

The Arc
High Street
Clowne
S43 4JY

To: Chair & Members of the Planning
Committee

Contact: Angelika Kaufhold
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Friday, 26th June 2026

Dear Councillor,

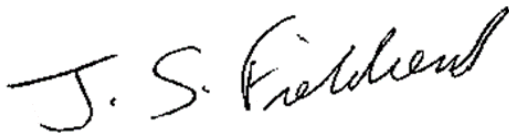
PLANNING COMMITTEE

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, 8th July, 2026 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 on page 3 onwards.

Yours faithfully,



Solicitor to the Council & Monitoring Officer

Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

Access for All statement

You can request this document or information in another format such as large print or **language** or contact us by:

- **Phone:** [01246 242424](tel:01246242424)
- **Email:** enquiries@bolsover.gov.uk
- **BSL Video Call:** A three-way video call with us and a BSL interpreter. It is free to call Bolsover District Council with Sign Solutions, you just need WiFi or mobile data to make the video call, or call into one of our Contact Centres.
- Call with [Relay UK](#) - a free phone service provided by BT for anyone who has difficulty hearing or speaking. It's a way to have a real-time conversation with us by text.
- **Visiting** one of our [offices](#) at Clowne, Bolsover, Shirebrook and South Normanton

**PLANNING COMMITTEE
AGENDA**

***Wednesday, 8th July, 2026 at 10:00 hours taking place in the Council Chamber, The Arc,
Clowne***

Item No.		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	4 - 11
	To consider the minutes of the last meeting held on 10 th June 2026.	
	<u>APPLICATIONS TO BE DETERMINED UNDER THE TOWN & COUNTRY PLANNING ACTS</u>	
5.	Application no. 23/00086/REM - Land Off Blacksmiths Close And Park Avenue To The Rear Of 7-53 Mansfield Road Glapwell	12 - 64
	<u>REPORTS OF THE INTERIM STRATEGIC DIRECTOR OF ECONOMIC GROWTH</u>	
6.	Outcome Of Review Of Procedure For Publishing Details Of Planning Applications Received In The Press And Recommendations	65 - 73
7.	6 Monthly Appeals Report: January 2026 - June 2026	74 - 87
8.	6 Monthly Enforcement Report - January 2026 - June 2026	88 - 95
9.	Five-Year Housing Land Supply 2026-2031	96 - 116

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, 10th June 2026 at 10:00 hours.

PRESENT:-

Members:-

Councillor Catherine Tite in the Chair

Councillors Duncan McGregor (Vice-Chair), Steve Fritchley, Tom Munro, Sally Renshaw, John Ritchie and Deborah Watson.

Officers:- Jim Fieldsend (Strategic Director of Legal, Governance and Monitoring Officer), Chris Whitmore (Development Management and Land Charges Manager), Arron Johnson (Policy Officer) and Matthew Kerry (Governance and Civic Officer).

Also in attendance at the meeting, observing, was Councillor Donna Hales.

PL1-26/27 APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillors Chris Kane, Phil Smith and Janet Tait.

PL2-26/27 URGENT ITEMS OF BUSINESS

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

PL3-26/27 DECLARATIONS OF INTEREST

There were no declarations made at the meeting.

PL4-26/27 MINUTES

Moved by Councillor John Ritchie and seconded by Councillor Tom Munro

RESOLVED that the minutes of a meeting of the Planning Committee held on 13th May 2026 be approved as a true and correct record.

PL5-26/27 APPLICATION NO. 24/00257/FUL - LAND OFF CENTRAL STREET TO THE NORTH EAST OF TIBSHELF ROAD, STAINSBY COMMON AND APPLICATION NO. 24/00278/NCO - LAND EAST OF CENTRAL STREET, HOLMEWOOD

Committee considered a report in relation to the above applications presented by the Development Management and Land Charges Manager, who gave details of the applications and highlighted the locations and features of the site and key issues. The first application sought approval for the proposed means of access to facilitate the erection of residential development on adjoining land that was in the administrative area

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of North East Derbyshire District Council. The second application was a consultation received from North East Derbyshire District Council for the erection of residential dwellings with associated means of access, landscaping and associated works.

The supplementary document detailed site visit attendance and subsequent updates made to 2 recommended conditions.

Questions were raised on the proposed approach to affordable housing siting and future monitoring of the conditions.

5 in favour

2 in abstention

Moved by Councillor John Ritchie and seconded by Councillor Duncan McGregor

RESOLVED that application no. 24/00257/FUL and the related application no. 24/00278/NCO be **APPROVED** subject to the following conditions, which are provided below in draft form, allowing the final wording to be agreed by the Development Management and Land Charges Manager and/or Development Management Principal Planners:

Conditions

1. The development shall be begun before the expiration of three years from the date of this permission.
2. Unless otherwise required and / or approved under other conditions of this consent, the development hereby permitted shall be carried out in accordance with the following approved drawings and documents:-
 - Planning Layout plan ref. 2412.01 REV P
 - Tree Protection Plan ref. 1613-002 REV F
3. Prior to the commencement of the development, including site clearance and preparatory works which may affect great crested newts and/or their habitat, a copy of the Natural England District Level Licence shall be submitted to the Local Planning Authority. All works shall then proceed in accordance with the requirements of the license.
4. Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved by the Local Planning Authority, detailing the containment, control and removal (as appropriate) of Japanese Knotweed on site. The measures shall be carried out strictly in accordance with the approved scheme.
5. Prior to the commencement of the development (including demolition, ground works, vegetation clearance and movement of plant, machinery and materials) a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall be produced by an ecologist and shall include the mitigation measures detailed in the Ecological Appraisal & Biodiversity Net Gain Assessment V2 (Envance, June 2024). It shall include the following sections:

