectares in size. The site has full planning permission and is currently under construction. It ~~and~~ is expected to deliver its ~~28~~ remaining 27 dwellings ~~by 2021~~ between 2024 and 2027." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM41	Paragraph 5.28	Amend Paragraph 5.28 to read as follows: "5.28 **k) Land west of Homelea and Tamarisk, Mansfield Road** – This site is situated in the south-west of Clowne, is approximately 0.8 hectares in size and is expected to deliver 15 dwellings by ~~2019~~ 2020. The site has ~~outline~~ full planning permission and is expected to contribute to increasing the capacity of local schools. ~~a full planning application is currently being considered by the Council.~~" See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM42	Paragraph 5.29	Amend Paragraph 5.29 to read as follows: "5.29 **l) Land at High Ash Farm, Mansfield Road** – This site is situated in the south-west of Clowne~~,~~ and is approximately 1.8 hectares in size. The site has detailed planning permission and is currently under construction. It is expected to deliver ~~42~~ 41 dwellings between ~~2018 and~~ 2020 and 2021. ~~The site has outline planning permission and a reserved matters application has recently been granted by the Council~~." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.

MM43	Paragraph 5.30	Amend Paragraph 5.30 to read as follows: "5.30 **m) Land north of Chesterfield Road** – This site is situated to the west of Barlborough, is approximately 4.67 hectares in size and is expected to deliver approximately 150 dwellings between ~~2018~~ 2020 and ~~2024~~ 2026. The site has reserved matters permission and is expected to contribute to increasing the capacity of local schools and to contribute to green space provision and affordable housing. As part of the development, the cessation of the scaffolding business use is also required." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM44	Paragraph 5.31	Amend Paragraph 5.31 to read as follows: "5.31 **n) Land rear of Skinner Street** – This site is situated to the north of the centre of Creswell~~,~~ and is approximately 3.79 hectares in size. The site has full planning permission and is currently under construction. The site delivered 30 dwellings in 2018/19 and is expected to deliver the remaining 43 ~~82~~ dwellings between 201~~9~~8 and 2021. The site ~~has full planning permission and~~ is expected to provide vehicular access to Creswell Church of England Infant School and ~~provision of~~ a footpath across Derbyshire County Council land to the ~~town~~ village centre." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM45	Paragraph 5.32	Amend Paragraph 5.32 to read as follows: "5.32 **o) Land south of Creswell Model Village** – This site is situated to the south of Creswell~~,~~ and is approximately 6 hectares in size. The site has full planning permission and is currently under construction and is expected to deliver

		~~approximately 190~~ its 197 dwellings between 2019~~8~~ and 2029. ~~The site has full planning permission.~~ Due to the site being adjacent to the Creswell Conservation Area, any alterations to the existing scheme will be expected to preserve the setting of the conservation area through the relationship with and the creation of appropriate green spaces, between the new buildings and the Model Village properties." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM46	Paragraph 5.33	Amend Paragraph 5.35 to read as follows: "5.33 **p) Land at Croftlands Farm** – This site is situated to the north of Pinxton, is approximately 3.14 hectares in size and is expected to deliver approximately ~~50~~ 65 dwellings between 2022 and ~~2024~~ 2025. …." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM47	Paragraph 5.34	Amend Paragraph 5.34 to read as follows: "5.34 **q) Land south of Overmoor View** – This site is situated to the east of the northern half of Tibshelf and is approximately 7.25 hectares in size. The site has detailed planning permission and is currently under construction. The site delivered 17 dwellings in 2018/19 and is expected to deliver its remaining ~~103~~ 78 dwellings by ~~2021~~ 2022." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM48	Paragraph 5.35	Amend Paragraph 5.35 to read as follows: "5.35 **r) Land west of Spa Croft** – This site is situated to the west of the southern half of Tibshelf~~,~~ and is approximately 1.8 hectares in size. The site has full planning

		permission and is currently under construction. The site delivered 17 dwellings in 2018/19 and is expected to deliver its remaining ~~25~~ 27 dwellings in ~~2018~~ 2019/20." See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM49	Paragraph 5.37	Delete the heading and Paragraph 5.37 in its entirety as follows: **"~~Small Village – Glapwell~~"** "~~5.37 **s) Land at Glapwell Nurseries** – This site is situated to the north of Glapwell and is approximately 0.45 hectares in size. The site has detailed planning permission and is expected to deliver its 16 dwellings by 2021.~~" See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory. Corresponding change proposed to the Policies Map **[PMC5]**
MM50	Paragraph 5.40	Delete the heading and Paragraph 5.40 in its entirety as follows: "~~5.40 **v) Land east of Pleasley Pit** – This site is situated within Pleasley and is approximately 0.96 hectares in size. The site has detailed planning permission and is expected to deliver its 19 dwellings between 2019 and 2021.~~" See **MM95** below, for the consequential changes to Appendix 5.1: Housing Trajectory. Corresponding change proposed to the Policies Map **[PMC6]**
MM51	Figure 5A: Housing Allocations	Amend Figure 5A to read as follows:

<table>
<tr>
<td></td>
<td>breakdown by size</td>
<td>
<table>
<tr><th>Size</th><th>Number</th><th>% of sites allocated</th></tr>
<tr><td>100 ha. +</td><td>1</td><td>4%</td></tr>
<tr><td>50 ha < 100 ha</td><td>0</td><td>0%</td></tr>
<tr><td>20 ha < 50 ha</td><td>2</td><td><s>8</s> 9%</td></tr>
<tr><td>10 ha < 20 ha</td><td>3</td><td><s>12</s> 13%</td></tr>
<tr><td>5 ha < 10 ha</td><td>3</td><td><s>12</s> 13%</td></tr>
<tr><td>2 ha < 5 ha</td><td>4</td><td><s>16</s> 18%</td></tr>
<tr><td>1 ha < 2 ha</td><td>7</td><td><s>28</s> 30%</td></tr>
<tr><td>< 1 ha</td><td><s>5</s> 3</td><td><s>20</s> 13%</td></tr>
<tr><td>Total</td><td><s>25</s> 23</td><td>100%</td></tr>
</table>
</td>
</tr>
<tr>
<td>MM52</td>
<td>Policy LC1: Housing Allocations</td>
<td>Amend Policy LC1 to read as follows:

"Policy LC1: Housing Allocations

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

a) Land off Langwith Road and Mooracre Lane, Bolsover (442)*
b) Former Courtaulds factory site, Oxcroft Lane, Bolsover (18)*
c) Land between Shuttlewood Road and Oxcroft Lane, Bolsover (227)
d) Land off Oxcroft Lane, Bolsover (45)
e) Land at Brookvale, Shirebrook (600)*
f) Land at Station Road, Langwith Junction, Shirebrook (54)*
g) Land to the rear of 1 to 35 Red Lane, South Normanton (50)
h) Land at Rosewood Lodge Farm, Alfreton Road, South Normanton (143)</td>
</tr>
</table>

		i) Land at Town End Farm, Lees Lane, South Normanton (40) j) Land to rear of 169-207 Creswell Road, Clowne (27) k) Land west of Homelea and Tamarisk, Mansfield Road, Clowne (15) l) Land at High Ash Farm, Mansfield Road, Clowne (41) m) Land north of Chesterfield Road, Barlborough (157) n) Land at Skinner Street, Creswell (43)* o) Land south of Creswell Model Village, Creswell (197) p) Land at Croftlands Farm, Pinxton (65) q) Land south of Overmoor View, Tibshelf (78)* r) Land west of Spa Croft, Tibshelf (27)* ~~s) Land at Glapwell Nurseries, Glapwell~~ t) Land at Queens Road Allotments, Hodthorpe (38) u) Land between 11 and 19 Back Lane, Palterton (11) ~~v) Land east of Pleasley Pit, Pleasley~~ In order to achieve sustainable development, the local planning authority will impose conditions on planning permissions or seek to enter into a planning obligation under S106 of the Town and Country Planning Act 1990, to secure the expected requirements for each site set out in paragraphs 5.14 to 5.40 and where relevant elsewhere in this Plan. *These sites are currently under construction and the number of dwellings remaining to be completed on each site, at 1 April 2019, is listed in this policy."
MM53	New Paragraph	Add a new paragraph after paragraph 5.49 to read as follows: "The evidence base for the Local Plan indicates that the need for entry level housing at low cost, as provided for by Paragraph 71 of the 2018 NPPF, is generally well met across the district. Where exceptional circumstances apply and a proposal can clearly

		show that a specific need is being met and the dwellings will provide for that need over the long term, proposals will be supported."
MM54	Policy LC2: Affordable Housing Through Market Housing	Amend Policy LC2 to read as follows: "The Council will require applications for residential development comprising ~~of~~ 25 or more dwellings (or which form part of a larger development site with a potential capacity of 25 or more dwellings) to provide 10% as affordable housing on site. ~~Where this is stated to not be viable, a detailed site viability appraisal of the development proposal shall be required to inform an alternative level of provision~~ This should be in the form of affordable housing for rent. Where an applicant considers that this requirement would lead to the development becoming unviable, this should be demonstrated through the submission of a detailed viability assessment which should accompany the planning application."
MM55	Policy LC3: Type and Mix of Housing	Add the following paragraph to the end of Policy LC3: "The Council will encourage the inclusion of plots suitable for self and custom build dwellings in areas where the Council's Self and Custom Build Register shows that there is a demand."
MM56	Paragraph 5.58	Amend paragraph 5.58 to read as follows: "5.58 The G~~g~~overnment wants to enable more people to build or commission their own homes. The Council has set up a register of individuals and associations who are looking for serviced plots of land in the district on which to build their own homes. ~~To date, very few people have expressed an interest in this type of house building. However, the register has only recently been set up (April 2016), and it is therefore considered that it would be appropriate to make provision to enable this type of house building. Policy LC4 aims to ensure that the aspirations of people who want to build their own homes can be met in accordance with governmental~~

		~~guidance~~ However, the Council's evidence base shows that, whilst at the present time it is difficult to demonstrate concrete evidence of demand at a local level, there is some potential to encourage developers of larger schemes to designate parts of these sites as plots available for custom and self-builders, and this is provided for by Policy LC3."
MM57	Policy LC4: Custom and Self Build Dwellings	Delete Policy LC4 in its entirety as follows: "~~Policy LC4: Custom and Self Build Dwellings~~ ~~Planning permission for ten or more dwellings, or for sites with a gross area of 0.3 hectares or above, will be granted if at least 5% of the dwelling plots (or a minimum of one) are set aside as serviced plots for sale to custom or self builders, unless the development is for apartments or involves the change of use / conversion of existing buildings.~~ ~~Plots will be made available and marketed appropriately* for at least 12 months and if they have not been sold, the plot(s) may either remain on the open market as custom build or be offered to the council or a housing association before being built out by the developer as an affordable housing unit.~~ ~~*Marketing should be through an appropriate agent as well as through the council's website. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application.~~" See **MM100 and MM102** below, for the consequential changes to Appendix 10.1 - Which Policies contribute towards which Objectives; and to Appendix 10.2 - How the policies will be monitored.

MM58	Paragraphs 5.62, 5.63 and 5.64	Amend Paragraph 5.62 to read as follows: "5.62 Since 2014, 1 pitch has been granted planning permission on land to the rear of 3-5 Brookhill Lane at Pinxton, for a residential traveller site for 1 mobile home and ~~two~~ 2 touring caravans. ~~This planning permission has been implemented and reduces the district's requirement over the plan period from 17 to 16 pitches.~~ In addition, 3 pitches were granted planning permission on land at Hilcote Lane in Hilcote. Together, these permitted sites meet 4 of the required 17 residential pitches." Amend Paragraph 5.63 to read as follows: "5.63 ~~In 2016, 3 pitches were granted planning permission on land in Hilcote.~~ Based on the Council's Gypsy and Travellers Land Availability Assessment, ~~A~~ a 2 pitch extension to an existing site off Church Road, near Shuttlewood has ~~also~~ been promoted. An additional 1 residential pitch has also been suggested to the Council within the permitted site on land to the rear of 3-5 Brookhill Lane at Pinxton. These sites ~~is~~ are allocated along with the permitted sites in the policy below ~~along with the site at Hilcote~~." Amend Paragraph 5.64 to read as follows: "5.64 To meet the remaining requirement of 10 residential pitches, ~~F~~further sites have been suggested to the Council by private landowners, however, the initial interest expressed by landowners has not been sustained and those sites suggested are not considered to be available. The District Council has not been able to identify any suitable and available sites after reviewing its landholdings. Derbyshire County Council has~~ve~~ not identified any sites from its landholdings within the District. Neighbouring Authorities have not been able to assist the District Council to meet its need. As a result, ~~T~~the Council will rely on the criteria based policy set out in policy LC6 which allows sufficient flexibility to meet need where it might arise."

MM59	Policy LC5: Site Allocations for Gypsies, Travellers, and Travelling Showpeople	Amend Policy LC5 to read as follows**:** "The following sites are allocated for a maximum number of Gypsy and Traveller pitches as shown on the Policies Map. a) 3 Pitches at Hilcote Lane, Hilcote. b) 2 Pitches at Land adjacent to 255A, Shuttlewood Road, near Shuttlewood. c) 2 Pitches at Land to the rear of 3-5 Brookhill Lane, Pinxton. The following site is allocated for a maximum number of Travelling Showpeople's plots as shown on the Policies Map. d) ~~c)~~ 14 plots Beaufit Lane, Pinxton" See **MM61** below, for the consequential change to Policy LC7.
MM60	Policy LC6: Applications for Gypsies, Travellers and Travelling Showpeople	Amend Criteria a) and c) of Policy LC6 to read as follows: a) "Proposals should be within development envelopes or on other suitable development land as provided for within the Plan unless they can be ~~Is~~ shown to meet a need identified in an independent assessment" c) "Is located within ~~a reasonable distance~~ one kilometre ~~(preferably within 2 kilometres)~~ of a convenience food store, a primary school, and a doctor's surgery~~,~~ or of access to public transport" Delete Criterion i) in its entirety as follows:

		~~i) "Provides for a S106 agreement that ensures that the future use of the site shall only be to meet the identified need"~~ Insert a new paragraph below Criteria a) to h) to read as follows as follows: "Acceptable proposals will be subject to a condition or agreement that ensures that the future use of the site shall only be to meet the needs of the Gypsy and Traveller community."
MM61	Policy LC7: Safeguarding sites for Gypsies, Travellers and Travelling Showpeople	Amend Policy LC7 to read as follows: "Existing permanent sites, listed below, are identified on the Policies Map and will be safeguarded for use by Gypsies and Travellers, unless it is demonstrated the site is no longer suitable for such a use. **Gypsies and Travellers** a) ~~Land to the rear of 3-5 Brookhill Lane, Pinxton – I pitch~~ …" See **MM59** above, for the consequential change to Policy LC5.
MM62	Policy LC8: Agricultural, Forestry and Other Occupational Dwellings in	Amend the first paragraph of Policy LC8 to read as follows: "Planning permission for a new dwelling in the countryside based upon the essential needs of agriculture ~~and~~, forestry or other rural business shall only be granted planning permission…"

	the Countryside	
MM63	Policy LC9: Removal of Agricultural and Other Occupancy Conditions	Amend Criterion c) of Policy LC9 to read as follows: c) "The property has been marketed locally for an appropriate period (minimum ~~18~~ 12 months) at an appropriate price and evidence of marketing is demonstrated."

CHAPTER 6 – WORKING COMMUNITIES

Mod. No.	Policy/Para. No.	Main Modification
MM64	Paragraph 6.13	Amend Paragraph 6.13 to read as follows: "6.13 **Land between Brickyard Farm and Barlborough Links, Barlborough –**~~.~~ The site has ~~outline~~ detailed planning permission for B1/B2/B8 uses. ~~although a new application is currently being considered.~~"
MM65	Policy WC1: Employment Land Allocations	Amend the table in Policy WC1 to read as follows:

Sites with Planning Permission	**Ha**	**Use**
Explore Industrial Park, Explore Way (off A619), Steetley	10.70	B1/B2/B8
Land between Brickyard Farm and Barlborough Links	3.45	B1/B2/B8

MM66	Policy WC2: General Principles for Economic Development	Amend the existing employment area xxiii) in Policy WC2 to read as follows: xxiii) "Core Area of EPC-UK Explosives, Rough Close Works, South Normanton"
MM67	Paragraph 6.36	Amend Paragraph 6.36 to read as follows: "6.36 The floorspace requirements range for comparison goods are negative figures because the amount already developed within the study period has exceeded the need identified. ~~In essence, in quantitative modelling terms, the District has too much comparison floorspace, and effectively would need to lose at least 3,087 m² before any new Comparison goods floorspace is needed~~. This is mainly due to the 4,669 m² Retail store granted permission and nearly complete (December 2017) at Brook Park, Shirebrook. There is therefore insufficient capacity in the system for additional comparison goods floorspace, right through until the end of the plan period.
MM68	Policy WC5: Retail, Town Centre and Local Centre Development	Amend Policy WC5 to read as follows: "…Retail development must demonstrate that it is: ~~a) Appropriate in scale and function to its location;~~ … A sequential test and retail or leisure impact assessment will be required for applications in edge-of-centre or out-of-centre locations which include …"
MM69	Paragraphs 6.51, 6.52,	Amend Paragraph 6.51 to read as follows:

	6.53 and 6.55	"6.51 ~~Development of the Sherwood lodge site is a major undertaking that necessitates Local Plan support. The site, between Town End (the 'high street') and Oxcroft Lane to the north is a large potential redevelopment area. An extant planning permission exists for development of a large Supermarket on the site, with a road connection through from Town End to Oxcroft Lane, however the developer (Morrisons) is no longer proceeding with the scheme.~~ A large vacant site, (Sherwood Lodge) close to the town centre was recognised as a potential retail based development site. Planning permission for the erection of a food store and retail terrace with associated car parking was granted planning permission (17/00615/FUL), on 26th September 2018." Amend Paragraph 6.52 to read as follows: "6.52 The development of the 'Sherwood Lodge site' is seen by the Council as an important objective in delivering significant improvements within Bolsover town centre. The site will ~~play two important roles:~~ provide town centre retail development opportunities. ~~a) Provide a vehicular link to help mitigate against potential congestion due to traffic generated within and around the town centre;~~ ~~b) Provide town centre retail development opportunities, potentially with residential or community facilities as well.~~" Amend Paragraph 6.53 to read as follows: "6.53 Figure 6A. below shows the main area of the development. However, it is accepted that provided that the site ~~helps to provide for a link road and~~ enhances the retail provision within the town centre, other forms of town centre development would be welcomed as part of the overall development site."

		Delete Paragraph 6.55 in its entirety as follows: "~~6.55 Whilst the allocated land is largely not within the Council's ownership, there have been discussions with the landowners over potential redevelopment schemes.~~"
MM70	Policy WC6: Bolsover Edge of Town Centre Allocation	Amend Policy WC6 to read as follows: "As part of the regeneration and redevelopment of Bolsover town centre, the area known as the Sherwood Lodge site, as indicated in Figure 6A and defined on the Policies Map is allocated as an edge of town centre allocation within the Local Plan. Proposals for the development of this site will be permitted where they ~~are comprehensive, guided by an approved masterplan for the site and~~: a) ~~Provide for an acceptable two way vehicular access road between Town End and Oxcroft Lane~~; b) Ensure the provision of pedestrian access and linkage between Cavendish Walk and the site; c) Provide for at least one Convenience retail store in excess of 1,200m^2; d) Provide for other town centre related uses which may include retail, leisure, employment, residential or community facilities; e) Ensure that a suitable level of public parking is made available as part of the scheme; f) ~~Give special consideration to the historic grounds and remaining building on the western side of the site, as identified heritage assets;~~

		g) ~~Contribute to the planned Bolsover town cycle network through the provision of cycling facilities within the site~~; h) Contribute towards place-making ~~through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood~~ utilising public art as appropriate~~;~~ i) ~~Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation;~~ j) ~~Mitigate the loss of the green space through a financial contribution to be towards the improvement of a green space within Bolsover Town~~. ~~These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan.~~"
MM71	Policy WC7: Shirebrook Edge of Town Centre Allocations	Amend Criterion e) of Policy WC7 to read as follows: "e) Provide <u>for</u> a replacement play area ~~and~~ <u>or</u> provide a commuted sum to be agreed with the Council <u>for alternative recreational facilities.</u>"
MM72	Policy WC8: South Normanton Edge of Town Centre Allocations	Amend Criterion c) of Policy WC8 to read as follows: c) "Comply with <u>the provisions of Policy WC4 and</u> current Health and Safety Executive (HSE) land use planning guidance in relation to the nearby Rough Close Works"

		Amend Figure 6C – South Normanton Edge of Town Centre Allocations to keep the site boundary outside of the Explosive Safeguarding Zone (See Appendix 3(c)). A consequential change is also required to Figure xx) in Appendix 8.1 (See **MM98** below). Corresponding change proposed to the Policies Map **[PMC10]**
MM73	Paragraphs 6.73, 6.75, 6.76 and 6.77	Amend Paragraph 6.73 to read as follows: "6.73 Action on the food environment is supported by the NICE public health guidance, *'Prevention of Cardiovascular Disease'.* NICE recommends restricting planning permission for takeaways and other food retail outlets in specific areas (for example, within walking distance of schools). <u>However, there is no substantial evidence to support a link between childhood obesity and the siting of hot food takeaways within walking distance of schools in Bolsover District at present.</u>" Amend Paragraph 6.75 to read as follows: "6.75 The NPPF says that planning should "take account of and support local strategies to improve health, social and cultural wellbeing for all" ~~(paragraph 17),~~ and it "can play an important role in facilitating social interaction and creating healthy, inclusive communities" ~~(paragraph 69)~~." Amend Paragraph 6.76 to read as follows: "6.76 A condition may be imposed which removes permitted development rights in cases where the size and / or location of the proposed hot food takeaway could undermine the district's retail hierarchy should a change of use occur. ~~The Council is also considering further work alongside Public Health to develop A Supplementary~~

		~~Planning Document (SPD) to support / inform decision making in relation to fast food outlets and therefore aid the implementation of the policy.~~" Add a new paragraph after paragraph 6.76 to read as follows: "<u>The Council will continue to work with partners in the Public Health sector to monitor and develop its policies in relation to hot food takeaways.</u>" Delete Paragraph 6.77 in its entirety as follows: "~~6.77 Whilst it is recognised that this policy cannot have a retrospective impact on existing outlets, it can reduce the potential for saturation of outlets in locations near to schools and colleges. Therefore, it is seen useful to have a policy that will help limit the worsening of an identified issue by preventing proliferation of hot food takeaway outlets and preventing new outlets opening in undesirable locations if existing ones close.~~"
MM74	Policy WC9: Hot Food Takeaways	Delete Criterion a) from Policy WC9 as follows: ~~a) "They are not within 400m* of an access point to any school or college"~~ Delete the corresponding footnote to Policy WC9 as follows: "~~*400m radius around the proposal – based on an approximate ten minute walking time.~~" Delete the second part of Policy WC9 as follows: "~~Where planning permission is forthcoming for hot food takeaways the following actions may be pursued to minimise impact:~~

		~~a) S106 contribution to support local healthy eating programmes~~ ~~Conditions restricting opening hours during school term time, for example at the start/end of a school day; break and lunchtimes"~~ See **MM101 and MM103** below, for the consequential changes to Appendix 10.1 - Which Policies contribute towards which Objectives; and to Appendix 10.2 - How the policies will be monitored.