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- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones", including retained vegetation.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction to nesting birds, reptiles, badgers and hedgehogs. Reasonable Avoidance Measures for reptiles shall also be applied to GCN, as individual GCN can be legally moved away from harm under a District level Licensing approach.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

6. Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full.
7. Before any equipment, machinery or materials are brought onto the site, protective fencing must have been erected in accordance with the details included on the revised Tree Protection Plan ref. 1613-002 rev. F, submitted on the 15th May 2026. The fencing must then be maintained at all times in accordance with the details on that plan during the period of construction of both the proposed highway and the adjoining and associated housing development in the administrative area of North East Derbyshire District Council (planning permission ref. no. 24/00473/MFL).
8. Prior to commencement of the development hereby permitted, details of a construction management plan must be submitted to and approved in writing by the Local Planning Authority. The approved plan must be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:
 - Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - Advisory routes for construction traffic;
 - Any temporary access to the site;

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- Locations for loading/unloading and storage of plant, waste and construction materials;
 - Method of preventing mud and dust being carried onto the highway;
 - Arrangements for turning vehicles;
 - Arrangements to receive abnormal loads or unusually large vehicles;
 - Highway Condition survey;
 - Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.
9. 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. The Drainage Assessment, Issue 3, Document Ref: 48293-ECE-XX-XX-RP-C-0005, Dated: 10 May 2024, prepared by Eastwood Consulting Engineers and Flood Risk Assessment, Issue number 3, Document Ref: 48293-ECE-XX-XX-RP-C-0004, Dated: 10 May 2024, prepared by Eastwood Consulting Engineers, “including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team”.
 - b. And DEFRA’s National standards for sustainable drainage systems (2025), have been submitted to and approved in writing by the Local Planning Authority.
10. Prior to commencement of the development, the applicant shall submit for approval to the LPA 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 LPA, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.

Statement of Decision Process for application 24/00257/FUL

Whilst noting a minor conflict with Bolsover District Council’s countryside protection policies, this is considered to result in very limited harm that is outweighed by the need for additional affordable housing, in line with National Planning Policies that are seeking to boost the delivery of housing generally.

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.

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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.

PL6-26/27 APPLICATION NO. 26/00068/FUL - ROUNDABOUT WITH INTAKE ROAD AND RIVERSIDE WAY AND CHESTERFIELD ROAD, BOLSOVER

Committee considered a report in relation to the above application presented by the Development Management and Land Charges Manager, who gave details of the application and highlighted the locations and features of the site and key issues. The application sought approval for the erection of a steel dragonfly sculpture on the central island of a roundabout on Intake Road, Riverside Way and Chesterfield Road, Bolsover.

Councillor Donna Hales spoke in favour of the application.

In answer to a question, the Development Management and Land Charges Manager informed of the sculpture's direction.

Members expressed their congratulations for the success of the project and thanks were raised for the officers who led the initiative.

Moved by Councillor Duncan McGregor and seconded by Councillor Steve Fritchley **RESOLVED** that application no. 24/00257/FUL be **APPROVED** as a sustainable form of development subject to the following conditions:

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 unless specifically stated otherwise in the conditions below:
 - Site location plan - dated 09/01/2026;
 - Base Block Plan - dated 16.03.2026;
 - Sculpture Support Post - drawing 01 dated October 2025;
 - Dimensions received 12/03/2026; and,

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- Photographs received 03/03/2026.
3. Notwithstanding the submitted details the hereby approved sculpture shall be erected on a 1.5m high supporting post with a maximum height of the sculpture of 2.8m.

Reasons for Conditions

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in order to define the planning permission.
3. To ensure acceptable visual impacts of the development and no harm to designated heritage assets in accordance with policies SC3, SC16, SC17, SC18, SC20 of the Adopted Local Plan for Bolsover District.

Statement of Decision Process

1. The proposal has been considered against the policies and guidelines adopted by the Council in the Adopted Local Plan and the decision has been taken in accordance with the guidelines of the Framework.

Notes

1. Derbyshire Wildlife Trust advises that should any grassland re-seeding be required, it would be beneficial to use a native seed mix of either meadow grassland or flowering lawn, dependent on the management regime.
2. This application is considered to be one which will not require the approval of a biodiversity gain plan before development is begun, because one or more of the statutory exemptions or transitional arrangements are considered to apply. However, you are still required to observe the statutory requirements of the Biodiversity Net Gain Plan Advice Note.

WORKS ON THE PUBLIC HIGHWAY

The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the County Council, which would specify the works and the terms and conditions under which they are to be carried out. Contact the Highway Authority's Implementation team at development.implementation@derbyshire.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Councils costs in undertaking the following actions:

- Drafting the Agreement;
- A Monitoring Fee;
- Approving the highway details; and,
- Inspecting the highway works.