CHAPTER 7 – SUSTAINABLE COMMUNITIES

Mod. No.	Policy/Para. No.	Main Modification
MM75	Policy SC2: Sustainable Design and Construction	Add a footnote to Criterion f) of Policy SC2 to read as follows: f) "Adopts sustainable drainage principles* and avoids detrimental changes to the characteristics of groundwater drainage and surface water run-off, and protects the capacity of natural surface water drainage systems and access to them for maintenance and improvement" "* Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer."

MM76	Policy SC6: Renewable and Low Carbon Energy	Amend Criterion d) of Policy SC6 to read as follows: d) "~~Significant~~ harm to the historic environment, including the effect on the significance of heritage assets and their setting and significant harm to important views associated with valued landscapes and townscapes~~.~~"
MM77	Policy SC8: Landscape Character	Amend the second paragraph of Policy SC8 to read as follows: "Development proposals should have regard to the Derbyshire Landscape Character Assessment, Historic Landscape Character Data and the Areas of Multiple Environmental Sensitivity~~;~~ and contribute, where appropriate, to the conservation and enhancement, or restoration and re-creation of the local landscape."
MM78	Policy SC14: Contaminated and Unstable Land	Amend the third paragraph of Policy SC14 to read as follows: "Proposals for the remediation of contaminated or unstable land will only be permitted where the benefits of remediation outweigh any harm to the natural~~,~~ ~~and~~ built, and historic environment."
MM79	Policy SC15: Hazardous Installations	Amend Policy SC15 to read as follows: "Planning permission will be granted for development within the Health and Safety consultation zones provided that the risks arising from the presence of the hazardous substance are acceptable in relation to the nature of the proposed development, and the development is compliant with the provisions of other Local Plan policies, including Policy WC4."
MM80	Paragraph 7.106	Amend Paragraph 7.106 to read as follows:

		"7.106 Policy SC18 below, aims to ensure that these settlements and all other important sites are ~~preserved~~ conserved and where possible enhanced."
MM81	Policy SC18: Scheduled Monuments and Archaeology	Amend the second paragraph of Policy SC18 to read as follows: "…In some cases this will require archaeological desk based assessment and / or field evaluation of the site which should be submitted as part of a development proposal and should be undertaken by a suitably qualified archaeologist. Provision should then…"
MM82	Policy SC19: Bolsover Area of Archaeological Interest	Amend Criterion 1) of Policy SC19 to read as follows: 1) "Planning applications involving ground disturbance should be accompanied by the results of an archaeological desk based assessment, ~~or~~ heritage impact assessment or other site evaluation assessment method, as appropriate to the scale and type of development. The assessment work should be undertaken by a suitably qualified archaeologist"
MM83	Paragraph 7.109	Amend Paragraph 7.109 to read as follows: "7.109 Policy SC20 below aims to ensure that these assets are ~~preserved~~ conserved, whilst development proposals which conserve and offer opportunities to enhance the character, appearance and significance of such assets are treated positively."
MM84	Paragraph 7.112	Amend Paragraph 7.112 to read as follows: "7.112 Policy SC21 below aims to ensure that these heritage ~~are~~ assets and their setting are ~~preserved~~ conserved, whilst development proposals which conserve and offer opportunities to enhance the character, appearance and significance of such assets are treated positively."

CHAPTER 8 – INFRASTRUCTURE, TRANSPORT, COMMUNITY AND RECREATION PROVISION

Mod. No.	Policy/Para. No.	Main Modification
MM85	Figure 8A: Strategic Green Infrastructure Network	Amend the route of the Archaeological Way shown on Figure 8A: Strategic Green Infrastructure Network as follows: 1) Show Mag Lane as part of the existing route (Solid Green). 2) Show Sookholme Road as part of the existing route (Solid Green). 3) Change Frithwood Lane from an existing route to a proposed route, (Dotted green line). (See Appendix 3d)) A consequential change is also required to Figure xviii) in Appendix 8.1 (See **MM97** below).
MM86	Policy ITCR2: The Multi-User Trails Network	Amend Policy ITCR 2 to read as follows: "Planning permission will be granted for proposals providing that they would not prejudice the use of the following sites as existing Multi-User Trails (a-y) and proposed Multi-User Trails (1-~~38~~ 39) as shown on the Policies Map: **Proposed Multi-User Trails** …

		3) ~~Archaeological Way Link from~~ Frithwood Lane Bridleway and link to Gypsy Lane, Creswell …. 39) East of Hennymoor Farm to Hodthorpe" A consequential change is also required to Figure xviii) in Appendix 8.1 (See **MM97** below).
MM87	Policy ITCR4: Local Shops and Community Facilities	Amend the second footnote of Policy ITCR4 to read as follows: "** Marketing should be through an appropriate agent as well as through the Council's regeneration service facility. The applicant should agree the marketing strategy, including any marketing period (with a rent or sale price for the existing use of the facility), with the Local Planning Authority in advance. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application. Marketing should not be restricted to ~~just~~ the building's last use but also other potential community uses."
MM88	Policy ITCR5: Green Space and Play Provision	Amend Policy ITCR5 to read as follows: "…**Quality Improvements to Green Spaces** In addition new residential developments of more than 10 units will be expected to make reasonable financial contributions, either for new green spaces, ~~playing pitches~~, or to improve green spaces, ~~or playing pitches~~ falling within the following walking distances. • ~~Spaces of a minimum size of 10 ha. within 7.5 km;~~ • ~~Spaces of a minimum size of 4 ha. within 2 km;~~ • ~~Spaces of a minimum size of 2 ha. within 800 metres;~~

		~~• Spaces of a minimum size of 0.5 ha. or equipped play areas within 400 metres.~~ • Equipped Play Areas within 400 metres • Amenity Green Space within 500 metres • Recreation Grounds or Semi-Natural Green Space within 800 metres The Council will prioritise contributions to achieve minimum quality standards of 60% for Green Spaces ~~and an 'Average' standard for Playing Pitches~~." A consequential change is also required to Policy ITCR7 (See **MM90** below).
MM89	Policy ITCR6: Protection of Green Space	Amend the first paragraph of Policy ITCR6 to read as follows: "Development proposals will be permitted where they do not ~~have any adverse effect upon, or~~ result in the loss of~~,~~ existing green spaces, including allotments and village greens, as identified on the Policies Map or in the Council's Green Space Strategy, and associated documents, or any future green space…"
MM90	Policy ITCR7: Playing Pitches	Amend Policy ITCR7 to read as follows: "**Existing Playing Pitches** Development proposals will be ~~permitted~~ supported where they do not have an adverse effect upon or result in the loss of Playing Pitches or Playing Field Land, as identified on the Policies Map or within the Council's Playing Pitch Strategy and associated documents. Proposals resulting in a loss will need to provide ~~a~~ replacement ~~facility~~ provision equivalent or better in terms of quantity and quality in a suitable location. **Need for new Playing Pitches**

		When considering development proposals the Council will use the Sports England Playing Pitch Calculator and the Playing Pitch Strategy and Assessment to consider whether new playing pitch provision or improvements to existing pitches will be needed. **Quality Improvements to Playing Pitches** If improvements to existing pitches are needed, new residential development of more than 10 dwellings will be expected to make financial contributions to the improvement of playing pitches and/or their ancillary facilities. The Playing Pitch strategy and assessment will be used to consider the most appropriate site for enhancements. The site must be well-related to the development. The Council will prioritise contributions to achieve minimum quality standards of 'average' for playing pitches."
MM91	Paragraph 8.57	Delete Paragraph 8.57 in its entirety as follows: "~~8.57 Related to these improvement schemes, as set out in policy WC6, the Bolsover Town Centre Regeneration site should come forward during the plan period. In this case, the regeneration and redevelopment of the site will be required to deliver an acceptable two way vehicular access road between Town End and Oxcroft Lane in order to help mitigate against potential congestion due to traffic generated within and around the town centre.~~"
MM92	Policy ITCR11: Parking Provision	Amend Policy ITCR11 to read as follows: "Planning permission will be granted where there is appropriate provision for vehicle and cycle parking as ~~outlined~~ set out within Appendix 8.2 – Parking Standards ~~the Local Parking Standards Supplementary Planning Document~~. Parking provision should

		a) Relate well to the proposed development b) Be well designed, taking account of the characteristics of the site and the locality c) Provide a safe and secure environment d) Minimise conflict with pedestrians and / or cyclists e) Make provision for service and emergency access" See **MM99** below, for the consequential addition to the Appendices.

CHAPTER 9 – IMPLEMENTATION AND INFRASTRUCTURE DELIVERY - No Main Modifications

CHAPTER 10 – MONITORING – No Main Modifications

CHAPTER 11 – APPENDICES

Mod. No.	Policy/Para. No.	Main Modification
MM93	New Appendix	Include a list of superseded policies as a new Appendix to the Local Plan as shown in Appendix 1.
MM94	New Appendix	Include a list of strategic policies as a new Appendix to the Local Plan as shown in Appendix 2.
MM95	Appendix 5.1	Update the Housing Trajectory as shown in Appendix 4.
MM96	Appendix 8.1	Update Figure xvi) as shown in Appendix 3e).

MM97	Appendix 8.1	Update Figure xviii) as shown in Appendix 3f).
MM98	Appendix 8.1	Update Figure xx) as shown in Appendix 3g).
MM99	New Appendix	Include the Parking Standards as a new Appendix to the Local Plan as shown in Appendix 5.
MM100	Appendix 10.1	Delete the reference to Policy LC4 in Appendix 10.1 as shown in Appendix 6.
MM101	Appendix 10.1	Amend the assessment of Policy WC9 in Appendix 10.1 as shown in Appendix 6.
MM102	Appendix 10.2	Update the Monitoring Indicators for Policy LC3 and delete the reference to Policy LC4 in Appendix 10.2 as shown in Appendix 7.
MM103	Appendix 10.2	Update the Monitoring Indicators for Policy WC9 in Appendix 10.2 as shown in Appendix 7.

Appendices

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

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

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

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

HOU 12	Conversions of Building to Flats
HOU 13	Residential Care Homes and Nursing Homes
HOU 14	Residential Caravans and Mobile Homes
HOU 15	Sites for Gypsies and Travellers
HOU 16	Mobility Housing
HOU 17	*Expired September 2007*
EMP 1	Key Employment Site on Land Adjoining Pinxton Castle
EMP 2	South Shirebrook Mixed Development Package Providing a Key Employment Site.
EMP3	Local Employment Sites
EMP 4	*Expired September 2007*
EMP 5	Protection of Sites and Buildings in Employment Use
EMP 6	Non-industrial Employment Sites
EMP 7	*Expired September 2007*
EMP 8	*Expired September 2007*
EMP 9	*Expired September 2007*
EMP 10	Sites for Large Firms
EMP 11	Rough Close Works, South Normanton, Core Area
EMP 12	Rough Close Works, South Normanton; Area of Wider Operations
EMP 13	Rough Close Works Inner Development Control Zone
EMP 14	Rough Close Works Outer Development Control Zone
EMP 15	Coalite Chemicals, Bolsover; Area of Existing Operations
EMP 16	Coalite Chemicals Inner Development Control Zone
EMP 17	Coalite Chemicals Middle and Outer Development Control Zones
EMP 18	New Hazardous and Pollutant Industries
EMP 19	*Expired September 2007*
SAC 1	Shopping Development in South Normanton, Shirebrook, Bolsover and Clown Town Centres.
SAC 2	Expansion of South Normanton Town Centre
SAC 3	Non-retail uses in Town Centres
SAC 4	Upper Floor Development in Town Centres
SAC 5	Rear servicing in Town Centres
SAC 6	Car Parking in Town Centres
SAC 7	Local Centres and Shopping Frontages
SAC 8	Individual Local Shops
SAC 9	Hot Food Shops, Cafes, Restaurants, Public Houses and Social Clubs
SAC 10	Retail Development at Industrial or Warehousing Sites
SAC 11	Retail uses at Horticultural Nurseries, Farms and Factories
SAC 12	Retail Development on the Edge of Defined Town and Local Centres
SAC 13	Retail Development Outside Defined Town and Local Centres

SAC 14	Retention of Existing Shop Fronts
SAC 15	Design of New Shops Fronts and Alterations to Existing Shop Fronts
SAC 16	Amusement Centres
CLT 1	Protection of Existing Buildings which Serve the Community
CLT 2	New Community Facilities
CLT 3	Reservation of Land for Social and Community Projects
CLT 4	Indoor Sport and Recreation Facilities
CLT 5	Large Scale Indoor Sport and Recreation Facilities
CLT 6	Existing Outdoor Playing Space and Amenity Open Space
CLT 7	New Outdoor Playing Space and Amenity Open Space
CLT 8	New Golf Courses
CLT 9	Protection of Existing Allotments
CLT 10	Countryside Recreation Facilities
CLT 11	New Countryside Recreation Facilities
CLT 12	Water-based Recreation and Natural History Interests
CLT 13	Location of Major New Leisure and Entertainment Developments
CLT 14	Hotel Development
TRA 1	Location of New Development
TRA 2	Protection of Rail Routes
TRA 3	Protection of Sites for Railway Stations
TRA 4	Protection of Existing Railway Stations
TRA 5	Safeguarding Potential Railway Sidings
TRA 6	*Expired September 2007*
TRA 7	Design for Accessibility by Bus
TRA 8	*Expired September 2007*
TRA 9	Mill Street Relief Road, Clowne
TRA 10	Traffic Management
TRA 11	*Expired September 2007*
TRA 12	Protection of Existing Footpaths and Bridleways
TRA 13	Provision for Cyclists
TRA 14	*Expired September 2007*
TRA 15	Design of Roads and Paths to Serve New Development
CON 1	Development in Conservation Areas
CON 2	Demolition of unlisted Building or Structures in Conservation Areas
CON 3	Important Open Areas within Conservation Areas
CON 4	Development Adjoining Conservation Areas
CON 5	*Expired September 2007*
CON 6	*Expired September 2007*
CON 7	Extension and Alteration of Listed Buildings
CON 8	Demolition of Listed Buildings
CON 9	Change of Use of Listed Buildings
CON 10	Development Affecting the Setting of Listed Buildings

CON 11	Documentary Archives relating to all Listed Buildings and to Unlisted Buildings of Merit in Conservation Areas
CON 12	Historic Parks, Gardens, Graveyards and Cemeteries
CON 13	Archaeological Sites and Ancient Monuments
CON 14	Bolsover Area of Archaeological Interest
ENV 1	Agricultural Development
ENV 2	Protection of the Best and Most Versatile Agricultural Land and the Viability of Farm Holdings.
ENV 3	Development in the Countryside
ENV 4	Re-Use and Adaption of Rural Buildings
ENV 5	Nature Conservation Interests Throughout the District
ENV 6	Designated and Registered Nature Conservation Sites
ENV 7	*Expired September 2007*
ENV 8	Development affecting trees and hedgerows
ENV 9	*Expired September 2007*
ENV 10	*Expired September 2007*
ENV 11	*Expired September 2007*

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

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

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

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

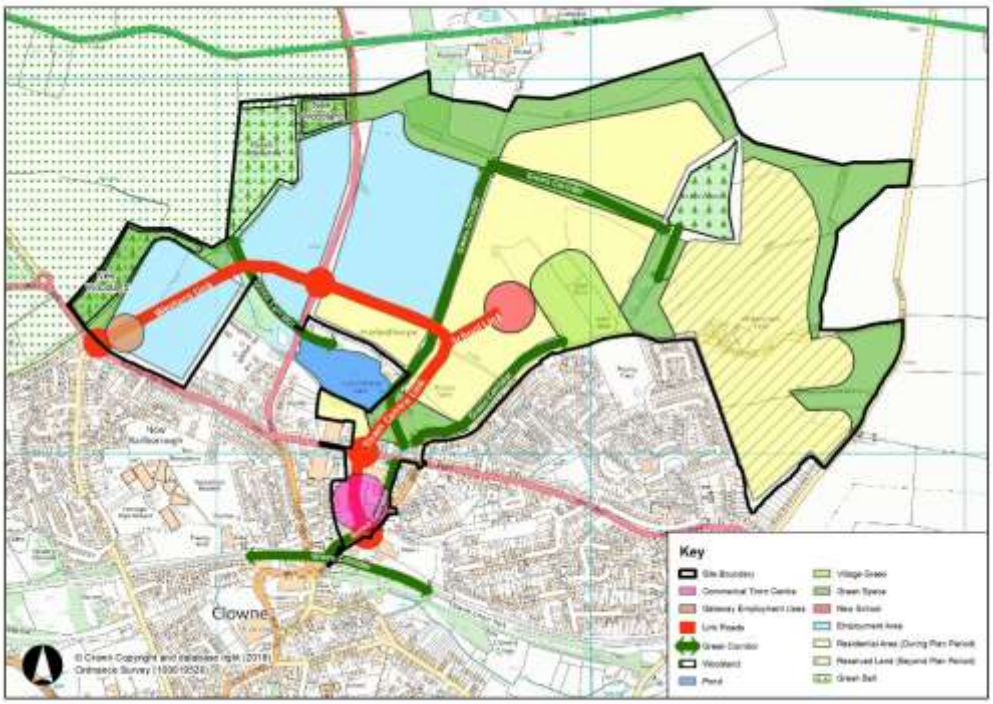
WC7	Shirebrook Edge of Town Centre Allocations	Strategic
WC8	South Normanton Edge of Town Centre Allocations	Strategic
WC9	Hot Food Takeaways	Strategic
WC10	Tourism and the Visitor Economy	Strategic
SC1	Development within the Development Envelope	Strategic
SC2	Sustainable Design and Construction	Strategic
SC3	High Quality Development	Strategic
SC4	Comprehensive Development	Strategic
SC5	Change of Use and Conversions in the Countryside	Strategic
SC6	Renewable and Low Carbon Energy	Not Strategic
SC7	Flood Risk	Not Strategic
SC8	Landscape Character	Not Strategic
SC9	Biodiversity and Geodiversity	Not Strategic
SC10	Trees, Woodland and Hedgerows	Not Strategic
SC11	Environmental Quality (Amenity)	Not Strategic
SC12	Air Quality	Not Strategic
SC13	Water Quality	Not Strategic
SC14	Contaminated and Unstable Land	Not Strategic
SC15	Hazardous installations	Not Strategic
SC16	Development Within or Impacting upon Conservation Areas	Not Strategic
SC17	Development affecting Listed Buildings and their Settings	Not Strategic
SC18	Scheduled Monuments and Archaeology	Not Strategic
SC19	Bolsover Area of Archaeological Interest	Not Strategic
SC20	Registered Parks and Gardens	Not Strategic
SC21	Non Designated Local Heritage Assets	Not Strategic
ITCR1	Strategic Green Infrastructure Network	Strategic
ITCR2	The Multi-User Trails Network	Strategic
ITCR3	Protection of Footpaths and Bridleways	Not Strategic

ITCR4	Local Shops and Community Facilities	Not Strategic
ITCR5	Green Space and Play Provision	Strategic
ITCR6	Protection of Green Space	Strategic
ITCR7	Playing Pitches	Strategic
ITCR8	New and Existing Indoor Sports Facilities	Not Strategic
ITCR9	Local Transport Improvement Schemes	Strategic
ITCR10	Supporting Sustainable Transport Patterns	Strategic
ITCR11	Parking provision	Strategic
ITCR12	Information Communication Technology and Telecommunications	Not Strategic
II1	Plan Delivery and the Role of Developer Contributions	Strategic
II2	Employment and Skills	Strategic

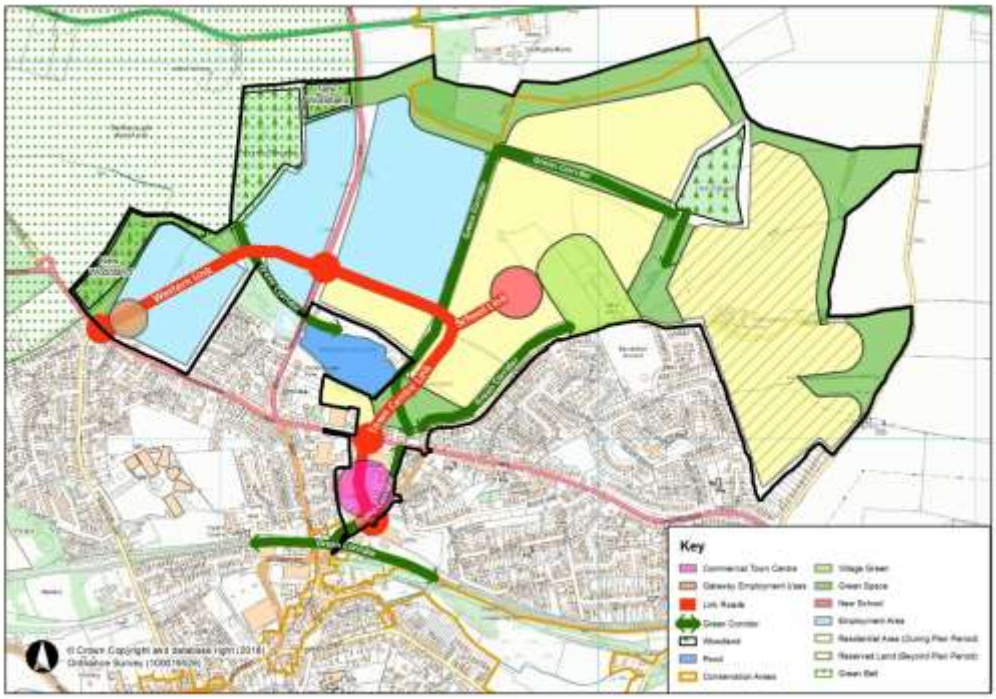
Appendix 3 – Main Modifications to Figures / Diagrams

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

Publication Local Plan for Bolsover District

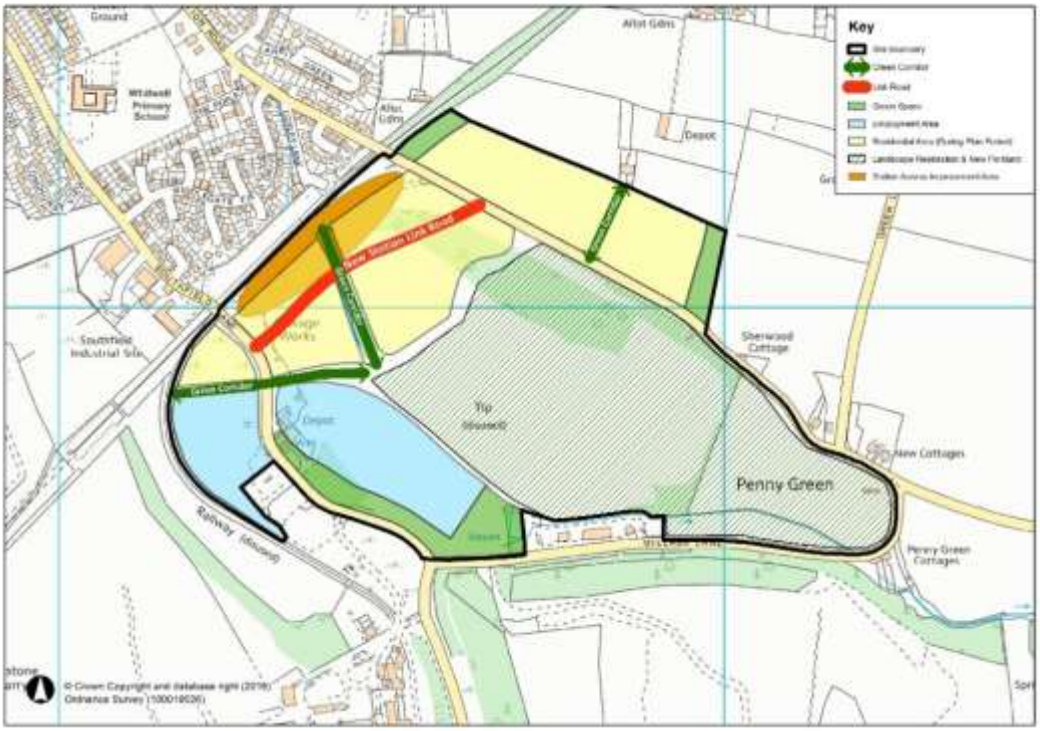


Main Modification [MM17]