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Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

IMPACT ON THE HIGHWAY NETWORK DURING CONSTRUCTION

The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at www.derbyshire.gov.uk/transport-roads/roadtraffic/roadworks/roadworks.aspx before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

SECTION 115E LICENSE

This permission does not authorise the construction of the proposed (disabled access/structure) facility until: - engineering details of the works within the public highway have been approved by the Highway Authority and; - the applicant has applied for and obtained from the County Council, as the Highway Authority, a license under Section 115E of the Highways Act, 1980 for the construction and retention of the proposed disabled access facility within the confines of the public highway.

Statement of Decision Process

Officers have worked positively and pro-actively with the applicant to address issues raised during the consideration of the application. 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 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

PLANNING COMMITTEE

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.

The meeting concluded at 10:26 hours.

PARISH Glapwell Parish

APPLICATION Reserved Matters Application for the erection of 49 dwellings (Appearance, Landscaping, Layout and Scale) in association with outline permission 19/00583/OUT

LOCATION Land Off Blacksmiths Close And Park Avenue To The Rear Of 7 - 53 Mansfield Road Glapwell

APPLICANT Mr Andy Beattie 2 Maria House 3 Fox Valley Way Stocksbridge Sheffield S36 2AA

APPLICATION NO. 23/00086/REM **FILE NO.** PP-11936190

CASE OFFICER Kay Gregory

DATE RECEIVED 20th February 2023

SUMMARY

This is an application for the Approval of Reserved Matters for 49 dwellings made by Forge New Homes which is recommended for conditional approval. The application is referred to the Planning Committee for determination, in accordance with the scheme of delegation contained within the District Council constitution, due to the number of representations from individual households which have been received and as the original Outline was a planning committee overturn of the officer's recommendation of refusal.

The current reserved matters application was originally submitted by Meadowview Homes in February 2023 for 50 dwellings. Meadowview Homes are the developer of the adjacent site at the former Glapwell Nurseries, which is close to completion. Forge New Homes acquired the site from Meadowview Homes, and submitted a new application form, plans and documents from the 30 June 2025. This application has therefore been determined in accordance with the plans and documents received after the 30 June 2025 by the new applicant, Forge New Homes.

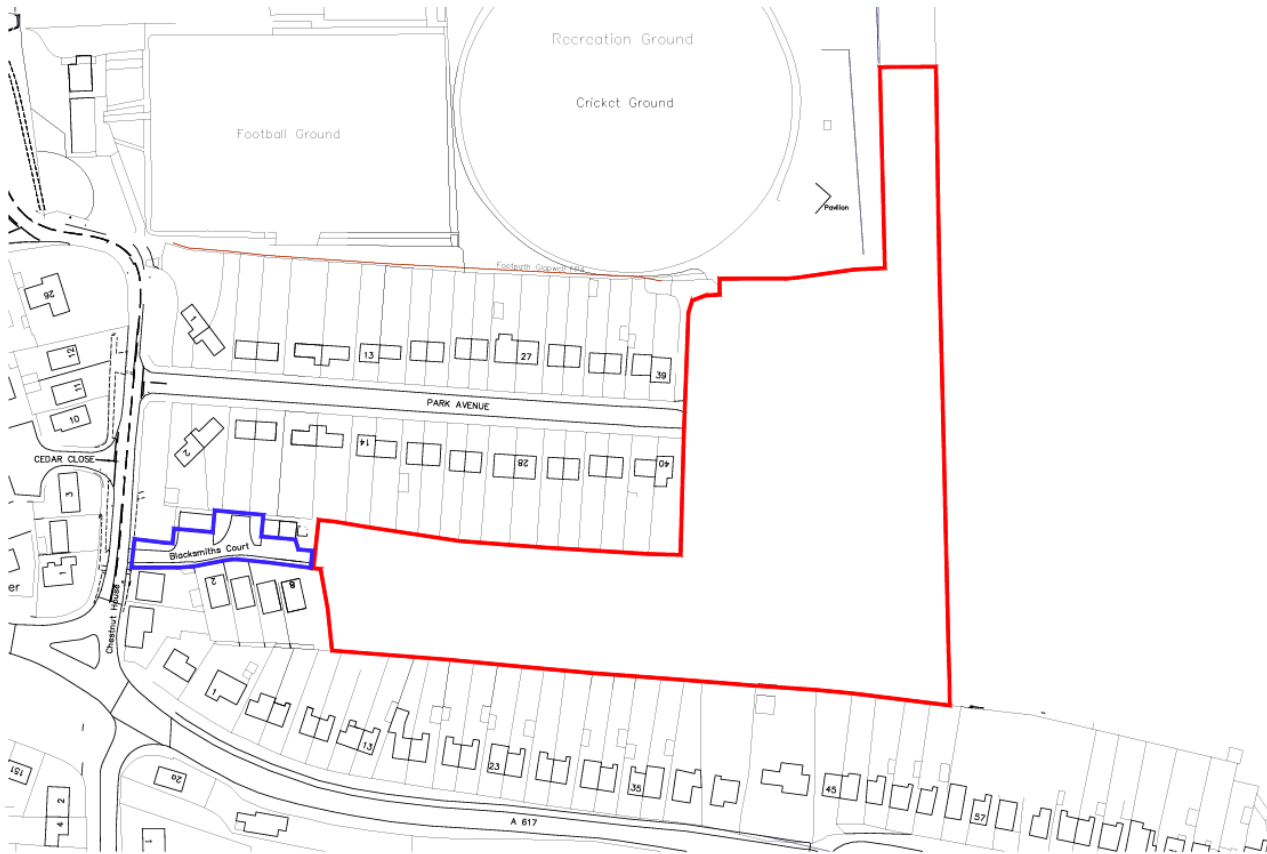
The principle of development for up to 62 dwellings on this site, with the vehicular access from Park Avenue, has been established through outline planning permission 19/00583/OUT, conditionally approved on 02/04/2020.