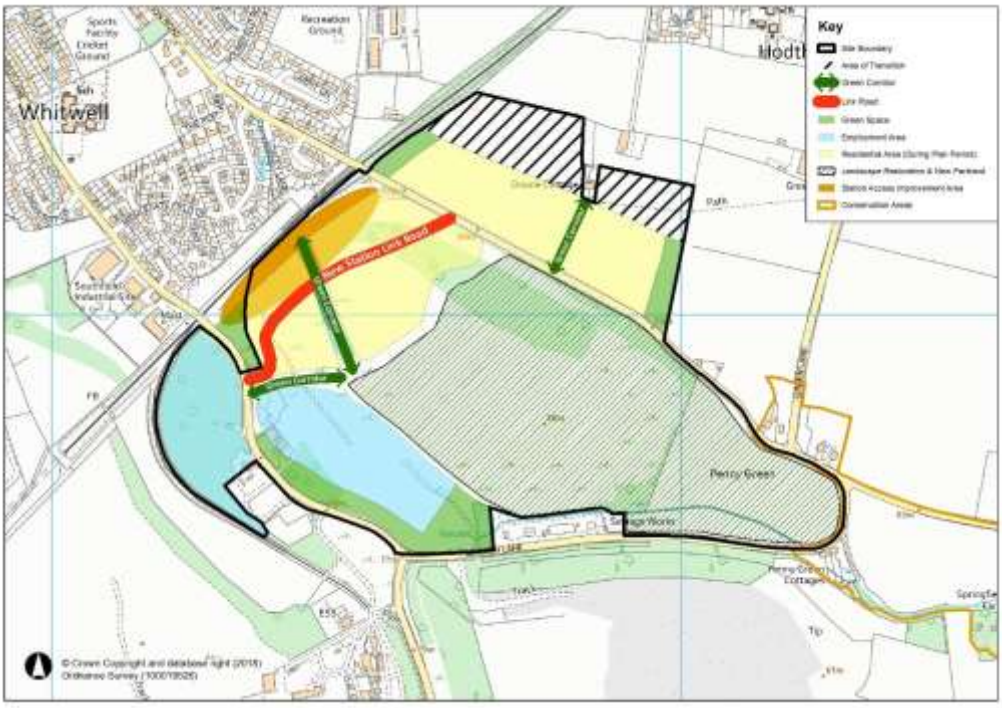


b) Figure 4D: Former Whitwell Colliery site - Indicative Masterplan (Policy SS6)

Publication Local Plan for Bolsover District

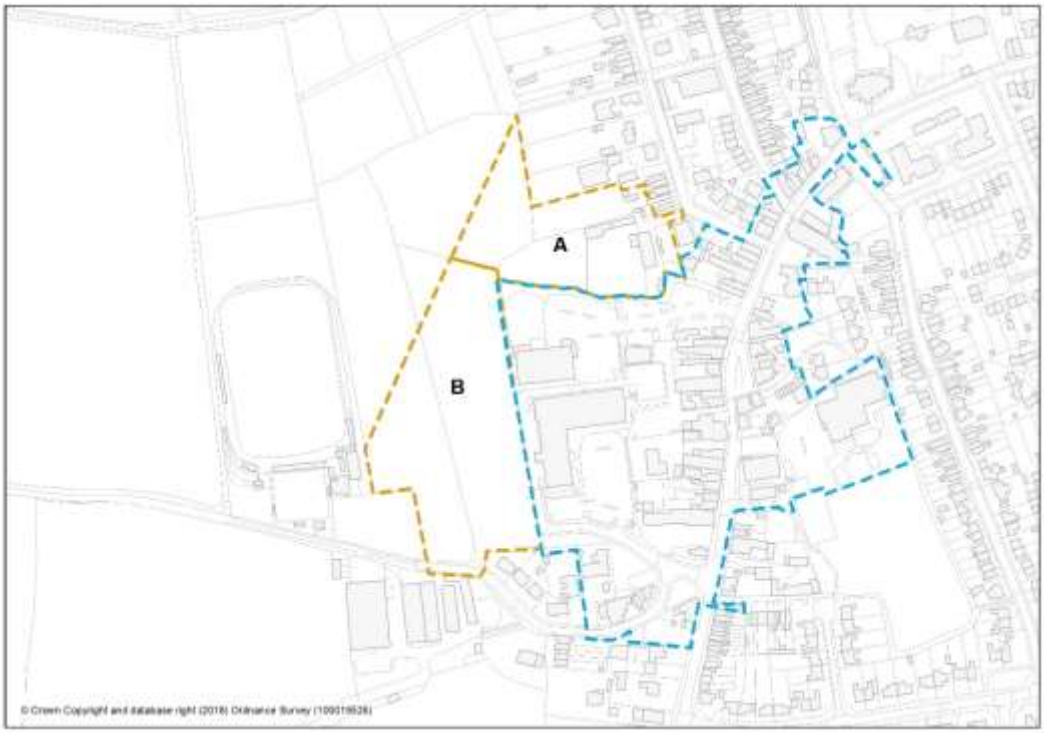


Main Modification [MM20]

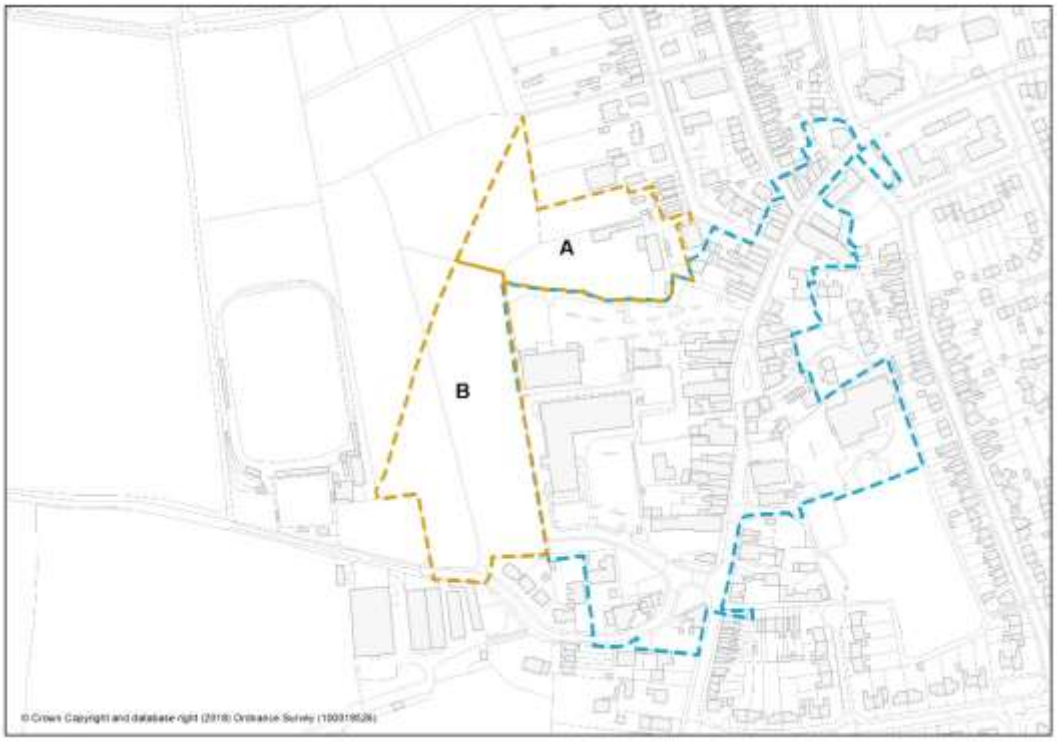


c) Figure 6C - South Normanton Edge of Town Centre Allocations (Policy WC8)

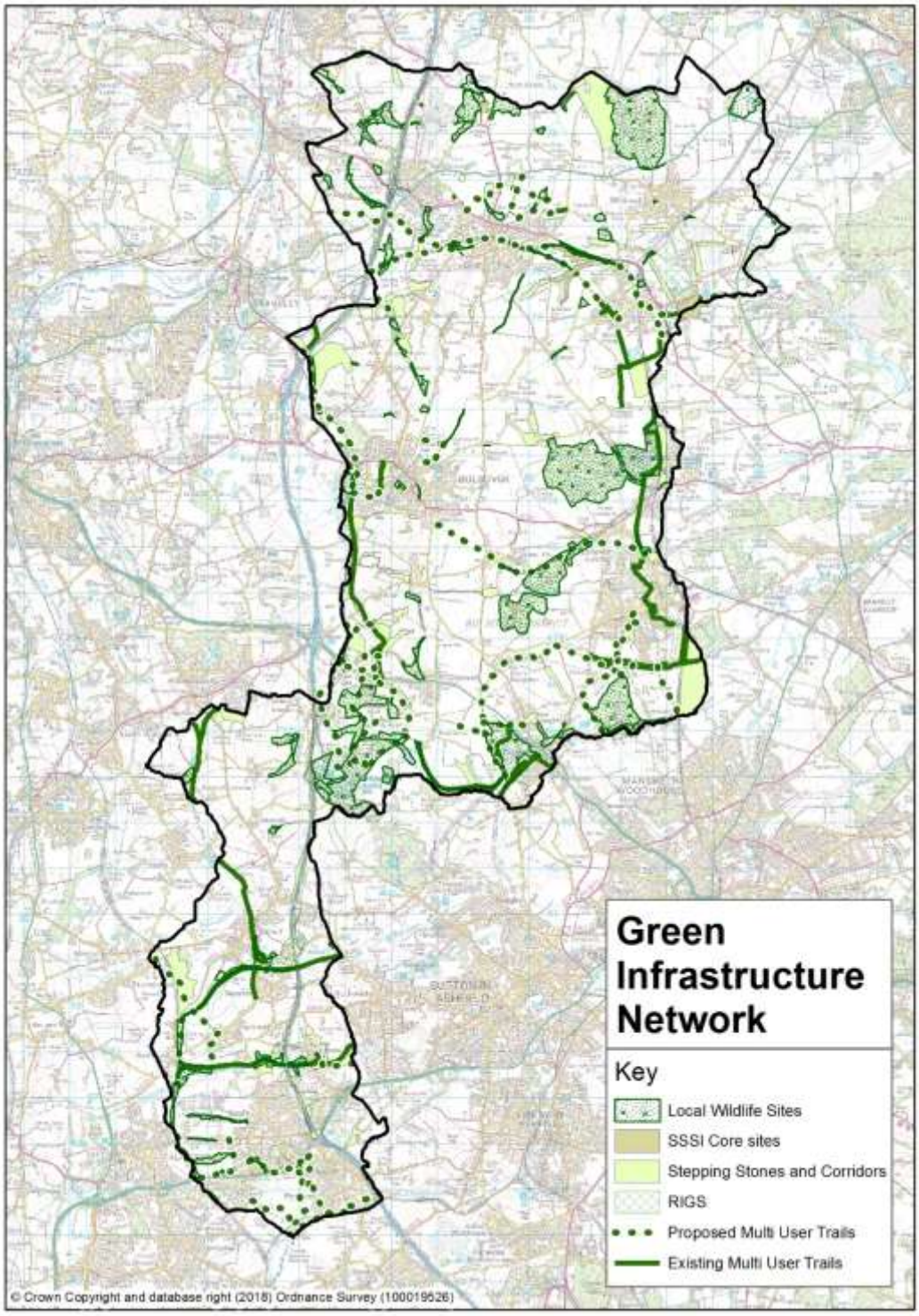
Publication Local Plan for Bolsover District



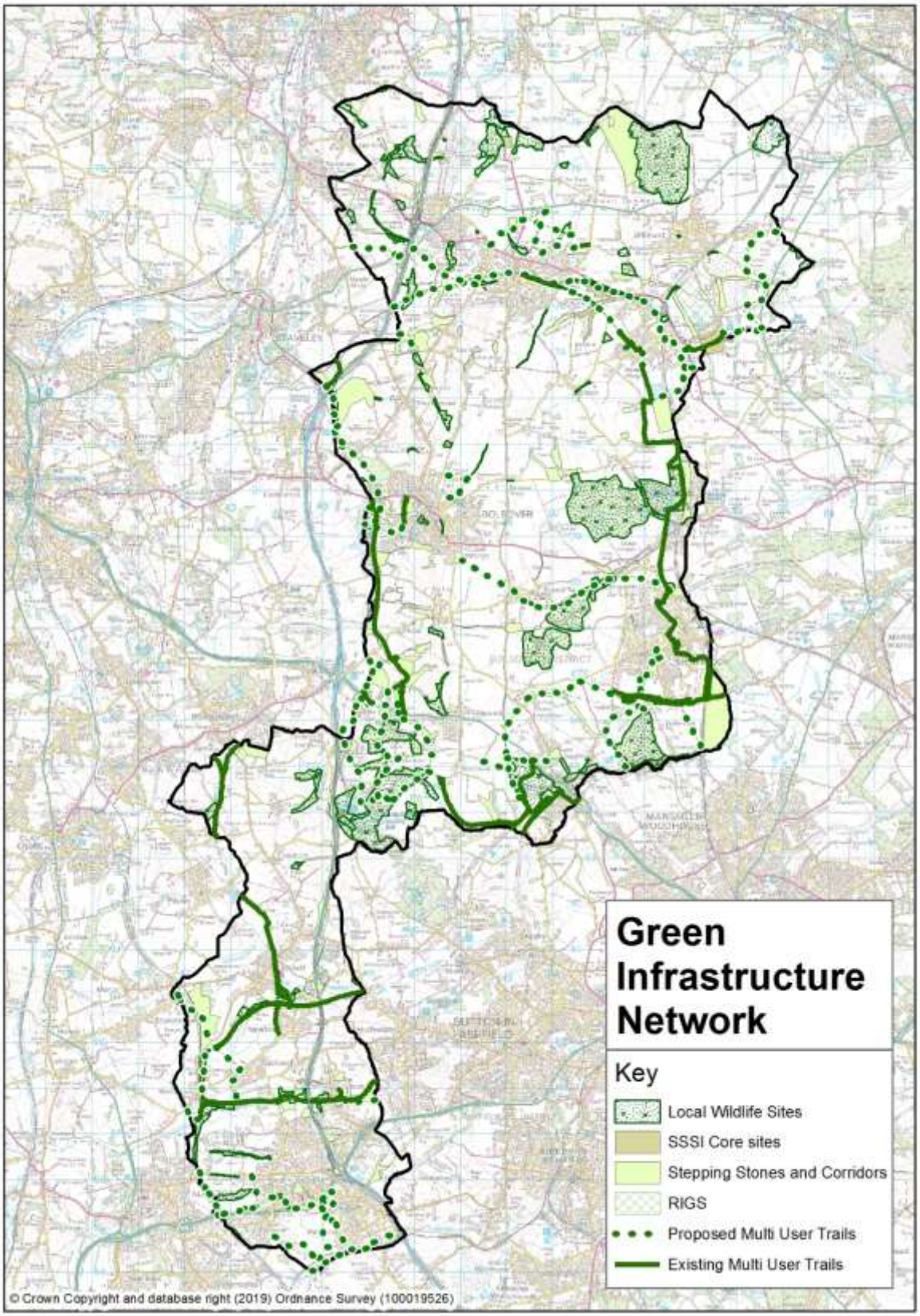
Main Modification [MM72]



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

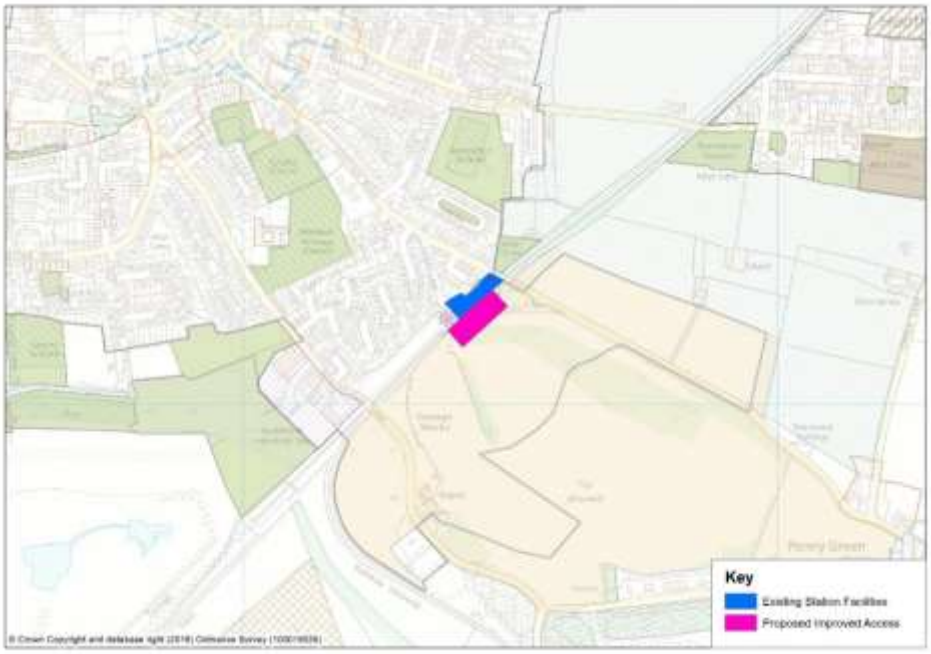


Main Modification [MM85]

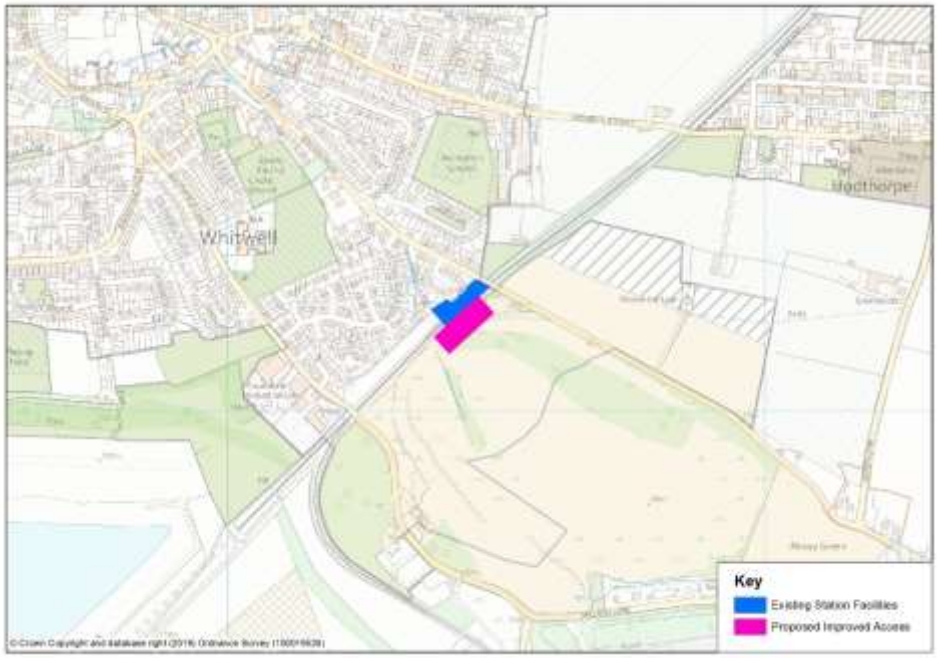


e) Figure xvi) of Public transport route alteration and improvements (Appendix 8.1)

Publication Local Plan for Bolsover District

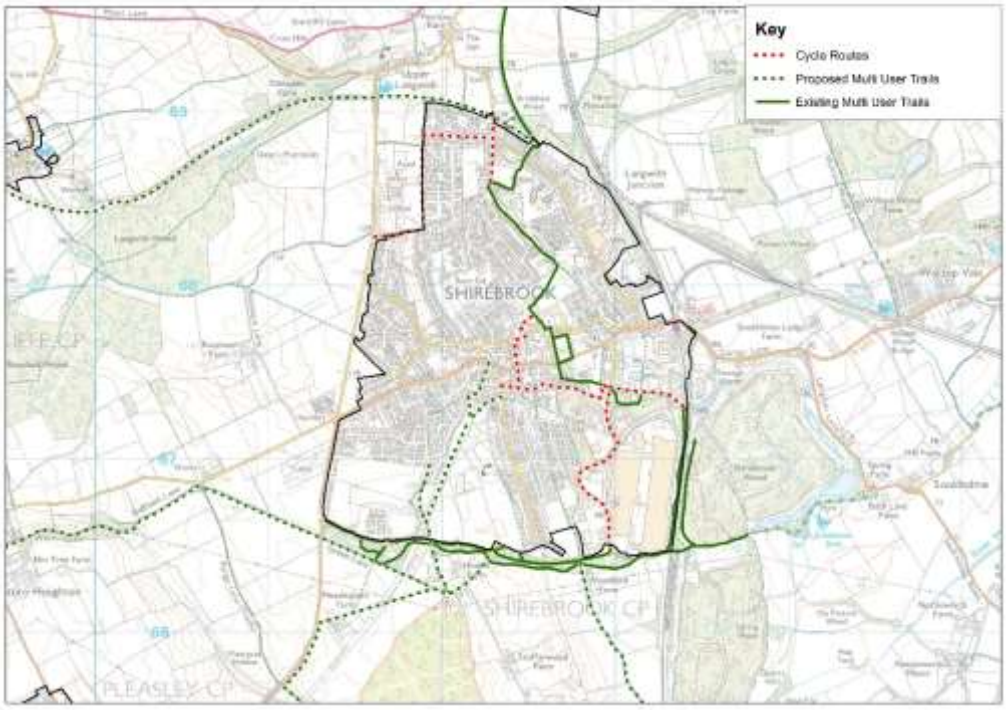


Main Modification [MM96]