The primary planning considerations for the reserved matters application are the appearance, landscaping, layout and scale of the development 'the reserved matters'.

It is also necessary to ensure the terms of any relevant conditions attached to the outline consent are met through the reserved matters. Regards must be had to other planning material considerations relating to impacts on visual amenity, residential amenity, highway and public safety, rights of way, drainage, ecology and landscape features.

The Outline application was subject to a Section 106 Agreement, requiring obligations to be met during construction, which remain relevant to this proposal.

Site Location Plan



A	Alignment ownership added in blue	BMS	03.03.21
REV	DESCRIPTION	BY	DATE

STEN ARCHITECTURE
 STEN Architecture Ltd
 The Studio
 Hartwood Street
 Wakefield
 WF1 1PS
 Tel: 01924 933883
 Web: www.sten-architecture.co.uk
 Twitter: @STEN_arch
 Facebook: stenarchitecture
 LinkedIn: Sten Architecture

CLIENT: **Forge New Homes**
 SITE: **Park Avenue
 Glapwell**

TITLE: Location Plan				
SCALE AT AS	DATE	DRAWN	CHECKED	
1:1250	03.06.21	BMS	-	
PROJECT NO.	BOOKING NO.	REVISION		
2520	2520.02	A		

OFFICER REPORT ON APPLICATION NO.

SITE & SURROUNDINGS

The application site is within the countryside, and comprises undeveloped agricultural land located outside the settlement development boundary of Glapwell defined under policy SC1 of the Adopted Local Plan, and which has a site area of 19,900m². The northern most boundary of the application site adjoins the boundary of Glapwell Cricket Club and connects to the approved Meadowview Homes housing development site of 64 dwellings, which is close to completion (21/00273/REM). The eastern boundary of the application site adjoins further agricultural land. The southern boundary of the site adjoins the rear gardens of dwellings that front Mansfield Road. The western boundaries of the site adjoin residential properties on Park Avenue and Blacksmiths Close. The site's boundaries consist of hedgerows, trees and fencing that adjoins garden boundaries. A Public Right of Way (no. 4 'Glapwell') runs east/west across the northern part of the site. There is also an informal link from the site onto Blacksmiths Close, which is used by dog walkers.

BACKGROUND

In October 2019 Glapwell Nurseries submitted an outline planning application for the development of up to 62 dwellings on the site under application code ref. 19/00583/OUT. Officers recommended refusal of the application as it was considered contrary to the Council's saved and emerging policies at the time which restricted housing development in the countryside, and development within Important Open Breaks. However, Planning Committee resolved to conditionally approve the outline application, and the approval notice was issued on 2nd April 2020. This was also subject to a S106 Planning Obligation that secured the provision of the following: -

- Affordable Housing (10%).
- Public Art.
- Children's Play Facilities, either on site, or if not provide a contribution for its provision off-site.
- Education contribution.
- Offsite Sports Facilities Contribution.
- Minimum 0.25 hectares per dwelling of Public Open Space with any reserved matters application.
- Public Open Space Contribution.
- Travel Plan (with monitoring contribution)

The Reserved Matters was submitted on the 20 February 2023 by Planning Design Group, on behalf of the applicant, Meadowview Homes. Necessary consultations were sent out and letters to residences adjoining the application site and along Park Avenue, from which the site access is proposed. 31 representations were received in response to the originally submitted details and these will be summarised briefly in the relevant section below.

In June 2025 the site was acquired from Meadowview Homes and a revised application form was submitted on the 30 June 2025, with plans and documents submitted shortly after. The revised application was submitted by Planning Design Group on behalf of the new applicant, Forge New Homes. The original consultees were provided with the statutory 21 days for comments to be submitted, and all residents originally consulted, and any additional residents

who had previously objected were given a 21 day period for comments to be made on the revised proposal. A revised site notice and press notice were posted.

The application site is adjoined by the almost completed residential development by Meadowview Homes at the former Glapwell Nurseries site, in the northeastern corner where the two areas of public open space connect, but other than that the applications have been considered separately.

PROPOSAL

This is a Reserved Matters application, seeking approval for appearance, landscaping, layout and scale, following a grant of Outline approval (19/00583/OUT) for 49 dwellings at land off Park Avenue and to the rear of 7 – 53 Mansfield Road, Glapwell.

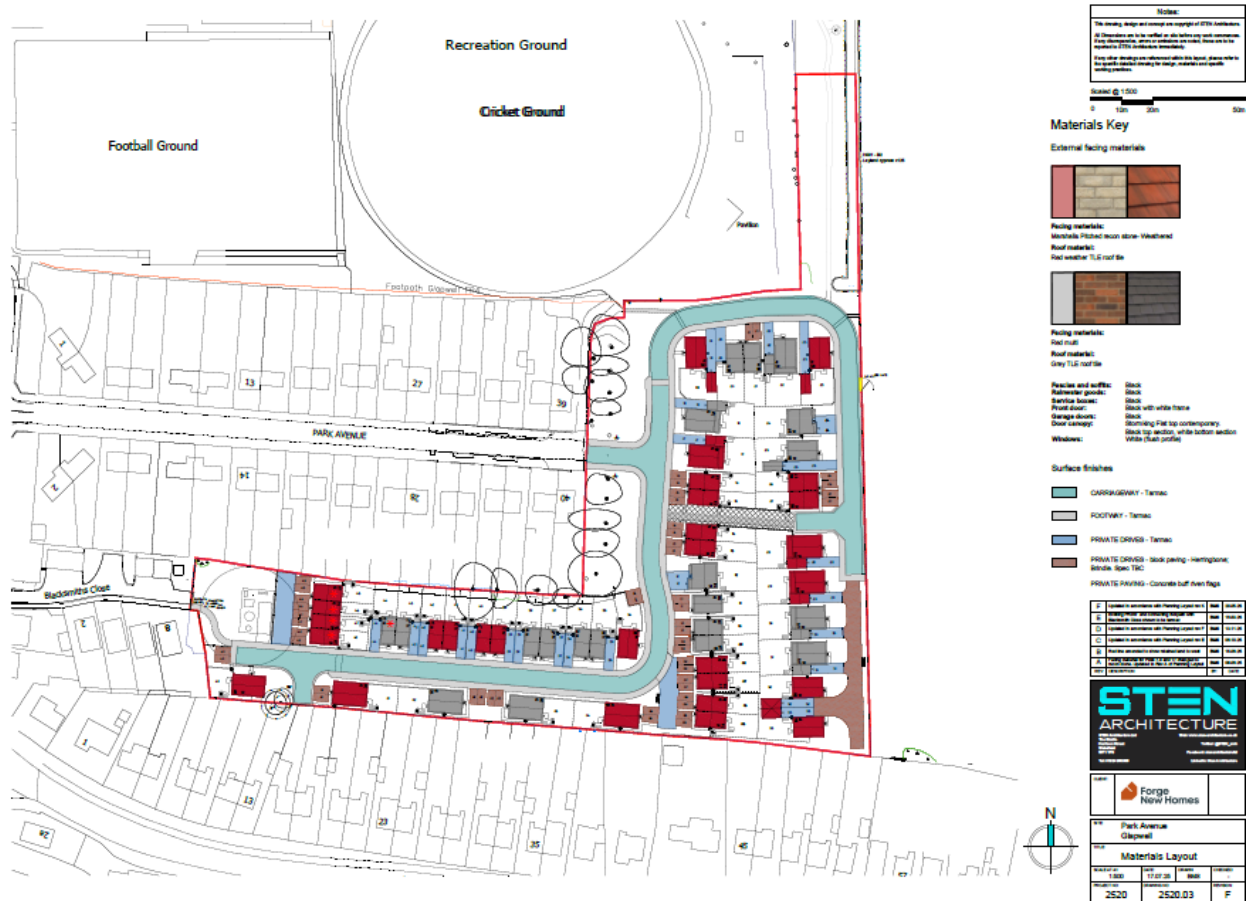
The latest planning layout, received on the 24 June 2026 is provided below:



The proposal provides a total of 49 dwellings, including 5 units for affordable housing which are sited together in a terrace row to the southwest of the site. The 5th affordable unit is a semi-detached property attached to a market unit. The affordable housing units comprise 3 x 2-bed and 2 x 3-bed (10.2%).

For the market dwellings, there will be 10x2-bed units (22.7%), 22 x 3-bed units (50%) and 12 x 4-bed units (27.3%).

The walls of the properties will be faced in a mix of Marshalls pitched reconstituted stone or a red multi-brick façade with red roof tile to accompany the stone, and grey roof tiles to accompany the brick. A selection of the property elevations/floor plans is provided below, and the latest materials layout plan (received 24 June), and street scene illustration.