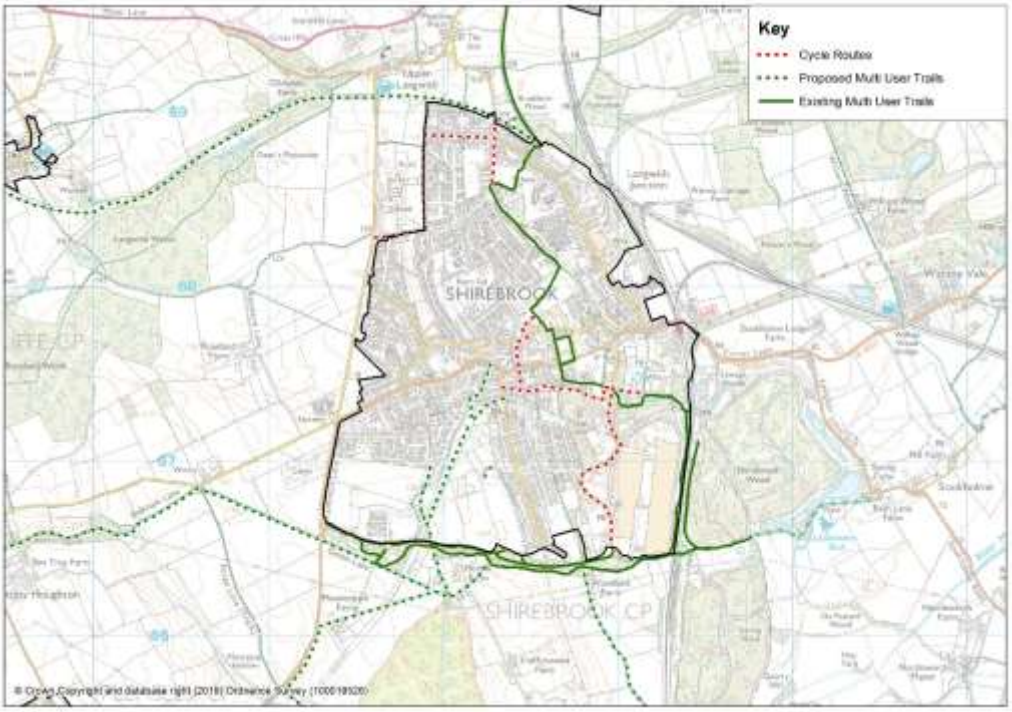


f) Figure xviii) Cycling and walking networks (Appendix 8.1)

Publication Local Plan for Bolsover District

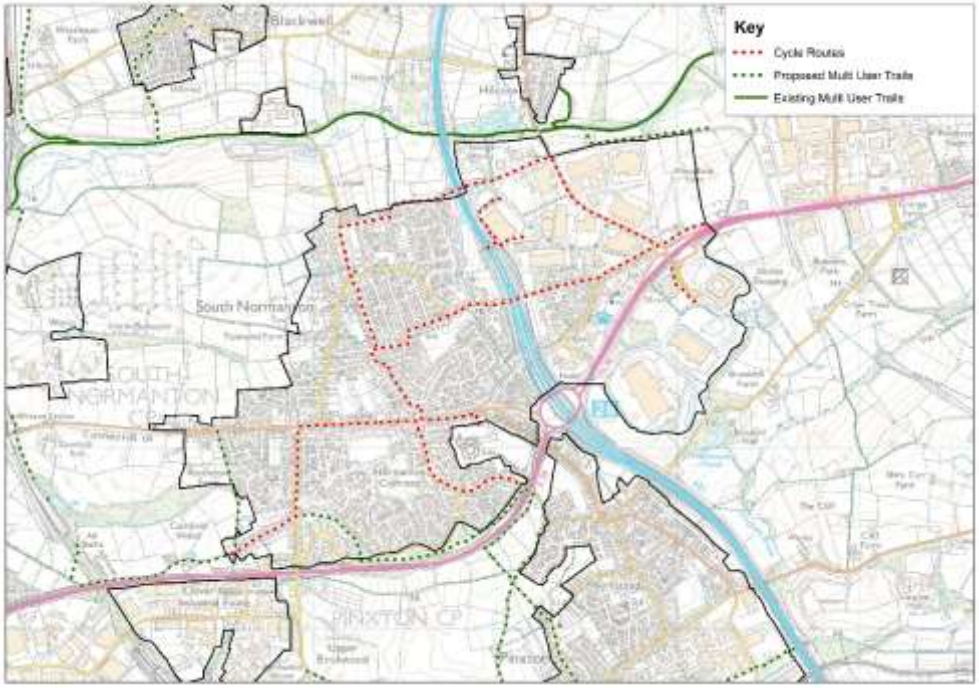


Main Modification [MM97]

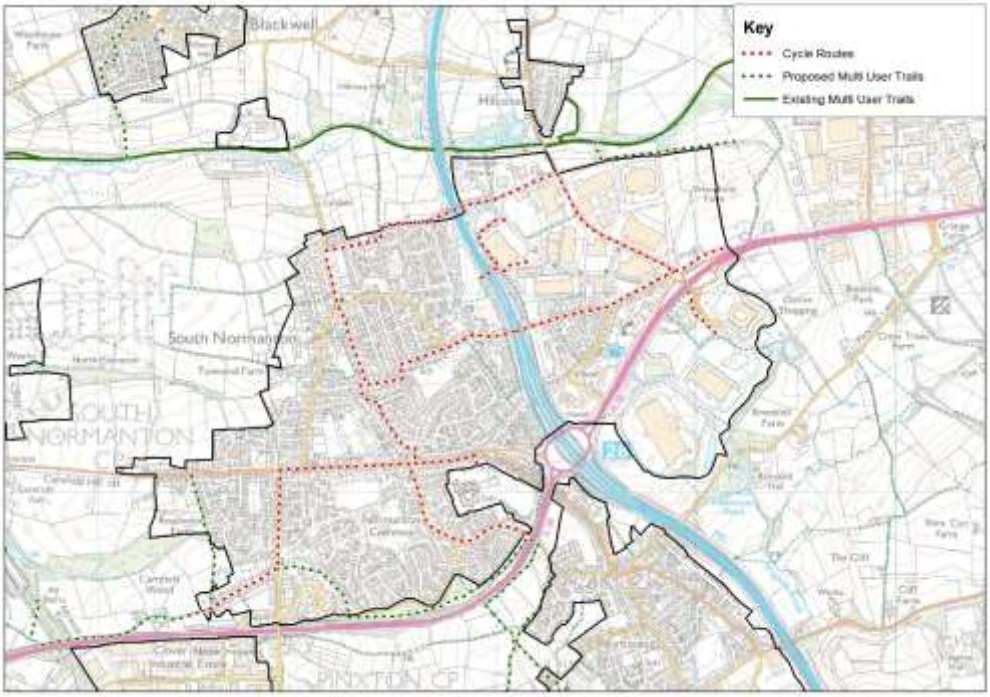


g) Figure xx) Cycling and walking networks (Appendix 8.1)

Publication Local Plan for Bolsover District



Main Modification [MM98]



Appendix 5.1 - Housing Trajectory

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

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

~~**Pleasley**~~																	
~~East of Pleasley Pit, Pit Lane, Pleasley~~	~~0~~	~~9~~	~~10~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~19~~	
~~**Sub-total**~~	~~**0**~~	~~**9**~~	~~**10**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**19**~~	
TOTALS	~~**280**~~	~~**384**~~ **300**	~~**439**~~ **339**	~~**366**~~ **373**	~~**368**~~ **358**	~~**366**~~ **425**	~~**323**~~ **368**	~~**321**~~ **312**	~~**341**~~ **307**	~~**321**~~ **310**	~~**287**~~ **302**	~~**250**~~ **285**	~~**247**~~ **280**	~~**178**~~ **267**	~~**80**~~ **222**	~~**4551**~~ **4448**	~~700~~ 720

Plan period	~~**4551**~~ **4448**

~~**2018/19**~~	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**Total**

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

Residential Development

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

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

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

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

Residential garages and Cycle parking

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

Non-Residential Development

4. Minimum number of parking spaces required for non-residential developments (and residential institutions). Uses not listed in the table will be assessed individually. Where it is anticipated that a development will generate a particularly high number of users, a

higher parking provision may be sought. If it is not possible for a development to provide the provision set out in these standards; for example due to its historic setting or it being a change of use of a building on an existing high street where it is not possible to provide off-street parking provision, the Council will consider whether the surrounding local provision can accommodate the anticipated demand. The design of parking areas should be in accordance with the requirements and design guidance set out in the **Delivering Streets and Places (2017) and Successful Places SPD (2013)** documents, or any superseding documents that replaces them:

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

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

		considered on floor spaces over 2500sqm)
	Vehicle service, repair and parts stores	1 space per 15m^2 + tow vehicle space where relevant
Special Industry	Groups A to E	Assessed individually based on activity, periods of production and max. employees per shift
Storage & Distribution (B8)	Warehousing	Below 250sqm – 1 space per 25m^2 Above 250sqm – 7 spaces + 1 space per 100m^2 internal + 200m^2 external storage area
	Wholesale cash & Carry	Below 250sqm – 1 space per 25m^2 Above 250sqm – 2 spaces + 1 space per 30m^2
Hotels, Hostels and Holiday Residences	Hotels, boarding and guest houses	1 space per bedroom + staff consideration (Individually assess coach provisions. No. of bedrooms include staff bedrooms. If bar and restaurant, parking for these must meet half the appropriate food and drink standards, If conference facilities; 1 space per 3m^2 of rooms)
	Residential hostels and community homes	1 space per 4 bedrooms
	Holiday residences	1 space per 1 & 2 sleeping room units 2 spaces per 3+ sleeping room units
	Caravan	1 space per caravan + restaurant, bar and office facilities to comply with relevant food and drink / business requirements
Residential Institutions	Aged persons care homes	1 space per 3 bedrooms + 1 space for each member of staff (maximum number of staff on site at one time)
	Sheltered accommodation	2 spaces + 1 space per 3 residential units
	Residential schools, colleges, training centres, hall of residences, hospitals and community housing for disabled people	To be assessed individually

Non-Residential Institutions	Medical surgeries / Dentists / vets	2 spaces per consulting room + 1 space for each member of staff (maximum number of staff on site at one time
	Crèches & day nurseries	1 space + 1 space per 10m^2 (0-3yrs old) 1 space + 1 space per 20m^2 (3+-8yrs old) of accommodation/internal play area + 1 extra if licence for 20+ children (the higher provision to be used where age is not specified. Facilities should be clear of highway, avoiding the need for vehicles to reverse unless location is safe to set down / pick up without affecting free and safe flow of traffic).
	Day centres	1 space per 2 staff + appropriate turning, standing and parking for coaches/minibuses. Additional needs to be considered for extra spaces and accessibly spaces depending on users of facility.
	Infant, primary & secondary school	2 spaces per classroom / teaching area + 1 space per 15 sixth form students + sufficient hard-standing to provide for play areas / sports pitches etc. for out-of-hours parking by parents / mature students (facilities enabling pupils to enter / leave parked coaches and cars safely and clear of the highway, without vehicles reversing)
	Colleges of further and higher education	Assessed individually, based on type, number of staff/students (full or part-time) and location
	Art galleries, museums, libraries	To be assessed individually
	Places of worship & religious instruction	1 space per 5 seats or 5m^2 public floor area
Assembly & Leisure	Cinemas	1 space per 3 seats or 3m^2 gross auditorium floor area if seats not fixed
	Concert halls	1 space per 3 seats or 3m^2 gross auditorium floor area, whichever is greater

	Bingo halls	1 space per 3 seats or 3m^2 gross auditorium floor area
	Casinos	1 space per 5m^2 public floor area
	Swimming baths	20 spaces + 1 space per 10m^2 water area
	Skating rinks	Assessed individually
	Sports halls & multi-purpose sports venues	Assessed individually having regard to an aggregate of the different facilities
	Multigyms & sport dance venues	1 space per 5m^2 gross floor area
	Racquet clubs	4 spaces per court
	Outdoor sports grounds	15 spaces per pitch
	Golf clubs	150 spaces per 18 hole course (smaller courses assessed individually and club house facilities assessed on appropriate food and drink standards)
	Driving ranges	2 spaces per bay
	Bowls and bowling	15 spaces per green or 4 spaces per lane
	Snooker halls	2 spaces per table
	Camp sites	1 space per pitch
	Water sport venues	Assessed individually with regard to intensity and type of use and private / public access
	Specialist sports facilities (e.g. dry-ski slopes)	To be assessed individually (restaurant, bar and office facilities require extra provision in accordance with food and drink, and business standards)
Non-Schedule Uses	Theatres	1 space per 3 seats or 3m^2 gross auditorium if seats not fixed
	Amusement arcades or centres and funfairs	To be assessed individually with regard to opening times and seasonal use
	Coin-operated launderettes and dry cleaners	1 space per 30m^2
	Retail fuel filling stations	1 space per 30m^2 + extra for car wash and with regard to size of retail provision
	Sale and display of motor vehicles	1 space per 40m^2 gross display area, whether internal or external

	Sale and display of boats and caravans	Assessed individually, with regard to the sale of motor vehicle standards
	Taxi and vehicle hire businesses, including driving schools	1 space per vehicle operated (1 space required if just an office receiving orders with vehicles being kept elsewhere, with additional spaces assessed individually)
	Scrapyards, mineral storage or distribution yards, earth moving plant, depots, motor vehicle breakers and plant hire firms	To be assessed individually with regard to public access
Criteria Not Mentioned Elsewhere	Abattoirs, auction rooms, car valeting, cemeteries, livery stables and riding schools, livestock markets and ambulance, fire and police stations, etc. will be assessed individually with particular regard to periods and frequency of use	To be assessed individually with regard to periods and frequency of use, public access and anticipated need

Cycle and Motorcycle Parking

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

Accessible (Disabled) Parking

6. Where residential development is intended for disabled occupiers, off-street and on-street parking spaces should be on a suitably stable ground surface with level or as shallow a gradient as possible, and on a step free route to the dwelling. There should be adequate lighting to enable safe access after dark. Part M4(2) of the Building Regulations provides more information on accessible and adaptable dwellings. Spaces should have the minimum dimensions set out in below and the minimum internal dimensions of garages should be in accordance with the guidance set out in the **Delivering Streets and Places (2017)** document.

Consideration also needs to be given to the provision of storage and charging facilities of mobility equipment.

7. **For non-residential developments, a minimum of 6% of the total number of spaces should be designated for disabled use.** Where there may be a higher anticipated demand, for example at care facilities, an appropriate additional provision will be required. These spaces should be as close as possible to the facilities they serve (preferably within 50m), have adequate signage and lighting, have sufficient space to the sides and rear to safely manoeuvre mobility equipment, have suitable dropped kerbs with tactile paving and a suitable route to the facilities they serve.

8. Accessible spaces should be larger than standard spaces. For spaces perpendicular to the pavement or access strip, an additional 1.2m behind the space and 1.2m either side (which can be shared between spaces) should be provided as hatched margins. For spaces parallel to the pavement or access strip, the length of the space should be 6.8m and the width should preferably be 3.8m, but a minimum of 2.9m (depending on the suitability of the pavement or access strip for use as access and manoeuvrability space). For further guidance on specific technical requirements, refer to British Standards BS 8300-1:2018, 'Design of an accessible and inclusive built environment. External environment. Code of practice'.

Parking Space Dimensions

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

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

Ultra-Low Emission Vehicles

10. At this stage, there is no specific requirement for electric vehicle charging facilities to be installed. However, as it is recognised that this will become more important in the coming years, it is necessary for proposals to consider the future. Therefore, it is necessary for all new homes to, as a minimum,

have a suitable electricity circuit that allows for the future fitment of charging facilities with minimum work and disruption.

11. As it is impossible to predict future innovations and technology is ever improving, planning applications should demonstrate the ability to retrofit a charging facilities to the exterior wall of a dwelling or safe, suitable and convenient place within its parking area. This may include design features such as landscaped areas adjacent to parking spaces where the necessary cabling can easily be installed and hidden with minimal work and visual impact. Such features may be particularly useful where parking is provided off-street or in communal parking areas. We cannot determine exactly what infrastructure will be needed in the future but it seems prudent to not create unnecessary barriers that may make future adaption more difficult than it needs to be.

12. For non-residential uses; particularly those generating high volumes of visitors such as supermarkets and other shopping complexes, similar regard should be had to 'future proofing' parking areas by a design that facilitates future adaption to accommodate growing demand. Where it is anticipated that non-residential development would benefit now from the provision of charging facilities; such as uses attracting large numbers visitors, the provision of charging facilities is encouraged.

Transport Statements and Travel Plans

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

Appendix 6 – Proposed Main Modifications [MM100 and MM101]

Appendix 10.1 – Which Policies contribute towards which Objectives

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

435

Appendix 7 – Proposed Main Modifications [MM102 and MM103]

Appendix 10.2 – How the policies will be monitored

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
LC3	Type and Mix of Housing	• No. of dwellings delivered by type • No. of custom and self-build plots delivered	• Dwelling requirements identified by SHMA met • No. of delivered custom and self-build plots exceeds the number on the Council's interest register	Dwelling requirements identified by SHMA not met for 3 consecutive years Number of people on the Council's custom and self-build register increasing	• SMART reports • SHMA • Housing Completion Survey
~~LC4~~	~~Custom and Self Build Dwellings~~	• ~~No. of custom and self-build plots delivered~~	• ~~No. of delivered custom and self-build plots exceeds the number on the Council's interest register~~	~~Number of people on the Council's custom and self-build register increasing~~	• ~~Housing Completion Survey~~ • ~~SMART reports~~
WC9	Hot Food Takeaways	• No. of hot food takeaways granted per year • ~~No. of S106 agreements to support healthy eating programmes~~	• Zero planning permissions contrary to the policy	Planning permissions granted contrary to policy with no exceptional circumstances	• Liaising with Development Management

437

ADDITIONAL MODIFICATIONS TO THE LOCAL PLAN FOR BOLSOVER DISTRICT

February 2020

ADDITIONAL MODIFICATIONS TO THE LOCAL PLAN FOR BOLSOVER DISTRICT

CHAPTER 1 – INTRODUCTION

AM No.	Policy/Para. No.	Reason for Change	Proposed Additional Modification
AM1	Paragraphs 1.7 and 1.8	To update the Local Plan in terms of the stage it has reached.	Amend Paragraph 1.7 to read as follows: "~~Once formally adopted the~~ The adopted Local Plan ~~will~~ forms the key part of the development Plan for Bolsover District…." Amend Paragraph 1.8 to read as follows: "An overview of how policies in ~~this publication version of~~ the adopted Local Plan were developed can be found at Appendix 1.1, 'Development of the Local Plan'. Further details of the consultation undertaken at all the stages of the development of the Plan, together with how public engagement has helped to shape ~~this version of~~ the Plan can be found in the Council's Statement of Consultation."
AM2	Paragraphs 1.28 and 1.29	To correct a typographical error.	Amend Paragraph 1.28 to read as follows: "The Economic Development Needs Assessment (EDNA) (October 2015) identified that the Functional Economic Market Area

			(FEMA) for Bolsover District principally covers the authority areas of ….” Amend Paragraph 1.29 to read as follows: The FEMA ~~Functional Economic Area~~ covers more than one local planning authority area. Therefore, the delivery of employment land across the FEMA ~~Functional Economic Area~~ is legally a cross boundary strategic matter and thus subject to the Duty to Co-operate. However, as each local planning authority’s FEMA ~~Functional Economic Area~~ differs and overlaps the FEMA ~~Functional Economic Areas~~ of their neighbouring authorities, there is no fixed quantum of employment land to be distributed across the District’s FEMA ~~Functional Economic Area.~~ In accordance with national guidance, the Council’s ~~Economic Development Needs Assessment~~ EDNA has been used to identify a range of employment land targets for Bolsover District.”
AM3	Figure 1A: Key Diagram	To correct a typographical error.	Amend the title of Figure 1A to read as follows: “Figure 1A: ~~Key Diagram~~ Stages of Plan Preparation”

CHAPTER 2 – SPATIAL PORTRAIT – No Additional Modifications Proposed

AM No.	Policy/Para. No.	Reason for Change	Proposed Additional Modification
AM4	Paragraph 2.11	To correct a factual error.	Amend Paragraph 2.11 to read as follows: "… Junction 30 also lies within the District and Junctions 29 and 29a are located just outside in North East Derbyshire District and Chesterfield Borough respectively."

CHAPTER 3 – VISION AND OBJECTIVES – No Additional Modifications Proposed

AM No.	Policy/Para. No.	Reason for Change	Proposed Additional Modification
AM5	Vision – Social Role	To correct a typographical error.	Amend the first paragraph under Social Role to read as follows: "A range of new housing will have met the needs of a growing and ageing population. New infrastructure…"
AM6	Paragraph 3.5	To correct a typographical error.	Amend Paragraph 3.5 to read as follows: "In order to show the inter-relationships within the Plan, Appendix 1.1 'Development of the Local Plan', seeks to show the linkage between the ~~I~~identified issues, and the…"

CHAPTER 4 – THE SPATIAL STRATEGY

AM No.	Policy/Para. No.	Reason for Change	Proposed Additional Modification
AM7	Paragraph 4.8	To correct a typographical error.	Amend Paragraph 4.8 to read as follows: "In addition to this, the Council will also provide enough ~~achievable~~ available, suitable and achievable sites to provide…"
AM8	Paragraph 4.12	To correct a typographical error.	Amend Paragraph 4.12 to read as follows: "On this basis, the Council will plan for 92 hectares of employment land for the period ~~2014~~ 2015 to 2033."
AM9	Paragraph 4.18	To correct a typographical error.	Amend Paragraph 4.18 to read as follows: "…However, whilst South Normanton is identified as one of the District's most sustainable settlements, it will have a lower level of growth due to the significant constraints on development represented by the ~~EPC~~ Rough Close works and the strategic highway network. Beyond this, lower…"
AM10	Paragraph 4.28	To correct a typographical error.	Amend Paragraph 4.28 to read as follows: "…This represents an appropriate, high quality design led approach to the development of this important site."

AM11	Policy SS8: Pleasley Vale Regeneration Area	To correct an omission.	Amend the title of Policy SS8 to read as follows: "Policy SS8: Pleasley Vale Priority Regeneration Area."
AM12	Paragraph 4.62	To correct a factual error.	Amend Paragraph 4.62 to read as follows: "For the purpose of the Local Plan, countryside is defined as that land outside the development envelopes of the Small Towns, Emerging Towns, Large Villages, ~~and~~ Small Villages and stand-alone employment sites and motorway services as defined on the Policies Map."
AM13	Paragraph 4.63	To correct a typographical error.	Amend Paragraph 4.63 to read as follows: "…Whilst many of the activities in the countryside are outside the scope of ~~the~~ planning control, there are…"
AM14	Paragraph 4.67	To correct two typographical errors.	Amend Paragraph 4.67 to read as follows: "…and following the selection of a Preferred Spatial Option in February 2016 that involves~~s~~d the direction of growth… …whether land currently within the Green Belt as defined in the adopted Local Plan but adjacent…"

AM15	Paragraph 4.69	To correct a typographical error.	Amend Paragraph 4.69 to read as follows: "Therefore, based on this evidence and an assessment of the exceptional circumstances that exist to alter the Green Belt boundary in this limited way~~. In reaching this conclusion~~, it is considered that the proposed altered Green Belt boundary…"

CHAPTER 5 – LIVING COMMUNITIES

AM No.	Policy/Para. No.	Reason for the Change	Proposed Additional Modification
AM16	Paragraph 5.2	To correct a typographical error.	Amend Paragraph 5.2 item g) to read as follows: "g) The need to plan for age<u>e</u>ing population"
AM17	Paragraph 5.14	To correct a typographical error.	Amend Paragraph 5.14 to read as follows: "Allocations have been made by balancing a range of considerations, such as the Plan<u>'</u>s approach to…"
AM18	Paragraph 5.38	To correct a typographical error.	Amend Paragraph 5.38 to read as follows: "5.38 **t) Land at Queens Road Allotments** - This site is situated to the south of Hodthorpe, is approximately 1.8 hectares in size and is expected to deliver its 38 dwellings between

			2019 and ~~2033~~ 2023. The site has outline planning permission and is expected to relocate and expand the allotment provision in the village in advance of development, to provide a 1ha community woodland and a permissive path to the south of the allotment relocation site and a 400sqm parking area within the site to reduce on-street parking on Queens Road."
AM19	Paragraph 5.46	To correct a typographical error.	Amend Paragraph 5.46 to read as follows: "…that the Council needs to ~~be~~ demonstrate is deliverable is its approach to affordable housing."
AM20	Paragraph 5.49	To correct a typographical error.	Amend Paragraph 5.49 to read as follows: "Based on this evidence, policy LC2 aims to ensure that market housing development proposals contribute to affordable housing provision…"
AM21	Paragraph 5.53	To correct typographical errors.	Amend Paragraph 5.53 to read as follows: "Nationally ~~and locally~~ there is an ageing population with people living longer~~,~~ and needing more accessible accommodation. As set out in the Spatial Portrait, the District is also characterised by an ageing population, with a higher than average percentage of retired households. Furthermore, ~~H~~households with

			poor health is a significant issue for many in the District and demographic trends are expected to lead to a growth in the number of households with support needs ~~by~~ to 2,800 households ~~to~~ by 2031."