STREET SCENE A-A @ 1:200



STREET SCENE B-B @ 1:200

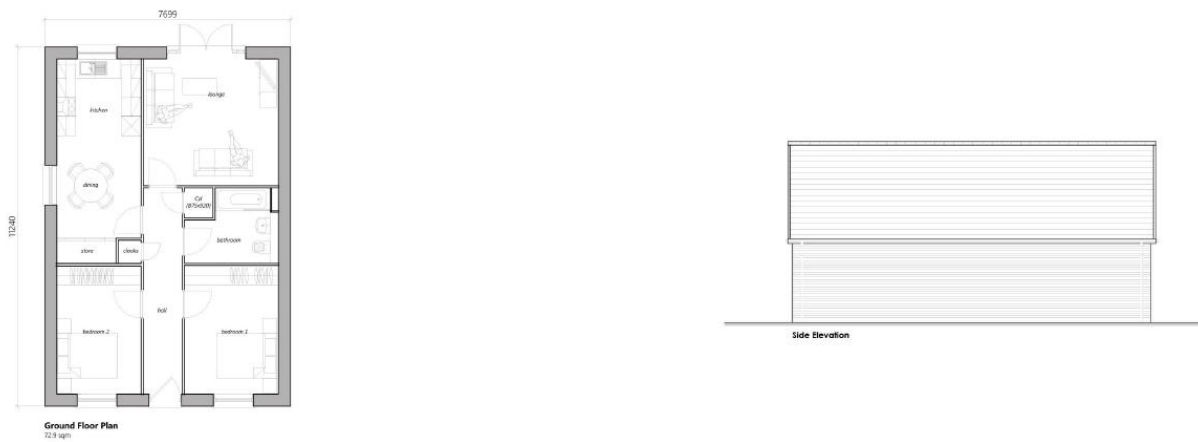


STREET SCENE C-C @ 1:200

Type 1229
 4 Bed 6/7 Person Detached 114.2 sqm / 1229 sqft (NDSS GIA compliant)



Type 802 Brick
 2 Bed 4 Person 72.9 sqm / 785 sqft



Type BU1 Stone
 2 Bed 3 Person 61.0 sqm / 657 sqft



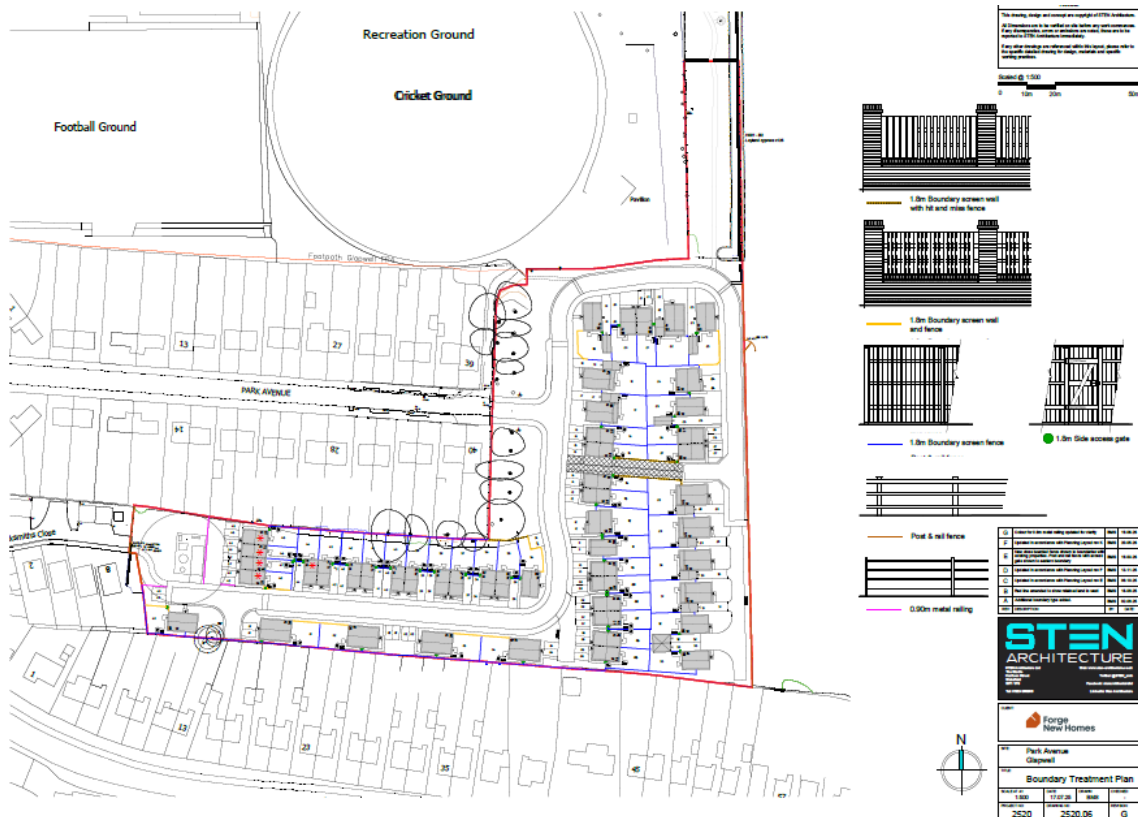
Type 1116 Brick
 3 Bed 6 Person Detached 103.7 sqm / 1116 sqft



Type 1156 Brick
 4 Bed 6/8 Person Detached 107.4 sqm / 1156 sqft



The development will be provided with a mix of boundary treatments, as shown on the plan below received on the 24 June 2026.



The development will be provided with one vehicular access, off Park Avenue, which will require highway improvements outside of the application site boundary (to be discussed in the relevant section below). In terms of pedestrian connectivity, there will be a footpath adjoining the Meadowview development at the northeast, through the open space. It is envisaged that a pedestrian access can be created from the site onto Blacksmiths Close, in accordance with the approved Outline, although there is currently uncertainty due to third party land ownership. The applicant has agreed to construct the pedestrian link up to the edge of Blacksmiths close, for future access. There is a drainage easement within the site which shall be utilised into a footpath, providing pedestrian connectivity between the east and west of the site. Connections will be discussed in greater depth within the Highways section below.

The development will be provided with three areas of publicly accessible open space. One to the northeast, adjoining the open space within the Meadowview development. There will be areas of open space on both sides of the access road utilising the area of land which contains the mature trees which are to be retained (apart from two trees to form the access). The third area of open space is to the southwest, around the pumping station, formed around the pedestrian link onto Blacksmiths. Open space provision will be discussed in the relevant sections below.

Supporting Documents

This application is supported by the following plans and documents:

- Drawing ref: 2520.01.L - Planning Layout; received 24 June 2026
- Drawing ref: 2520.03.F - Materials Layout; received 24 June 2026
- Drawing ref: 2520.06.G - Boundary Treatment Plan; received 24 June 2026
- BNG Metric V03 dated 23 June 2026; received 24 June 2026
- BNG Letter; received 24 June 2026
- CEMP Biodiversity Addendum; received 24 June 2026
- Cricket Ball Strike Assessment – Labosport (LSUK.26-0513_CBA) received 23 June 2026
- Foundation Zoning Plan – Eastwood Consulting – 49296-ECE-XX-XX-DR-C-008 P03 received 23 June 2026
- Boundary Treatment Plan – 2520.06 Rev G; received 19 Jun 2026
- Revised bungalow elevations and Floor Plan – 2520.BU1.01.Rev A; received 19 June 2026
- Soft Landscaping Plan Sheet 1 of 3 - DR L 4503 P04 received 19 June 2026
- Soft Landscaping Plan Sheet 2 of 3 - DR L 4502 P04 received 19 June 2026
- Soft Landscaping Plan Sheet 3 of 3 - DR L 4501 P03 received 19 June 2026
- Soft Landscape schedule - SHF9048001-ENZ-L-SC-045-001 Rev P04; received 19 June 2026
- Vehicle Tracking Layout (Refuse Vehicle) - ECE-XX-XX-DR-C-ATR2-P01; received 8 June 2026
- Addendum to Land OA Park Avenue, Glapwell Reserved Matters Number 24 – Construction Environmental Management Plan (CEMP: Biodiversity); received 4 June 2026
- Drainage Strategy – ECE-XX-XX-DR-C-0001-P06; received 2 June 2026
- Proposed site access arrangements – ECE-XX-XX-DR-C-0137-P01; received 2 June 2026
- Levels Strategy – ECE-XX-XX-DR-005-P04; received 2 June 2026

- Street Scenes – 2520.04.A Rev A; received 2 June 2026
- Addendum to Arboricultural Assessment (Enzygo Environmental Consultants) - SHF.9048.001.ENZ.XX.00.RP.AR.45.101; received 2 June 2026
- Dust Management Plan; received 2 June 2026
- Biodiversity Net Gain Assessment letter (553417ab29May26FV02_BNGA_Letter) received 2 June 2026
- Design and Access Statement Rev PL03 received 2 June 2026
- BNG Metric excel received 2 June 2026
- 2520.01. Rev K Planning Layout (A) received 2 June 2026
- 2520.03.Rev F Materials Layout received 2 June 2026
- House type 1229 – 2520.1229.01 received 31 March 2026
- House type 1416.02 (stone) - 2520.1416.02 REV A received 31 March 2026
- House type 913.02 (stone) – 2520.913.02 Rev A received 31 March 2026
- HOUSE TYPE 986.02 SEMI DETACHED (STONE) - 2520.986.02 REV A received 31 March 2026
- HOUSE TYPE NT2.01 - 2520.NT2.01 received 31 March 2026
- Site location plan – 2520.02 Rev A received 4 March 2026
- Standard tree detail – DR L 0005 received 4 March 2026
- Landscape Management and Maintenance Plan – ENZYGO - SHF.9048.001.LA.R.002 received 23 February 2026
- ROAD & SEWER SECTIONS SHEET 1 OF 4 - 0101 REV P02 received 18 December 2025
- ROAD & SEWER SECTIONS SHEET 2 OF 4 - 0102 REV P02 received 18 December 2025
- ROAD & SEWER SECTIONS SHEET 3 OF 4 - 0103 REV P02 received 18 December 2025
- ROAD & SEWER SECTIONS SHEET 1 OF 4 - 0104 REV P02 received 18 December 2025
- Vehicle Tracking Layout ATR1 Rev PO4 received 18 December 2026
- Planning Drawings - Types 857 & 775 Stone – floor plans - 2520.857775.01 received 29 October 2025
- Planning Drawings – Types 857 and 775 Elevations - 2520.857775.02 received 29 October 2025
- Planning Drawings – Type BU1 Stone – Elevations and floor plans - 2520.BU1.01 received 29 October 2026
- Revised elevation and floor plans type 1057C (brick) detached - 2520.1057C.01
- Revised elevation and floor plans type 1057C (stone) detached – 2520.1057C.02
- Revised elevation and floor plans type 1116 (brick) detached – 2520.1116.01
- Revised elevation and floor plans type 1116 (stone) detached – 2520 1116.02
- Revised elevation and floor plans type 1194 (brick) detached – 2520 1194.01
- Revised elevation and floor plans type 1194 (stone) detached – 2520 1194.02
- Revised elevation and floor plans type 1416 (brick) detached – 2520 1416.01
- Revised elevation and floor plans type 775 (brick) – 2520 775.01
- Revised elevation and floor plans type 775 (stone) – 2520 775.02
- Revised elevation and floor plans type 802 (brick) 2520 802.01
- Revised elevation and floor plans type 802 (stone) 2520 802.02
- Revised elevation and floor plans type 857 (brick) – 2520.857.01