CHAPTER 6 – WORKING COMMUNITIES

AM No.	Policy/Para. No.	Reason for Change	Proposed Additional Modification
AM22	Paragraph 6.8	To correct a factual error.	Amend Paragraph 6.8 item b) i) to read as follows: "~~Erin~~ Seymour Link Road (Northern Plot)~~,~~ ~~Seymour~~ Markham Vale"
AM23	Paragraph 6.10	To correct a factual error.	Amend Paragraph 6.10 to read as follows: "6.10 ~~Land at~~ Seymour Link Road, Markham Vale"
AM24	Policy WC1: Employment Land Allocations	To correct typographical errors.	Amend Policy WC1 to read as follows: "The Council will support the development of the following allocated sites as shown on the Policies Map, within stand-alone Development Envelopes where necessary, for B1, B2 and B8 uses only, over the plan period:" Amend the allocated sites' names as follows:

			Sites under construction 2016 – 2017 "Erin Road (~~N~~northern ~~P~~plot), Seymour, (Markham Vale)" **Sites with Planning Permission** "~~Erin~~ Seymour Link Road (central plot), ~~Seymour, (~~Markham Vale~~)~~ ~~Erin~~ Seymour Link Road (southern plot), ~~Seymour, (~~Markham Vale~~)~~ …"
AM25	Policy WC2: General Principles for Economic Development	To correct typographical errors.	Amend Policy WC2 to read as follows: "… The following important ~~e~~Existing ~~e~~Employment ~~areas~~ Sites are allocated ~~(as shown~~ on the Policies Map~~s)~~, within stand-alone Development Envelopes where necessary, ~~are~~ as key economic drivers for the District for employment uses and will be protected: vi) "~~Erin~~ Seymour Link Road, ~~Seymour~~ Markham Vale" xxvi) "Brookhill ~~Lane~~ Road~~,~~ Industrial Estate, Pinxton"

AM26	Paragraph 6.28	To correct typographical and factual errors.	Amend Paragraph 6.28 to read as follows: "As noted in the policy WC2, the Council recognises the importance of the existing employment site at ~~EPC-UK,~~ Rough Close, South Normanton operated by EPC United Kingdom PLC. Due to the complex nature of the business, the site is designated as a hazardous substances site, and an explosives site, with ~~three~~ two Explosives Safeguarding Zones. These…" Corresponding change proposed to the Policies Map **[PMC9]**
AM27	Policy WC4: Rough Close Works, South Normanton	To provide clarity and consistency in respect of the terminology used in the Local Plan and on the Policies Map.	Amend the second paragraph of Policy WC4 to read as follows: "Within the ~~core area~~ Existing Employment Area (Core Area), as shown on the Policies Map, planning permission will be granted for employment development or variation of existing permissions, provided that…" Amend the third paragraph of Policy WC4 to read as follows: "Within the ~~a~~Area of ~~w~~Wider ~~o~~Operations, as shown on the Policies Map, planning permission…"

			Amend the fourth paragraph of Policy WC4 to read as follows: "Within the inner ~~development zone~~ Explosive Safeguarding Zone, as defined on the Policies Map, of the site permission…" Amend the fifth paragraph of Policy WC4 to read as follows: "Within the outer ~~development zone~~ Explosive Safeguarding Zone, as defined on the Policies Map ~~as the rough close works~~, and during the operation…" Corresponding changes proposed to the Policies Map **[PMC9]**
AM28	Paragraph 6.34	To correct two typographical errors.	Amend Paragraph 6.34 to read as follows: "The Council seeks to ensure that each town centre in the District serves the day to day convenience, comparison and service needs…"
AM29	Paragraph 6.41	To correct a typographical error.	Amend Criterion e) of Paragraph 6.41 to read as follows: "e) Land North of Lees Lane (B), South Normanton (See Policy WC 8)"

AM30	Paragraphs 6.42 and 6.43	To correct two typographical errors.	Amend Paragraph 6.42 to read as follows: "The NPPF requires Local Authorities to define the extent of town centres and ~~P~~primary shopping areas. The primary…" Amend Paragraph 6.43 to read as follows: "…The study also recommends a single town centre boundary that serves as the ~~P~~primary ~~S~~shopping ~~A~~area. The town and local centre…"
AM31	Policy WC5: Retail, Town Centre and Local Centre Development	To correct a factual error.	Amend Policy WC 5 to read as follows: "Support will be given to proposals which maintain or enhance the vitality and viability of the following hierarchy of town and local centres as defined on the Policies Map:"
AM32	Paragraph 6.60	To correct a typographical error.	Amend Paragraph 6.60 to read as follows: "Addressing these issues and a re-imagining of the square holds the potential to support, sustain and grow the…"
AM33	Paragraph 6.62	To correct a factual error.	Amend Criterion b) of Paragraph 6.62 to read as follows: "b) Portland Road (east) is considered suitable for a range of town centre uses but ~~is~~ also

			includes ~~protected green space including~~ an equipped play area.”
AM34	Policy WC7: Shirebrook Edge of Town Centre Allocations	To delete a typographical error.	Delete Criterion d) of Policy WC7 in its entirety as follows: “~~d) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site’s general layout, design and orientation~~”

CHAPTER 7 – SUSTAINABLE COMMUNITIES

AM No.	Policy/Para. No.	Reason for Change	Proposed Additional Modification
AM35	Paragraph 7.5	To correct a typographical error.	Amend Paragraph 7.5 to read as follows: “…Development proposals outside of built up areas will be considered against Policy ~~SS8~~ SS9: ~~(~~Development in the Countryside~~)~~. This approach complies…”
AM36	Paragraph 7.6	To correct a typographical error.	Amend Paragraph 7.6 to read as follows: “A key ~~issue feature~~ message from all stages of consultation on the Local Plan…”
AM37	Paragraph 7.39	To correct a typographical error.	Amend Paragraph 7.39 to read as follows:

			"…However, it identifies two locations where flood risk needs to be carefully managed ~~at South~~ on the southern side of Pinxton, where there has been recurring flooding…"
AM38	Section Title and Paragraphs 7.41, 7.42 and 7.43	To include the correct terminology.	Amend the Section Title to read as follows: "Flood Risk~~s~~ and Sustainable ~~Urban~~ Drainage Techniques:" Amend Paragraphs 7.41, 7.42 and 7.43 to read as follows: "7.41 The Water Cycle Study recommended that the Local Plan included policies that promote sustainable drainage techniques, rather than using traditional piped systems. Sustainable ~~Urban~~ Drainage Systems (Su~~U~~DS) mimic natural drainage by reducing the amount and rate of water flow following rainfall, therefore reducing the risk of surface water flooding. 7.42 ~~Sustainable Urban Drainage Systems~~ SuDS have several other benefits ….. ~~Sustainable Urban Drainage Systems (SUDS)~~ SuDS can also be used to assist flood management from new and existing developments with respect to surface water drainage discharges……. The inclusion of ~~Sustainable Urban Drainage Systems~~ SuDS should be done at the earliest stages of the

			process to ensure that they are successfully designed, built and maintained. 7.43 The aim of policy SC7 below is to appropriately manage flood risk from all sources, and encourage the use of ~~Sustainable Urban Drainage Systems~~ SuDS to help achieve this."
AM39	Policy SC7: Flood Risk	To include the correct terminology.	Amend Policy SC7 to read as follows: f) "The development incorporates a Sustainable ~~Urban~~ Drainage System (Su~~U~~DS) to manage surface water drainage…"
AM40	Paragraph 7.44	To correct a typographical error.	Amend Paragraph 7.44 to read as follows: "…Air, water, soil, fossil fuels and minerals are all vital natural resources on which we depend. Development can have direct and indirect…"
AM41	Paragraph 7.55	To correct typographical errors.	Amend Paragraph 7.55 to read as follows: "…The District has ~~six~~ 7 nationally important sites designated as Sites of Special Scientific Interest (SSSIs~~'S~~), either wholly or partly within its boundaries. These have... …as Local Wildlife Sites. Of these, ~~three~~ 3 are also designated…The SSSI~~'~~s, Local Nature Reserves,…"

AM42	Paragraph 7.58	To correct a typographical error.	Amend Paragraph 7.58 to read as follows: "It is useful to compare Figures ~~SC1~~ 7A & ~~SC2~~ 7B, as it becomes clear that the biodiversity…"
AM43	Paragraph 7.65	To correct a typographical error.	Amend Paragraph 7.65 to read as follows: "The Council can protect selected trees and woodland in the interests of amenity by the making of Tree Preservation Orders (TPOs). The Council will seek to make ~~Tree Preservation Orders~~ TPOs where trees that"
AM44	Paragraph 7.66	To correct a typographical error.	Amend Paragraph 7.66 to read as follows: "…It is a criminal offence to damage or fell a protected tree. In assessing applications for the felling or works to a ~~TPO~~ protected tree, the Council will take into account…"
AM45	Policy SC12: Air Quality	To correct typographical errors.	Amend Policy SC12 to read as follows: "The assessment of new development will include a consideration of the potential impact of a new development and increased traffic on air quality, particularly in relation to development close to the M1, ~~and~~ the existing Air Quality Management Areas (AQMA)~~:~~ and other major highways or transport corridors. Development that, on its own or cumulatively, would be likely to exacerbate air quality

			problems in existing and potential AQMA~~'~~s will only be permitted if the potential adverse effects would be mitigated to…"
AM46	Paragraph 7.75	To correct typographical errors.	Amend Paragraph 7.75 to read as follows: "…into water courses that feed into important Sites of Special Scientific Interest (SSSIs) at Welbeck Lakes, Thoresby Lake~~,~~ and Clumber Park ~~D~~downstream. These SSSIs and other…"
AM47	Paragraph 7.76	To correct typographical errors.	Amend Paragraph 7.76 to read as follows: "…and prevent adverse changes in water quality in the ~~d~~District impacting on ~~Sites of Special Scientific Interest~~ SSSIs downstream."
AM48	Policy SC13: Water Quality	To correct a typographical error.	Amend Policy SC13 to read as follows: "…made where possible. All major planning applications should ~~be accompanied by~~ a) Provide d~~D~~etails of how the development contributes to the protection and enhancement of waterbodies identified by the Humber River Basin Management Plan and the Water Framework Directive b) Demonstrate~~s~~ that adequate sewage infrastructure…"

AM49	Paragraphs 7.83 and 7.84	To correct typographical errors.	Amend paragraph 7.83 to read as follows: "…For this reason the Health and Safety Executive (HSE) identifies consultation distances for each of these installations. There are ~~three~~ two explosives safeguarding zones (inner~~, middle~~ and outer) around ~~EPC Explosives~~ Rough Close Works, South Normanton. There are a further four Hazardous Substances Consent Consultation Zones around Hazardous Installations which affect the District. The full list is: a) EPC ~~Explosives~~ United Kingdom PLC, Rough Close Works, South Normanton, DE55 2BE…" Amend paragraph 7.84 to read as follows: "Due to the complicated nature of the ~~three~~ two separate safeguarding zones in regard to the ~~EPC Explosives~~ Rough Close Works site, a detailed policy in relation to the site (WC4) is contained in Chapter 6."
AM50	Paragraph 7.87	To correct a typographical error.	Amend Paragraph 7.87 to read as follows: "…part of the development plan for Bolsover District. They include saved policies relating to Minerals Consultation Areas (MCA~~'~~s) and procedures to ensure…"

CHAPTER 8 – INFRASTRUCTURE, TRANSPORT, COMMUNITY AND RECREATION PROVISION

AM No.	Policy/Para. No.	Reason for Change	Proposed Additional Modification
AM51	Policy ITCR2: The Multi-User Trails Network	To correct a typographical error.	Amend Policy ITCR2 to read as follows: "**Existing Multi-User Trails** … k) Archaeological Way (Sookholme Road, Shirebrook to Frithwood ~~Lane~~ Trail, Creswell ….
AM52	Paragraph 8.18	To correct a typographical error.	Amend paragraph 8.18 to read as follows: "One of the key characteristics of the District is that it has an ageing population and a significant number… "
AM53	Policy ITCR4: Local Shops and Community Facilities	To correct a typographical error.	Amend Policy ITCR4 to read as follows: "~~Protection of local convenience shops and community facilities~~ Planning permission for development that…"
AM54	Paragraph 8.24	To correct a factual error.	Amend paragraph 8.24 to read as follows: "Baseline information for the Green Space Strategy was collected in the form of an audit: the Green Space ~~Quality~~ Quantity and

			Accessibility Report (December 2013), and updated… ”
AM55	Paragraph 8.25	To correct a factual error.	Amend paragraph 8.25 to read as follows: “The Green Space ~~Quality~~ Quantity and Accessibility Report showed that the ~~d~~District has over… ”
AM56	Paragraph 8.56	To correct a typographical error.	Amend paragraph 8.56 to read as follows: “…The locations of these planned local transport improvement schemes are identified on the Policies Map, with detailed proposals included within Appendix 8.1 of the Plan.”
AM57	Policy ITCR12: Information Communication Technology and Telecommun-ications	To correct a typographical error.	Amend Criterion c) of Policy ITCR12 to read as follows: “c) The colour and profile are sympathetic to the site’s surroundings and the size of the development…”

CHAPTER 9 – IMPLEMENTATION AND INFRASTRUCTURE DELIVERY

AM No.	Policy/Para. No.	Reason for Change	Proposed Additional Modification
AM58	Paragraph 9.8	To correct a typographical error.	Amend paragraph 9.8 to read as follows:

			"It is recognised that ~~I~~infrastructure requirements may change over time and some… "
AM59	Policy II1: Plan Delivery and the Role of Developer Contributions	To correct factual errors.	Amend Criterion a) of Policy II1 to read as follows: "a) Green • Strategic green infrastructure (~~greenways~~ multi-user trails and wildlife corridors) • Green spaces (formal, ~~and~~ semi-natural green spaces and playing pitches)"

GLOSSARY

AM No.	Policy/Para. No.	Reason for Change	Proposed Additional Modification
AM60	Glossary of terms	To correct a typographical error.	Amend the Glossary of terms as follows: **"Age<u>e</u>ing Population** - A change in the age structure within an area where the average age rises and a growing number of people live beyond the standard working age."
AM61	Glossary of terms	To include the term 'Environmental Impact Assessment' in the Glossary.	Amend the Glossary of terms to include: **"<u>Environmental Impact Assessment</u>** - <u>A procedure to be followed for certain types of project to ensure that decisions are made in</u>

			full knowledge of any likely significant effects on the environment."

APPENDICES

AM No.	Policy/Para. No.	Reason for Change	Proposed Additional Modification
AM62	Appendix 1.1 - Development of the Local Plan	To correct a typographical error.	Amend the first row on page 172 'Reference in vision' to read as follows: "Ref in *Social Role* 'A range of new housing will have met the needs of a growing and ageing population' AND…"
AM63	Appendix 1.1 - Development of the Local Plan	To correct a typographical error.	Amend the first row on page 173 'Reference in vision' to read as follows: "Ref in *Social Role* 'A range of new housing will have met the needs of a growing and ageing population'."
AM64	Appendix 1.1 - Development of the Local Plan	To correct a typographical error.	Amend the fourth row on page 178 'Reference in vision' to read as follows: "Ref in *Social Role* 'A range of new housing will have met the needs of a growing and ageing population'."
AM65	Appendix 1.1 -	To update the Plan in respect of the deletion of Policy LC4.	Delete the reference to Policy LC4 in the fourth row on page 178 'Policies'.

	Development of the Local Plan		
AM66	Appendix 1.1 - Development of the Local Plan	To update the Plan in respect of the deletion of Policy LC4.	Delete the reference to Policy LC4 in the first row on page 179 'Policies'.
AM67	Appendix 1.1 - Development of the Local Plan	To correct a typographical error.	Amend the third row on page 182 'Reference in vision' to read as follows: "Ref in *Social Role* 'A range of new housing will have met the needs of a growing and ageing population'."
AM68	Appendix 1.1 - Development of the Local Plan	To update the Plan in respect of the deletion of Policy LC4.	Delete the reference to Policy LC4 in the third row on page 182 'Policies'.
AM69	Appendix 1.1 - Development of the Local Plan	To correct a typographical error.	Amend the first row on page 183 'Reference in vision' to read as follows: "Ref in *Social Role* 'A range of new housing will have met the needs of a growing and ageing population'."
AM70	Appendix 1.1 -	To correct a typographical error.	Amend the second row on page 183 'Reference in vision' to read as follows:

	Development of the Local Plan		"Ref in *Social Role* 'A range of new housing will have met the needs of a growing and ageing population'."
AM71	Appendix 1.1 - Development of the Local Plan	To correct a typographical error.	Amend the third row on page 183 'Reference in vision' to read as follows: "Ref in *Social Role* 'A range of new housing will have met the needs of a growing and ageing population'."
AM72	Appendix 8.1 - Locations of planned local transport improvement schemes	To correct a typographical error.	Amend the title of the plan xv) in Appendix 8.1 to read as follows: **xv)** "Redirection of bus routes to service Brookvale and Brook Park allocations in Shirebrook ~~Redirection of bus routes through the Clowne Garden Village strategic site~~"

THROUGHOUT THE PLAN

AM No.	Policy/Para. No.	Reason for Change	Proposed Additional Modification
AM73	As Required.	To update the Plan to take account of additions and deletions set out in this document and in the schedule of proposed Main Modifications.	Policies, sites, paragraphs and footnotes to be renumbered and/or renamed as required throughout the Local Plan.

CHANGES TO THE SUBMITTED POLICIES MAP

February 2020

CHANGES TO THE SUBMITTED POLICIES MAP

Change No.	Policy Map Key Ref.	Reason for the Change	Proposed Change
PMC1	SS3, SS9, SC1 - Development Envelopes	To update the Policies Map following a review of the development envelope boundary at Scarcliffe.	Amend the development envelope at Manor Farm, Scarcliffe to include a stone barn building, with courtyard, fronting Main Street as shown in Appendix 1.
PMC2	SS4 - Strategic Site Allocation: Bolsover North	To correct the Policies Map to show the extent of the Strategic Site Allocation at Bolsover North.	Amend the site boundary of the Strategic Site Allocation: Bolsover North as shown in Appendix 2.
PMC3	SS6 - Strategic Site Allocation: Former Whitwell Colliery Site, SS6 - Area of Transition, SS3, SS9, SC1 - Development Envelopes & SS11 - Important Open Breaks	To update the Policies Map to include an Area of Transition to the north of the Strategic Site Allocation at the Former Whitwell Colliery Site and to make consequential changes to the Development Envelope and Important Open Break boundaries.	Add an Area of Transition to the Strategic Site Allocation: Former Whitwell Colliery site and amend the Development Envelope to include this Area of Transition and amend the Important Open Break to exclude this Area of Transition as shown in Appendix 3. (Main Modifications **MM19 to MM22** refer)

PMC4	LC1 - Housing Allocations & SS3, SS9, SC1 - Development Envelopes	To update the Policies Map to reduce the extent of the allocated housing site c) Land between Shuttlewood Road and Oxcroft Lane, Bolsover (around Boleappleton Farm), and to make consequential changes to the Development Envelope boundary.	Amend the site boundary of Housing Allocation c) Land between Shuttlewood Road and Oxcroft Lane, Bolsover and amend the development envelope accordingly as shown in Appendix 4. (Main Modification **MM34** refers)
PMC5	LC1 - Housing Allocations & SS3, SS9, SC1 - Development Envelopes	To update the Policies Map to remove the housing allocation s) Land at Glapwell Nurseries, Glapwell and to make consequential changes to the Development Envelope boundary in accordance with the methodology set out in the Development Envelope Review.	Delete the Housing Allocation s) Land at Glapwell Nurseries, Glapwell, and amend the Development Envelope accordingly as shown in Appendix 5. (Main Modification **MM49** refers)
PMC6	LC1 - Housing Allocations	To update the Policies Map to remove the housing allocation v) Land east of Pleasley Pit, Pleasley following the completion of the development in 2019.	Delete the Housing Allocation v) Land east of Pleasley Pit, Pleasley as shown in Appendix 6. (Main Modification **MM50** refers)
PMC7	LC7 - Existing Gypsy and Traveller Sites & LC5 - Gypsy and Traveller Site Allocations	To correct a factual error.	Change the Gypsies and Traveller Site at Pinxton from an Existing Site to an Allocated Site as shown in Appendix 7. (Main Modification **MM59** refers)
PMC8	WC1 - Employment Land Allocations	To update the Policies Map to more accurately reflect the site boundary of the Employment Allocation at Explore Industrial Park, Steetley, following the grant of planning permission (Ref.	Amend the employment allocation to more accurately reflect the site boundary of Explore Industrial Park, Steetley and amend the development envelope at Steetley to align with this as shown in Appendix 8.

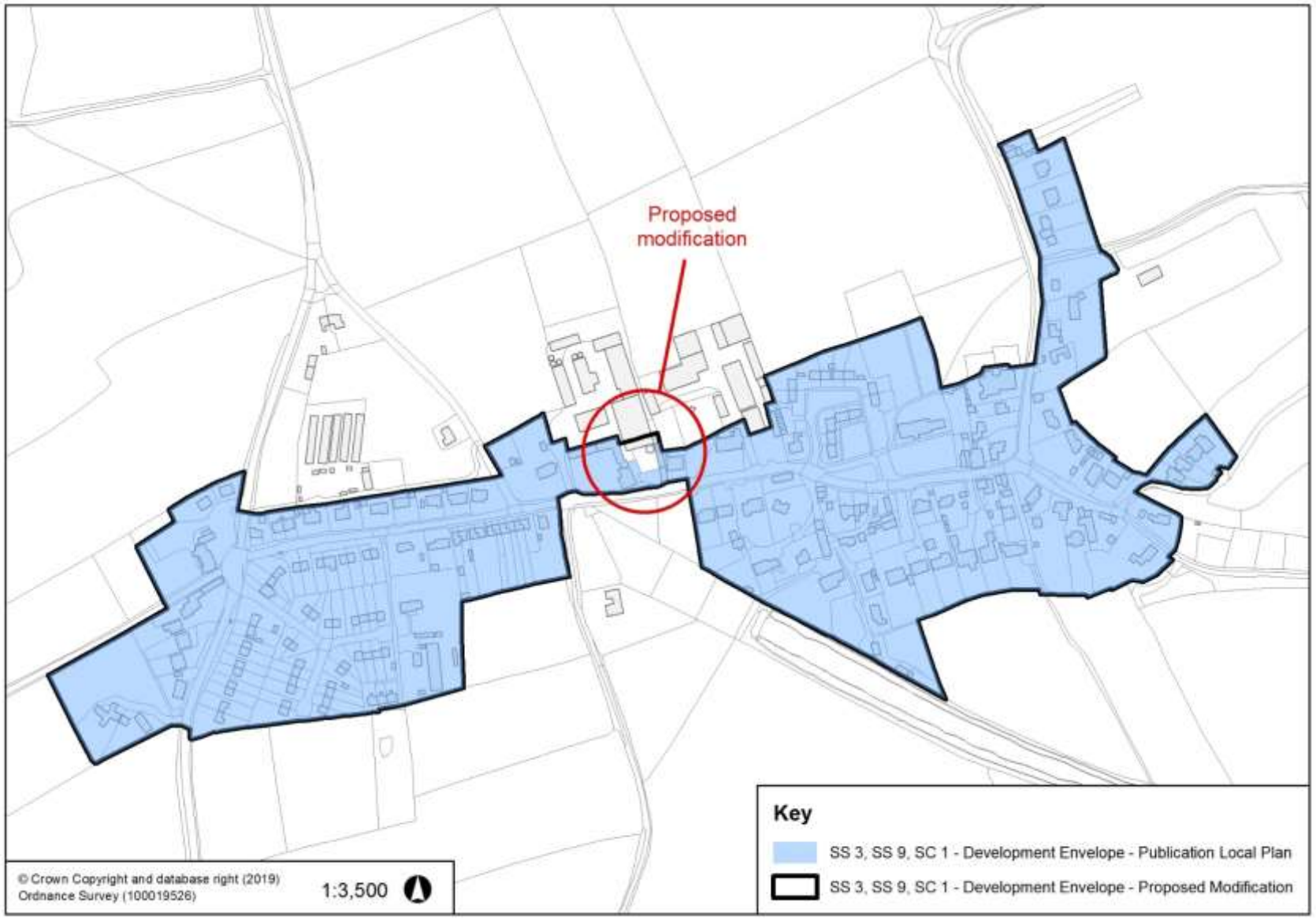
		08/00762/OUTEA) and to ensure that the development envelope boundary aligns with this.	A consequential change is also required to the boundary of the Local Wildlife Site (See **PMC11** below).
PMC9	WC4 - Rough Close Works Explosive Safeguarding Zones	To update the Policies Map to clarify the extent of the inner and outer Explosive Safeguarding Zones around Rough Close Works, South Normanton and to show the Area of Wider Operations referred to in the policy.	Rename Key title for WC4 - Explosive Safeguarding Zones to read as follows: "WC4 - Rough Close Works Explosive Safeguarding Zones" Delete the inner Explosive Safeguarding Zone (thereby the middle zone becomes the inner zone), and add an Area of Wider Operations as shown in Appendix 9. (Main Modification **MM66** and Additional Modification **AM26** refer)
PMC10	WC8 - Edge of Town Centre Allocations & SS3, SS9, SC1 - Development Envelopes	To update the Policies Map to ensure that the Edge of Town Centre Allocations in South Normanton are sited outside the Rough Close Works Inner Explosive Safeguarding Zone and to make consequential changes to the Development Envelope boundary.	Amend the boundary of the Edge of Town Centre Allocations in South Normanton to exclude land within the Inner Explosive Safeguarding Zone and amend the Development Envelope to align with this as shown in Appendix 10. (Main Modification **MM72** refers)
PMC11	SC9 - Local Wildlife Sites	To update the Policies Map to remove part of the Local Wildlife Site from within the employment allocation at Explore Industrial Park, Steetley.	Delete the part of the Local Wildlife Site that is within the Explore Industrial Park employment allocation as shown in Appendix 11.

PMC12	SC9 - Wildlife Corridors and Stepping Stones	To update the Policies Map to remove the Wildlife Corridors and Stepping Stones designation from Bolsover Moor Quarry as they are sited on a live minerals site.	Delete the Wildlife Corridors and Stepping Stones designations at Bolsover Moor Quarry as shown in Appendix 12.
PMC13	SC9 - Wildlife Corridors and Stepping Stones	To update the Policies Map to remove part of the Wildlife Corridors and Stepping Stones Designation from a site at Ball Hill, South Normanton.	Delete part of the Wildlife Corridors and Stepping Stones designation at Ball Hill, South Normanton as shown in Appendix 13.
PMC14	ITCR2 - Proposed Multi User Trails	To update the Policies Map to remove sections of the Proposed Multi User Trail from within the inner Explosive Safeguarding Zone around Rough Close Works, South Normanton.	Delete the two small distances of Proposed Multi User Trails that are within the inner Explosive Safeguarding Zone around Rough Close Works, South Normanton as shown in Appendix 14.
PMC15	ITCR2 - Existing Multi User Trails	To update the Policies Map to include Mag Lane, Langwith as an Existing Multi User Trail.	Amend the Existing Multi User Trail to include Mag Lane, Langwith as shown in Appendix 15. (Main Modification **MM85** refers)
PMC16	ITCR9 - Cycle Routes & ITCR2 - Existing Multi User Trails	To update the Policies Map to include Sookholme Road, Shirebrook as an Existing Multi User Trail rather than as part of the Cycle Network.	Amend the Cycle Routes to delete Sookholme Road, Shirebrook and amend the Existing Multi User Trails to include Sookholme Road, Shirebrook as shown in Appendix 16. (Main Modification **MM85** refers)
PMC17	ITCR2 - Existing Multi User Trails & ITCR2 - Proposed	To correct the Policies Map to show the Multi User Trail at Frithwood Lane, Creswell as a Proposed Multi User Trail rather than as an Existing Multi User Trail.	Amend the Existing Multi User Trails to delete Frithwood Lane, Creswell and amend the Proposed Multi User Trails to include Frithwood Lane, Creswell as shown in Appendix 17. (Main Modification **MM85** refers)

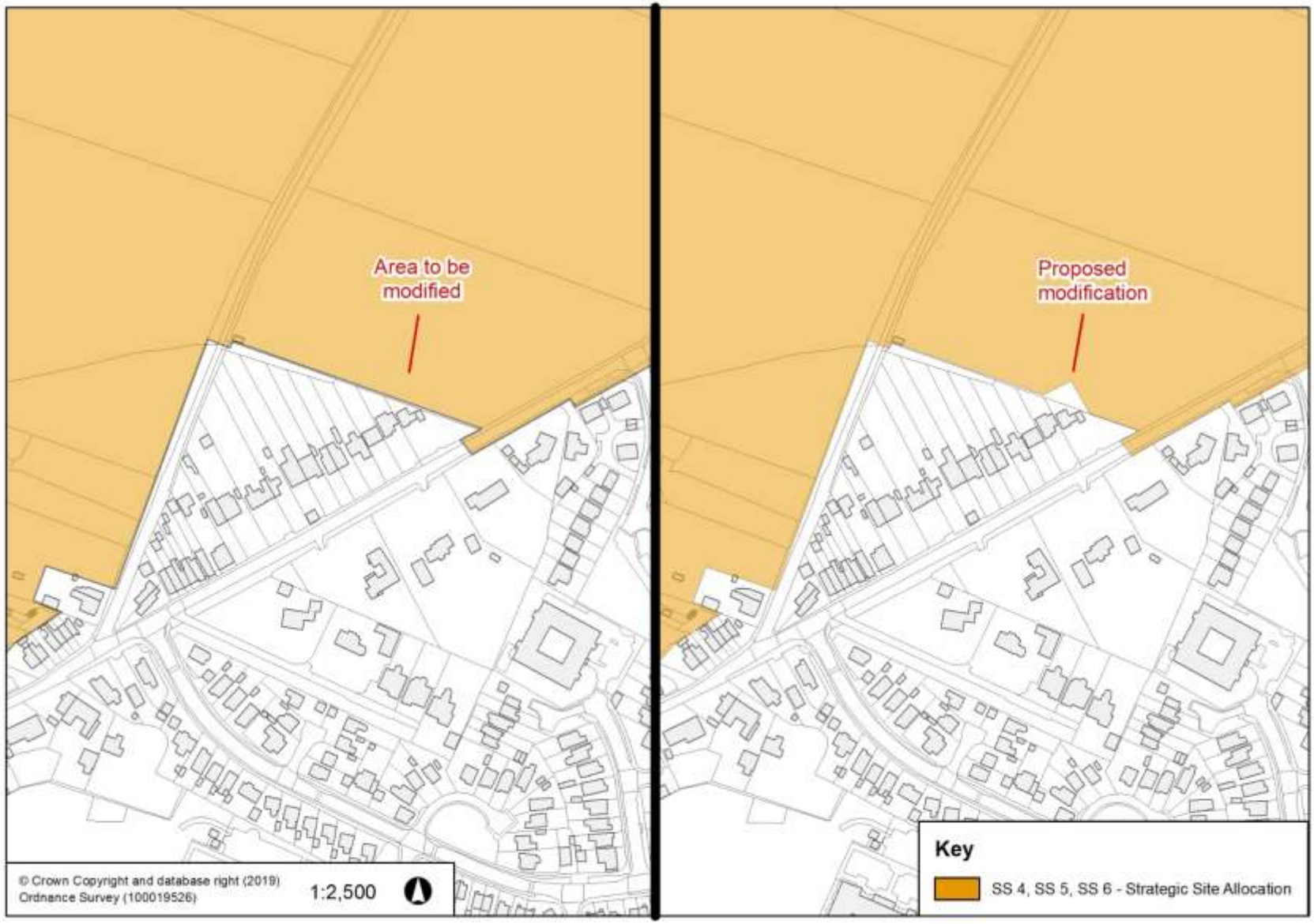
	Multi User Trails		
PMC18	ITCR2 - Proposed Multi User Trails	To update the Policies Map to add a new Proposed Multi User Trail to link existing trails outside the District.	Add a new Proposed Multi User Trail (39) East of Hennymoor Farm to Hodthorpe as shown in Appendix 18. (Main Modification **MM86** refers)

Appendices

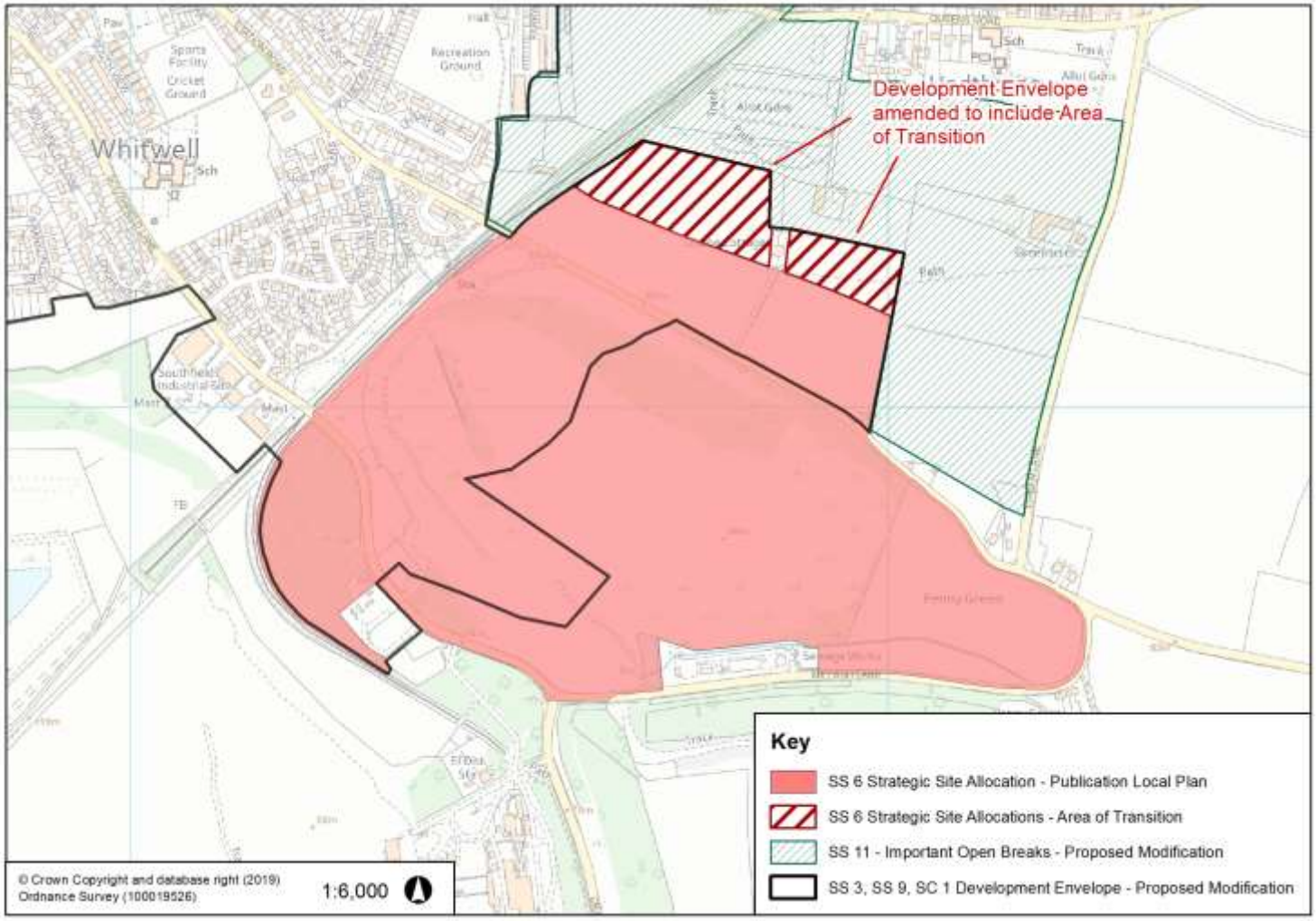
Appendix 1 – Amendment to development envelope boundary at Scarcliffe [PMC1]



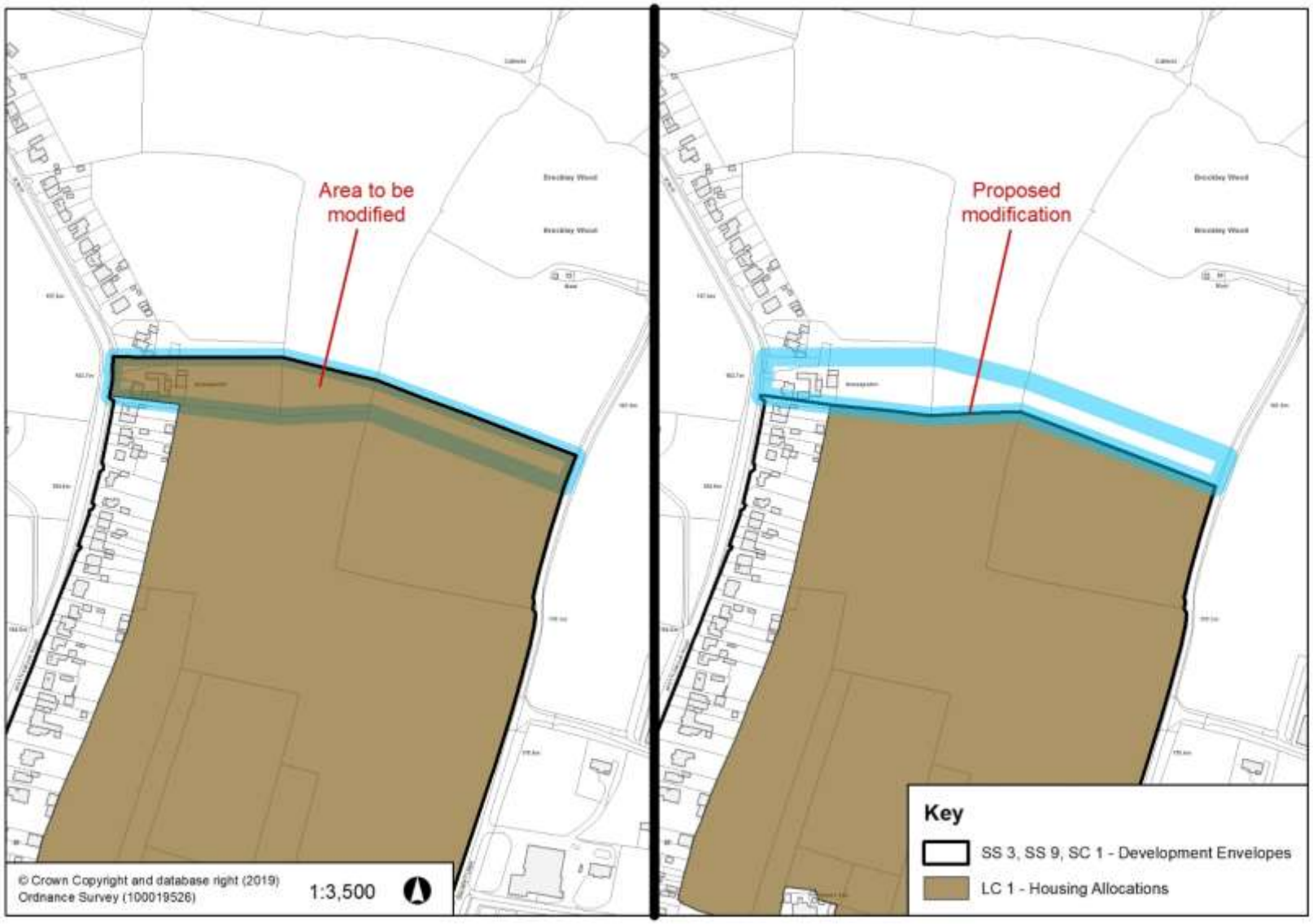
Appendix 2 – Amendment to the site boundary of the Strategic Site Allocation at Bolsover North [PMC2]



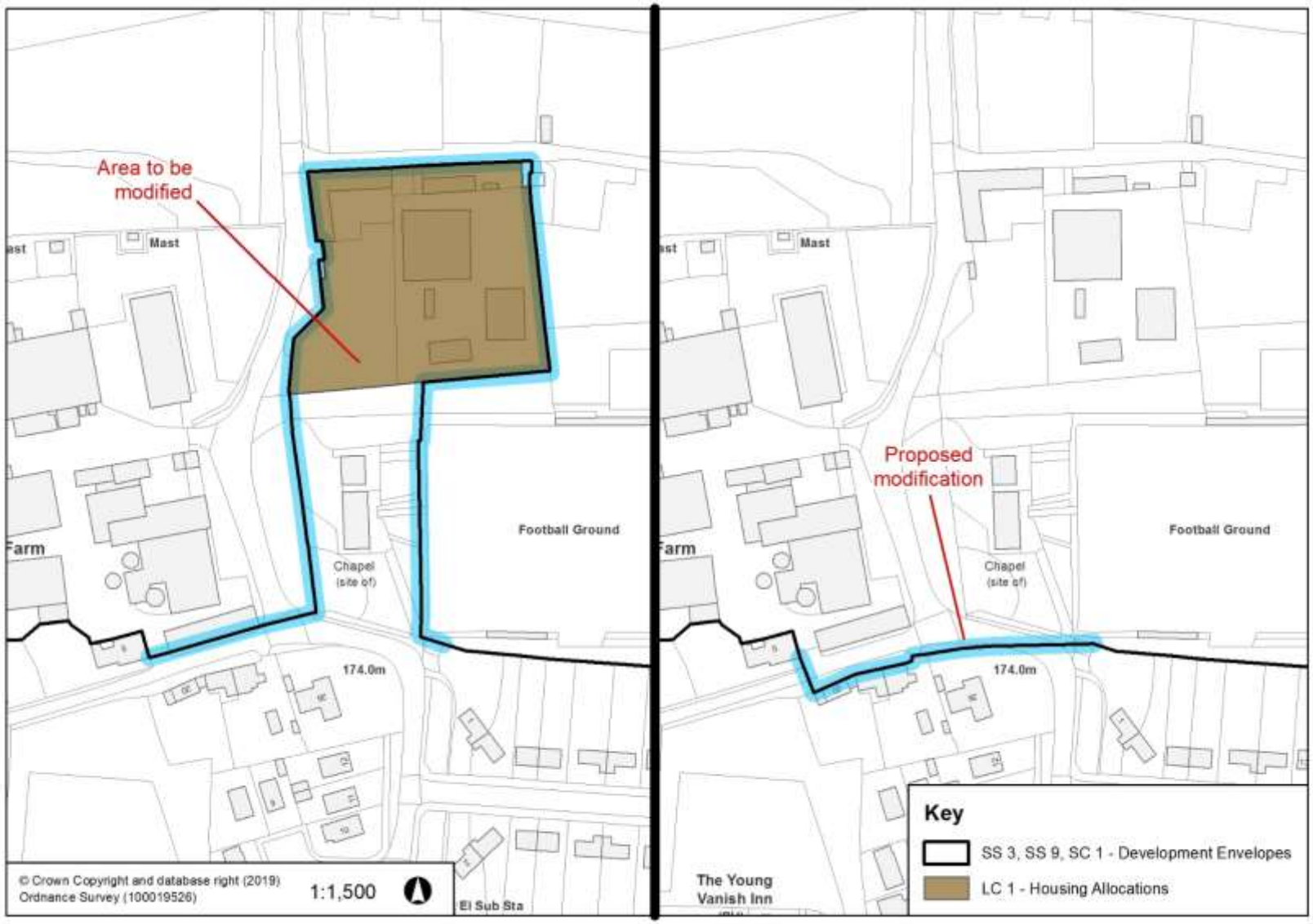
Appendix 3 – Addition of an Area of Transition to the Strategic Site Allocation: Former Whitwell Colliery site and amendment to the Development Envelope to include this Area of Transition and amendment to the Important Open Area to exclude this Area of Transition [PMC3]



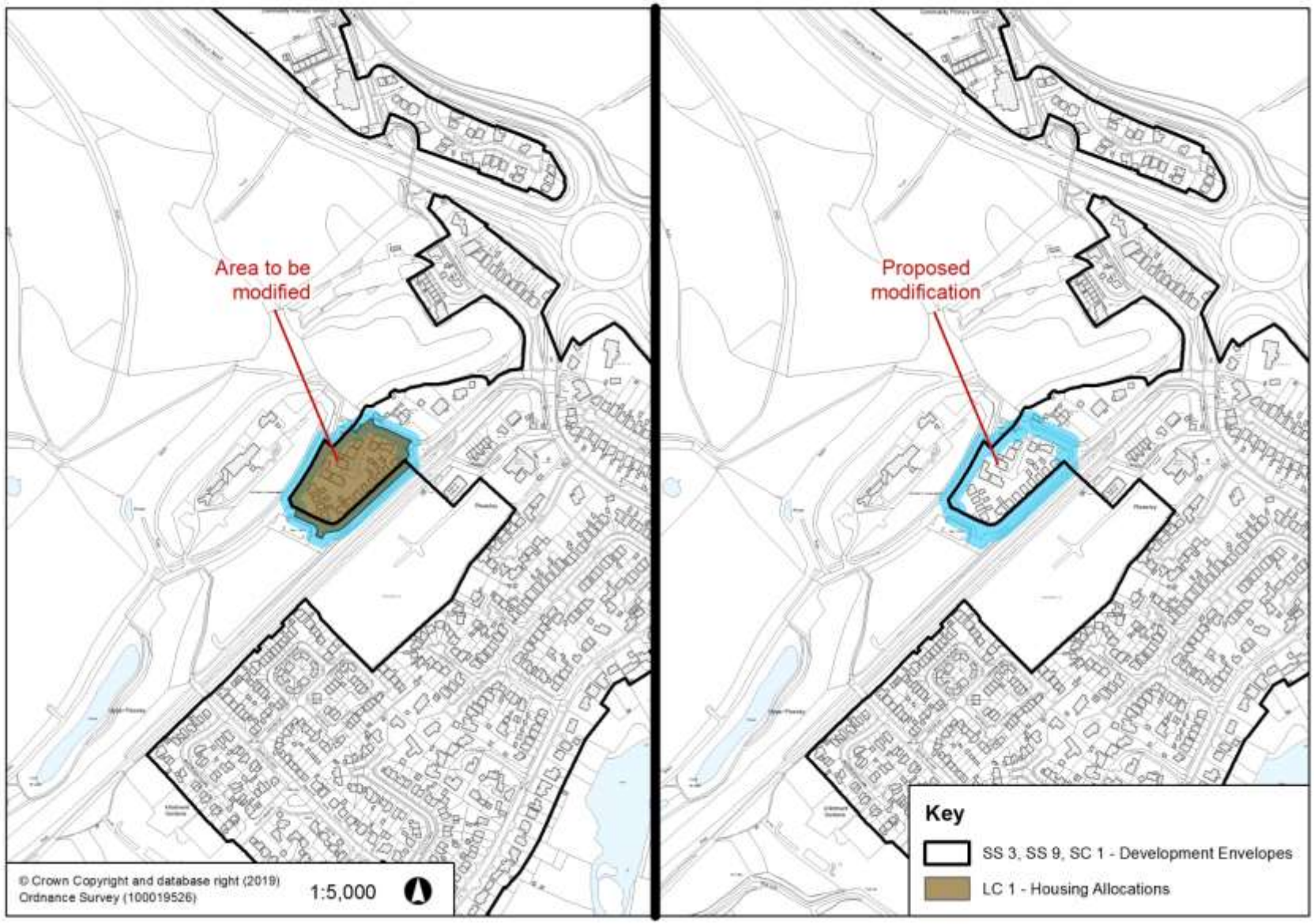
Appendix 4 – Amendments to the Housing Allocation c) Land between Shuttlewood Road and Oxcroft Lane, Bolsover and the Development Envelope [PMC4]



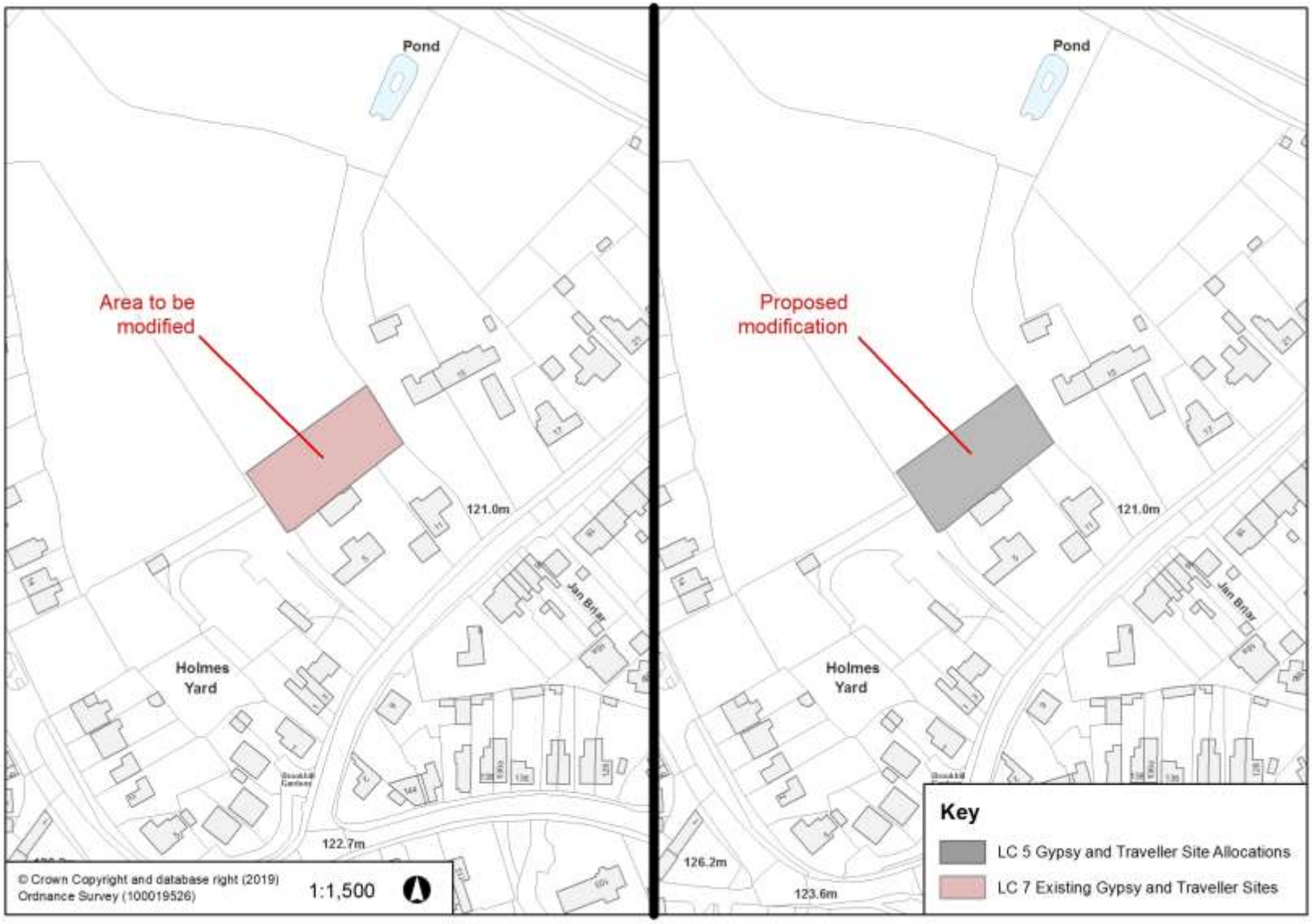
Appendix 5 – Deletion of Housing Allocation s) Land at Glapwell Nurseries, Glapwell, and amendments to the Development Envelope [PMC5]



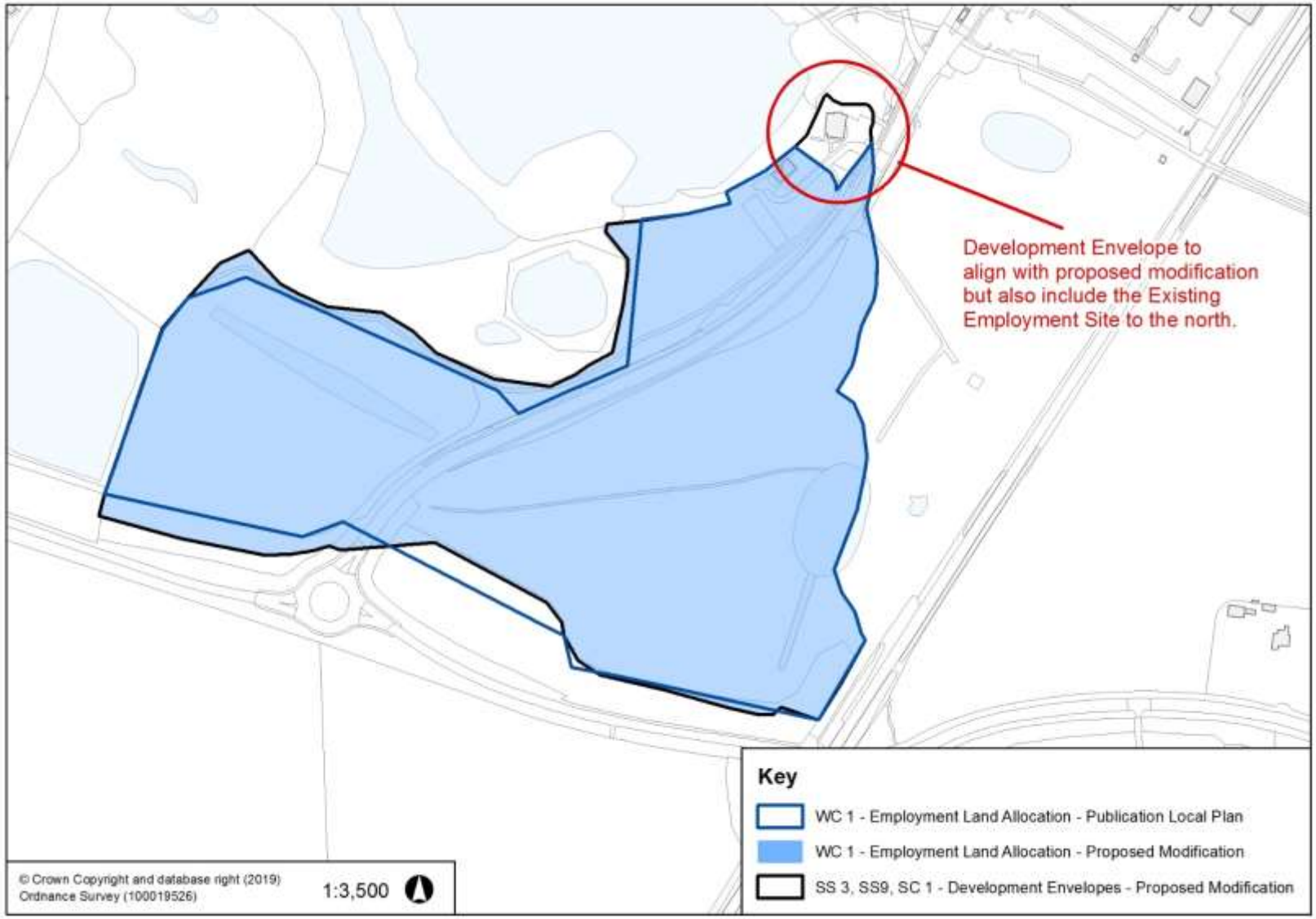
Appendix 6 – Deletion of Housing Allocation v) Land east of Pleasley Pit, Pleasley [PMC6]



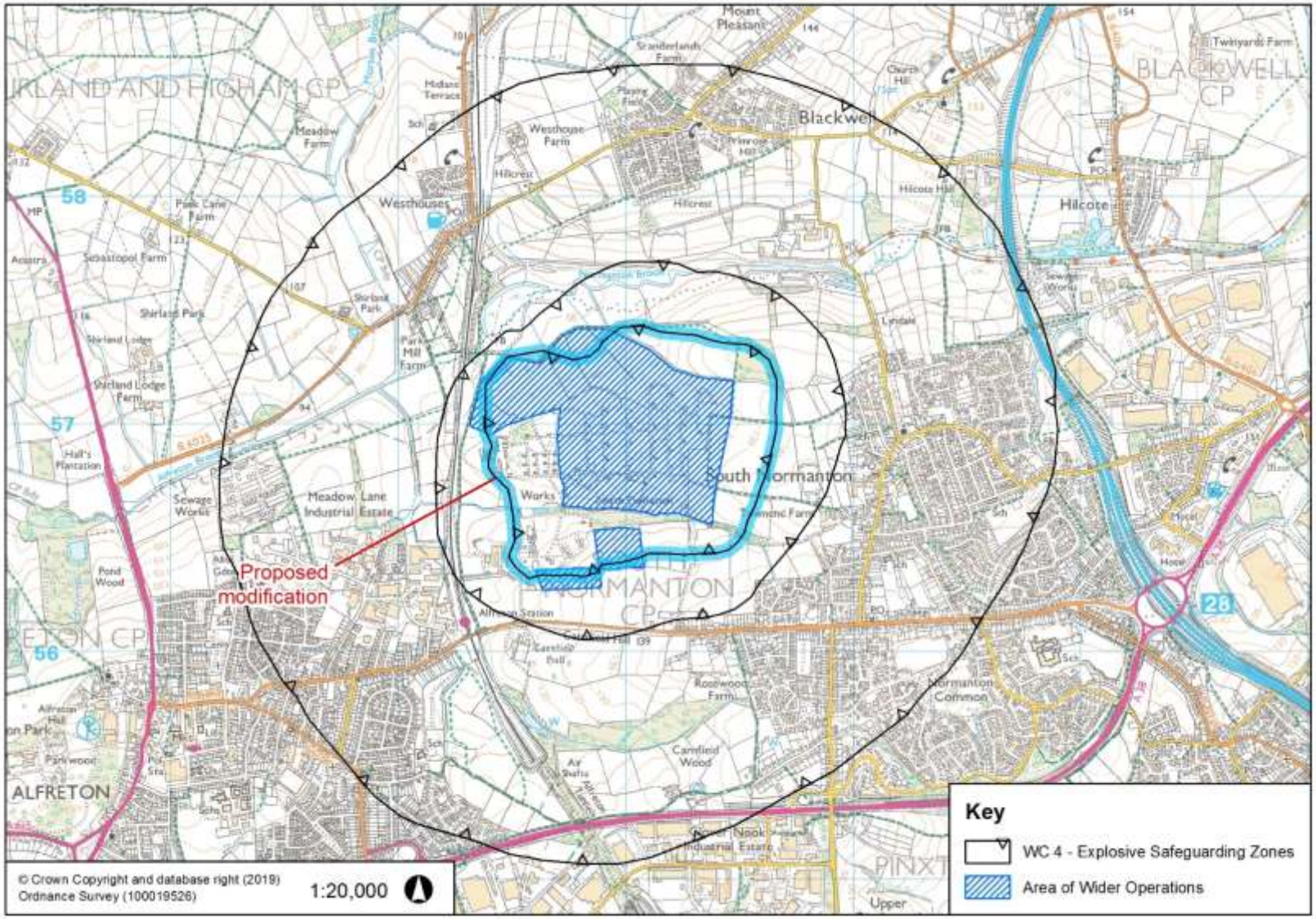
Appendix 7 – Change from an Existing Gypsies and Travellers Site to a Gypsies and Travellers Site Allocation in Pinxton [PMC7]



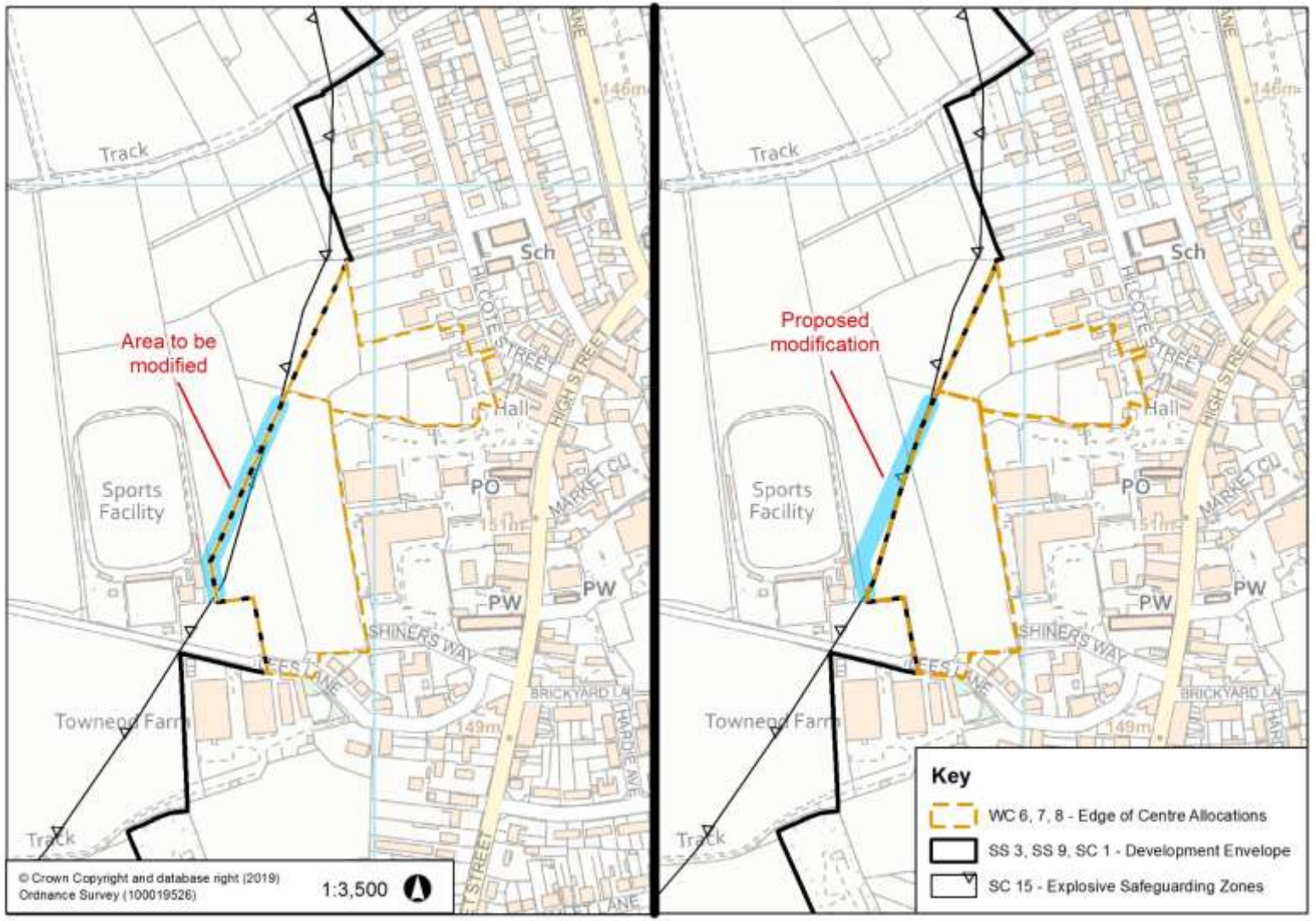
Appendix 8 – Amendment to the Explore Industrial Park Employment Allocation boundary and corresponding amendment to the Development Envelope boundary at Steetley [PMC8]



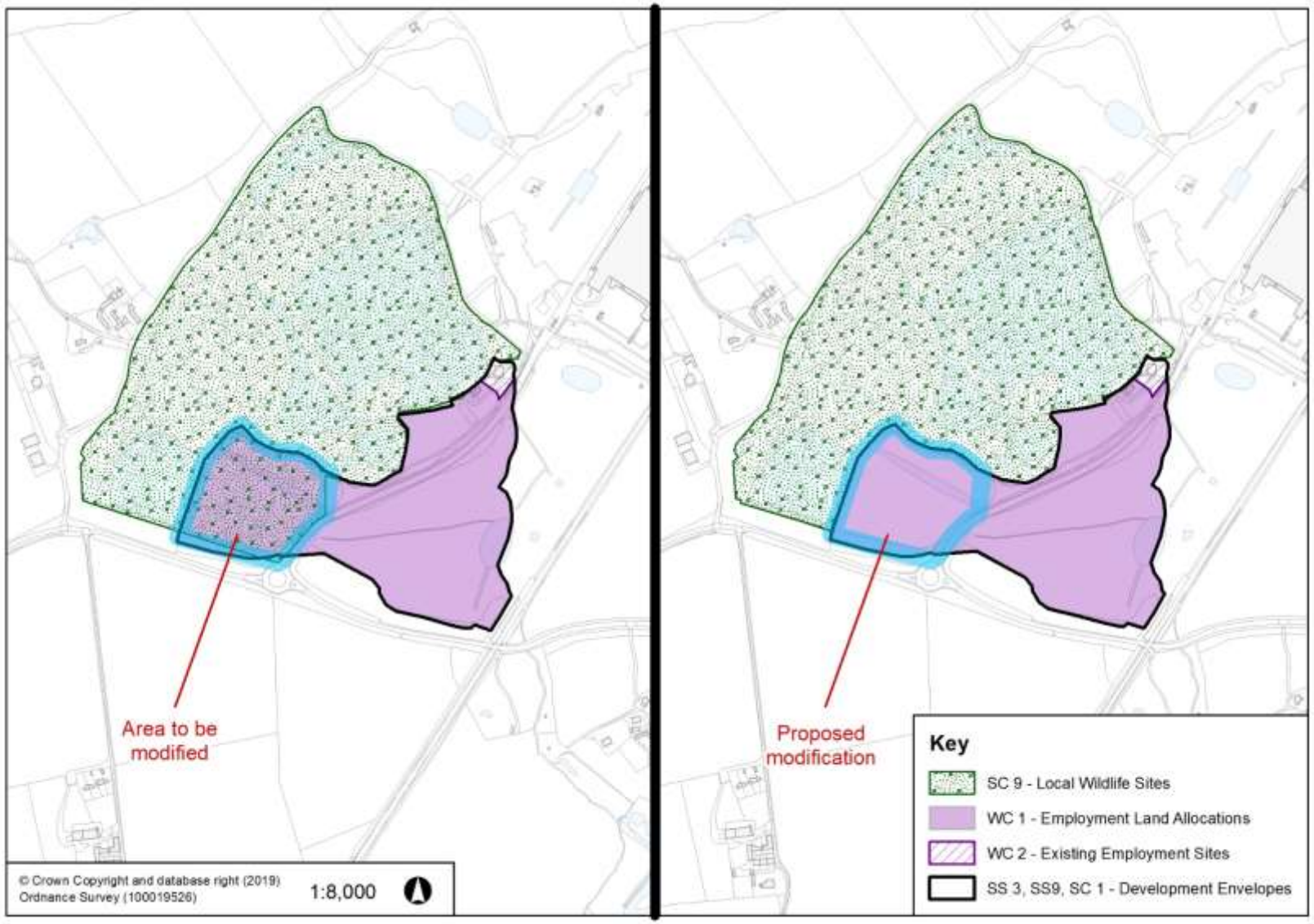
Appendix 9 – Amendment to the Explosive Safeguarding Zones around Rough Close Works, South Normanton and identification of the Area of Wider Operations [PMC9]


Proposed modification
Key
WC 4 - Explosive Safeguarding Zones
Area of Wider Operations
© Crown Copyright and database right (2019)
Ordnance Survey (100019526)
1:20,000
ALFRETON
South Normanton
Blackwell
Hilcote
Westhouses
Meadow Lane Industrial Estate
Sewage Works
Normanton Common
Pond Wood
Camfield Wood
Shirland Park
Sebastopol Farm
Public Lane Farm
Meadow Farm
Hall's Plantation
Shirland Lodge Farm
Roosewood Farm
Upper

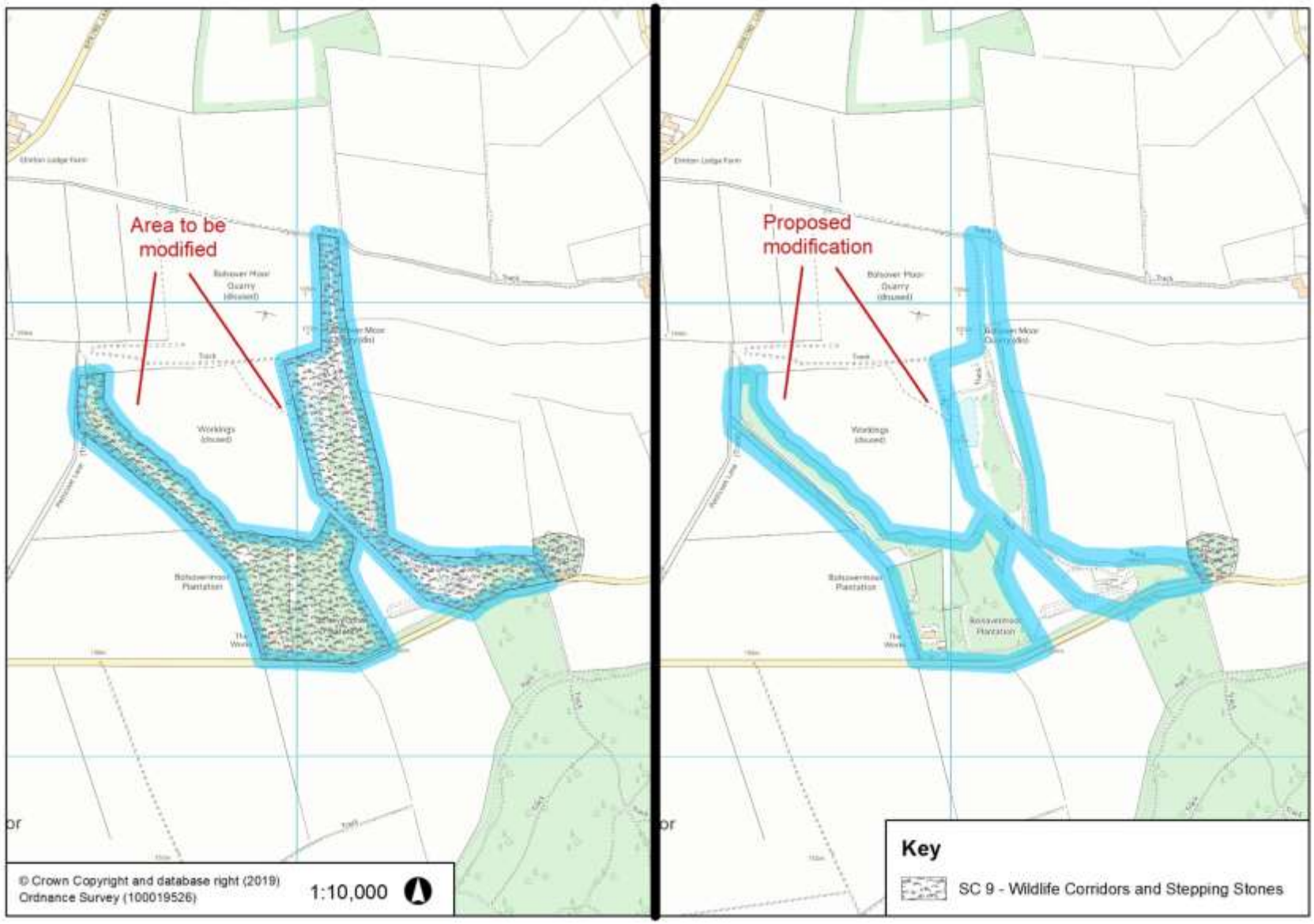
Appendix 10: Amendments to the Edge of Town Centre Allocations in South Normanton and the Development Envelope [PMC10]



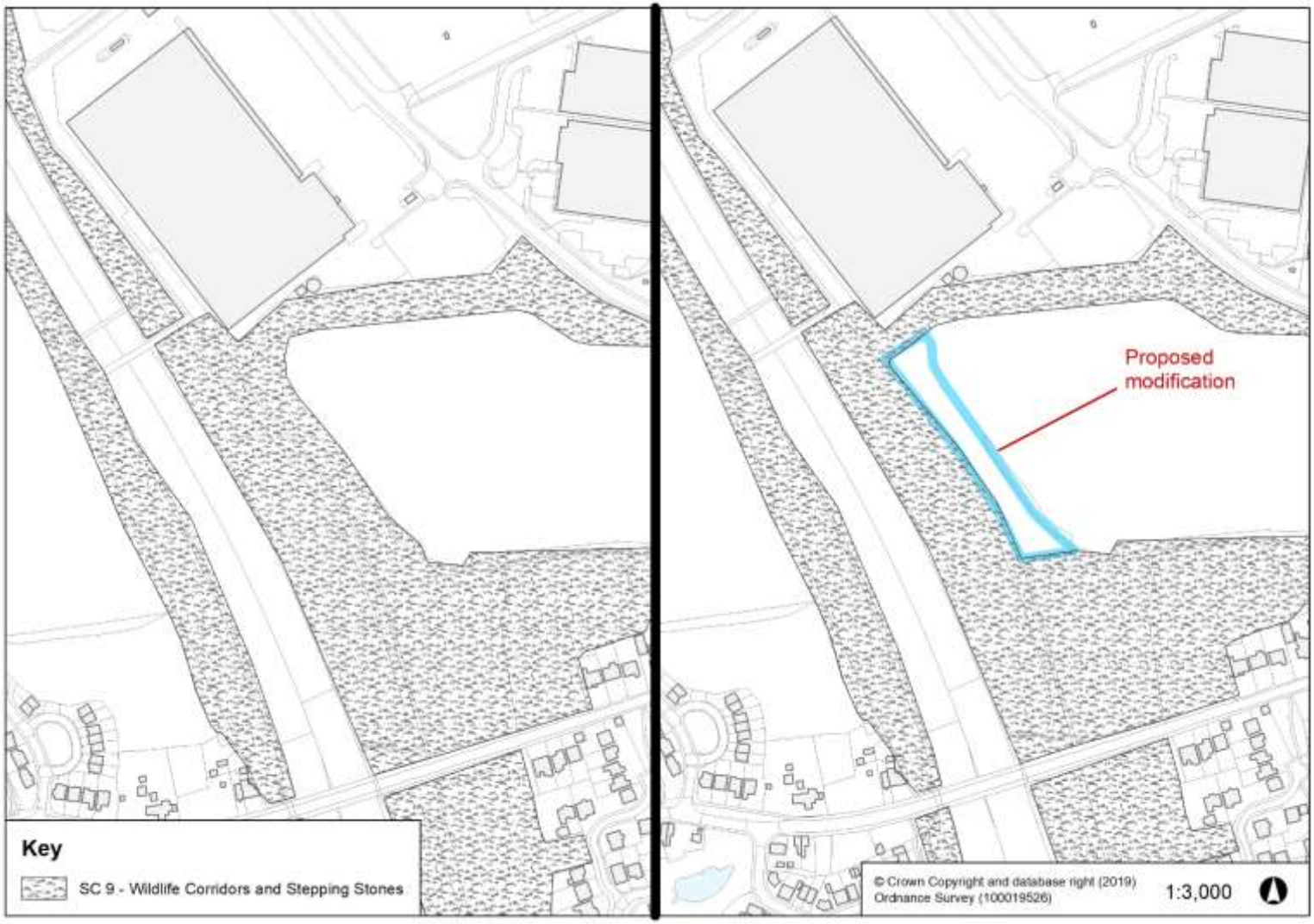
Appendix 11: Deletion of the part of the Local Wildlife Site that is within the Explore Industrial Park Employment Allocation [PMC11]



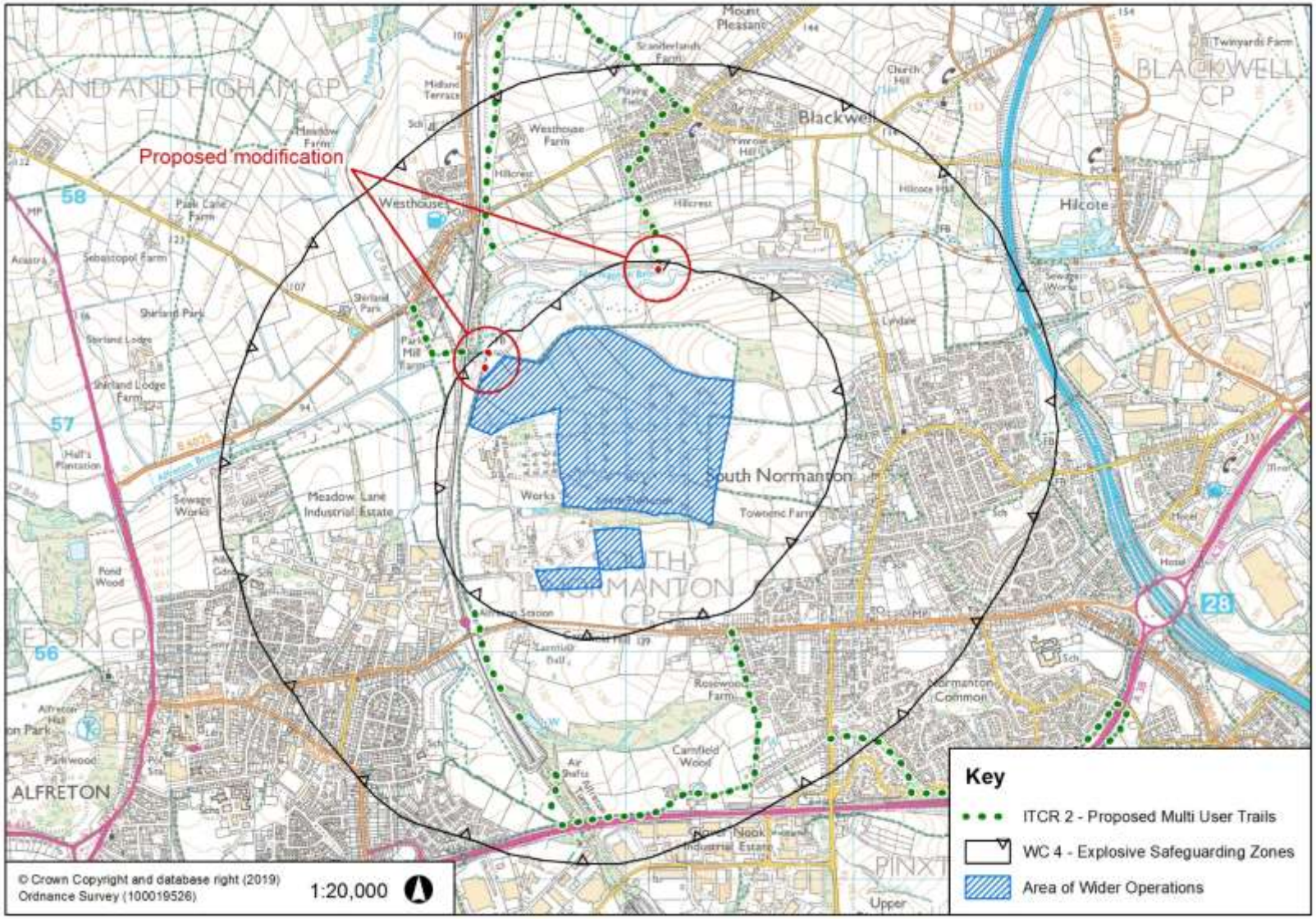
Appendix 12: Deletion of the Wildlife Corridors and Stepping Stones designations at Bolsover Moor Quarry [PMC12]



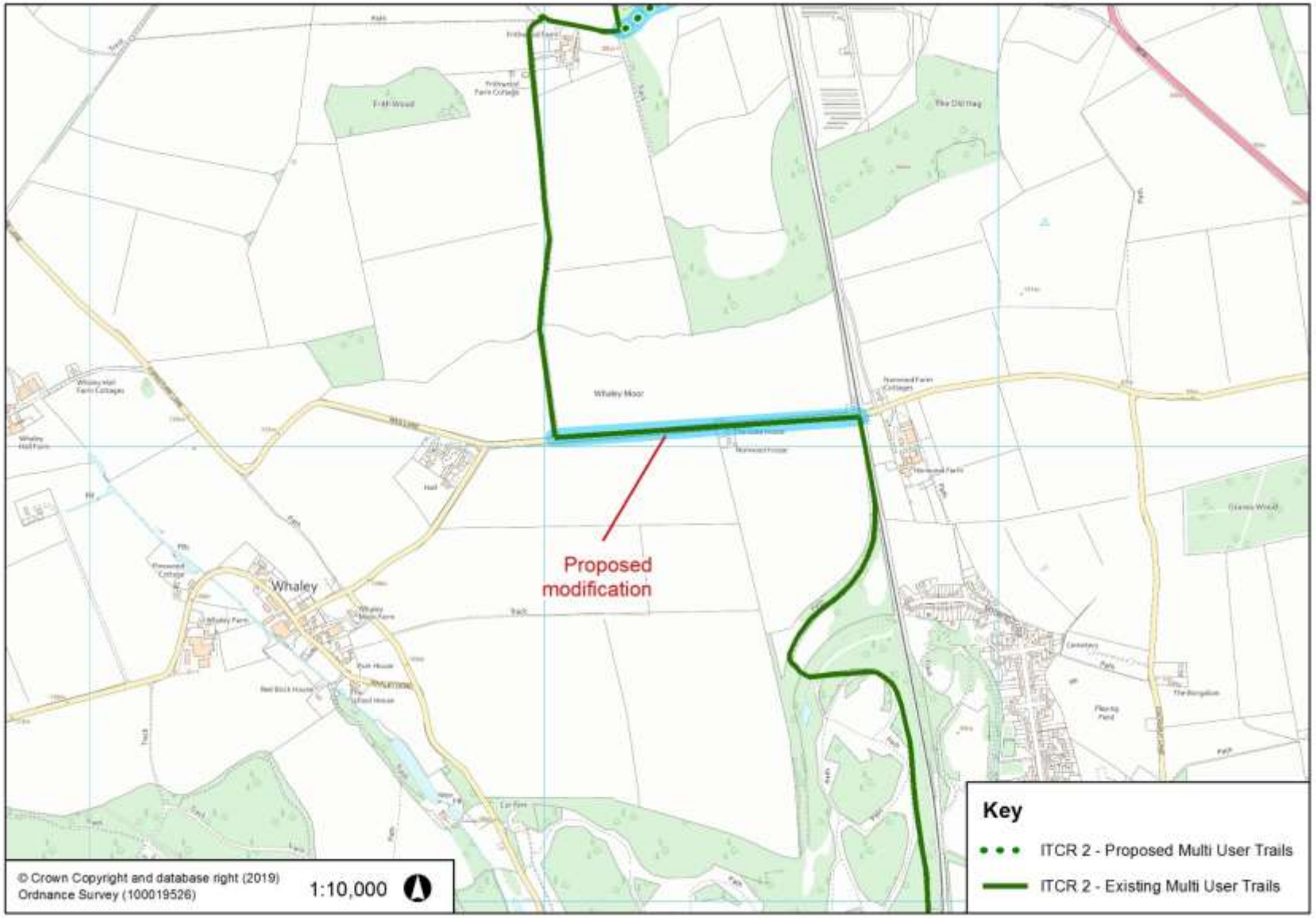
Appendix 13: Deletion of the Wildlife Corridors and Stepping Stones designation at Ball Hill, South Normanton [PMC13]



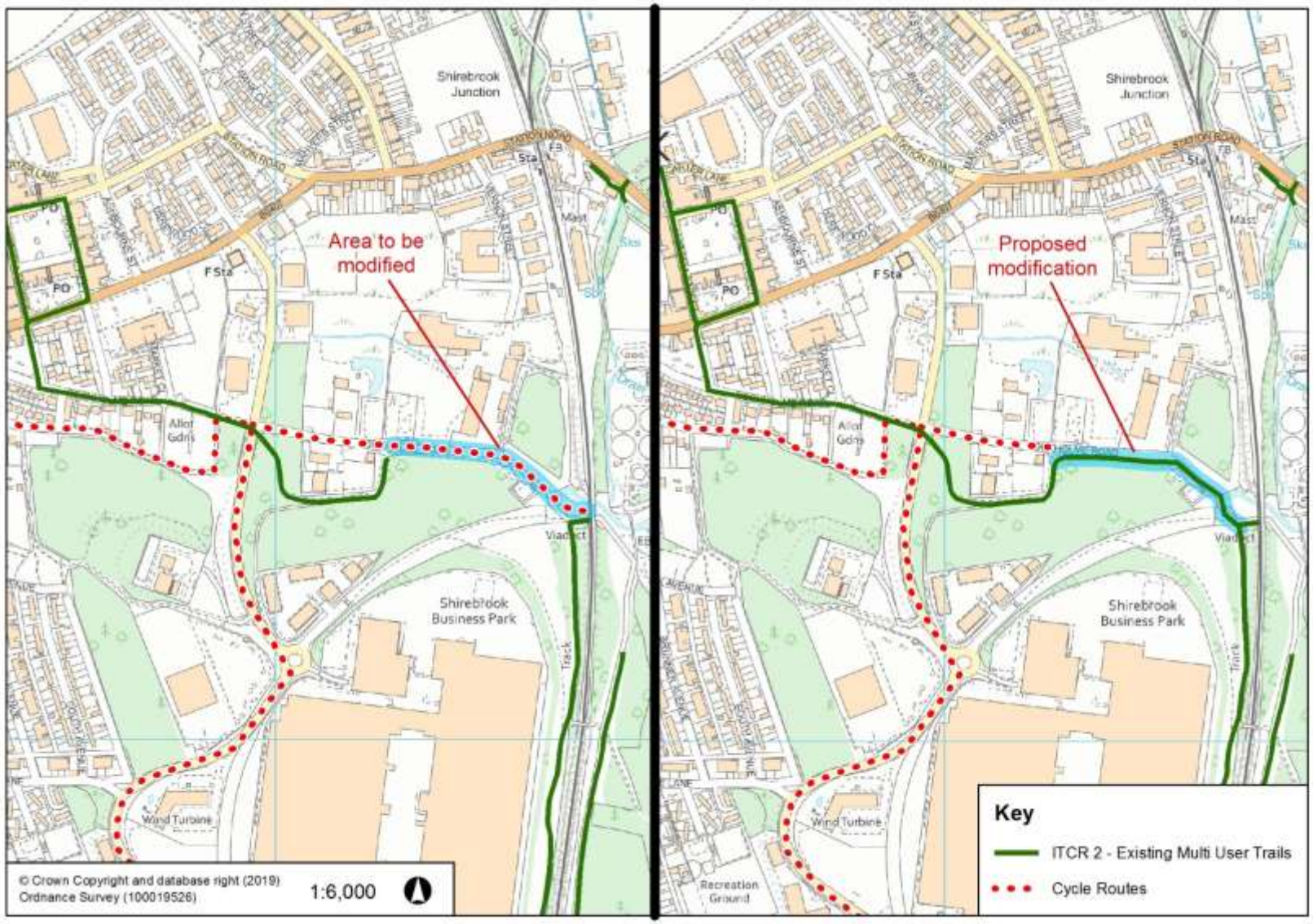
Appendix 14: Deletion of two small distances of Multi User Trails within the inner Explosive Safeguarding Zone around Rough Close Works, South Normanton [PMC14]



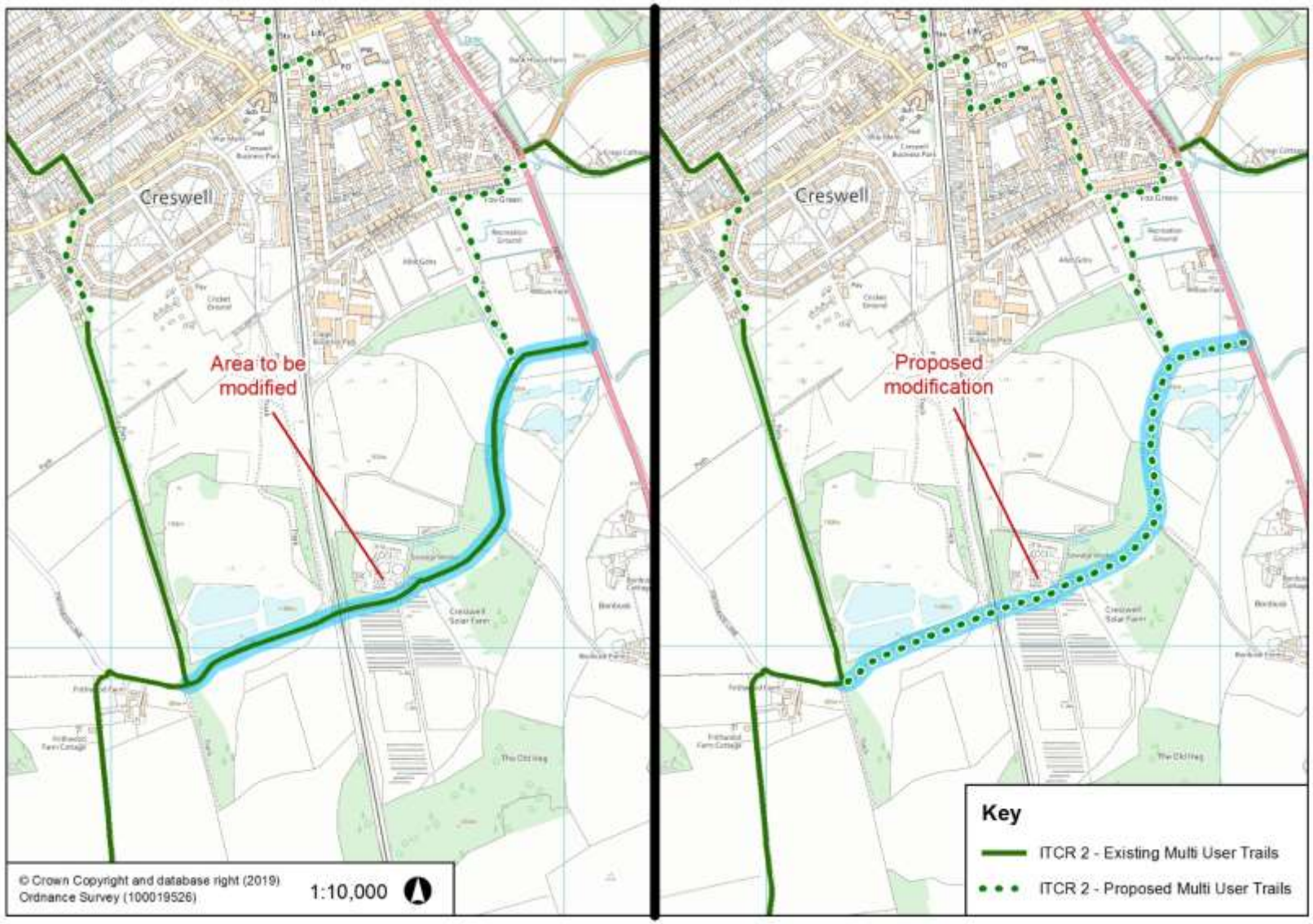
Appendix 15: Amendment to the Multi User Trail to include Mag Lane, Langwith [PMC15]



Appendix 16: Amendment to Cycle Routes to delete Sookholme Road, Shirebrook and amendment to the Existing Multi User Trails to include Sookholme Road, Shirebrook [PMC16]



Appendix 17: Amendment to the Existing Multi User Trails to delete Frithwood Lane, Creswell and amend the Proposed Multi User Trails to include Frithwood Lane, Creswell [PMC17]



Appendix 18: Add a new Proposed Multi User Trail East of Hennymoor Farm to Hodthorpe [PMC18]


Proposed modification
© Crown Copyright and database right (2019)
Ordnance Survey (100019526)
1:15,000
Key
ITCR 2 - Proposed Multi User Trails