- Revised elevation and floor plans type 857 (stone) – 2520.857.02
- Revised elevation and floor plans type 913 (brick) – 2520.913.01
- Revised elevation and floor plans type 986 (brick) semi-detached – 2520.986.01
- Revised elevation and floor plans type 986 (stone) semi-detached – 2520.986.02
- Revised elevation and floor plans type 986 (brick) detached – 2520.986.03
- Elevations and floor plans single garage – 2520.G.01
- Elevations and floor plans twin garage – 2520.G.02 all received 24 July 2025.

AMENDMENTS

When the site was transferred to Forge New Homes in July 2025 a revised scheme of development was submitted, and there have been numerous updates to the proposal since, all of which are listed above, and which have been subject to consultation with residents and consultees.

EIA SCREENING OPINION

Outline application 19/00583/OUT was screened in accordance with the regulations. It was confirmed that the 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.

HISTORY

19/00583/OUT	Grant conditionally	Residential development for up to 62 dwellings with all matters reserved except for access
21/00458/DISCON	Approved	Discharge of condition 26 (ecology) of planning permission 19/00583/OUT
21/00075/DISCON	Approved	Discharge of Condition 23 (Written Scheme of Investigation for archaeological work and initial phase of evaluation trenching within the scheme) of planning application 19/00583/OUT

CONSULTATIONS

The consultation responses provided below are those received in respect of the development proposed by Forge New Homes, in accordance with details received after July 2025, up to present. Where consultees refer back to earlier comments provided in respect of the Meadowview scheme, these shall be provided in full:

BDC Engineers 1/8/25

- I have no further comments to add to my original comments on application 19/00583/OUT.

BDC Environmental Health 31/7/25

- I can confirm that I have no comments in regards the reserved matters application.

BDC Environmental Health were emailed to question the impact of the proposed pumping station on the amenity of neighbouring residents. Their response dated 7 August 2026 - *This*

is quite common. Pumping stations use submersible pumps – there is no noise in my experience (I've experience of them in numerous settings)

BDC Environmental Health 17/3/2026

- No comments.

BDC Environmental Health 12/6/26

- I can confirm that the Dust Management Plan, prepared by Forge Homes, is suitable for this development.

BDC Leisure 16/3/26

- I would make the following observations:
- The path within the open space appears to shown as “Buff self-binding gravel / Hoggin to PROW route”. I say ‘appears’ as this is quite similar in colour to ‘concrete block paving’ as shown on the General Arrangement Plan SHF9048001-ENZ-XX-XX-DR-L-0001 P04 (P05?).
- However, as the public open space in phase 2 connects to the public open space / play area in Glapwell phase 1 (Meadowview Homes, 21/00273/REM), the path should be tarmac to match the tarmac path in phase 1. This was agreed by Tristan Mosley of Meadowview Homes in an email dated 20 December 2021.
- The path links that form part of Glapwell Footpath 4 as it passes through the proposed development is shown as ‘Reinforced grass grid or similar’, again this should be tarmac
- The path link to Blacksmiths Close is shown as ‘Reinforced grass grid or similar’ and appears to be a similar width to the adjacent pavements. Again, this should be tarmac and wide enough for pedestrians and cyclists to use this as a link to Bolsover Road / Mansfield Road / Rowthorne Lane
- I refer to my previous comments of 23 February 2023, which are similar to those above (extract below):
- “Other (please specify)
- Public Right of Way – I note that Glapwell FP4 passes through the development site and that the definitive line of the path does not align with the proposed footpath link between phase 1 and 2.
- Proposed footpath link – I note that it is proposed to construct the footpath link with a compressed Bredon Gravel surface and timber edging. This is not an acceptable solution as it is prone to erosion and weed growth. All paths should be designed with a minimum 15 to 20 year life span and, as such, should be surfaced in tarmac with PCC edgings.
- Proposed Pedestrian and Cycle Link to Blacksmiths Court – Ideally this should be a minimum of 2.5m wide, particularly if staggered barriers are installed (although these aren’t essential as cyclists would be travelling slowly at this point anyway) to allow sufficient space to pass around the barriers”.
- The commuted sums within the s106 agreement dated 25 March 2020 under application number 19/00583/OUT were based on a development of 62 dwellings, whereas the current application is for 49 dwellings, so this will be a slight reduction in the final commuted sum payment.
- The signed s106 agreement includes the provision of Children’s Play Facilities, viz: “at least five pieces of children’s play equipment which shall include of:- i) suitable safety

surfacing; ii) fencing, iii) two gates, iv) a bench and v) a bin which may be provided on the Public Open Space in accordance with the approved Public Open Space Scheme.

- The s106 agreement also includes (in schedule 2) the statement that “in the event that the Public Open Space does not include the provision of the Children’s Play Facilities the Owner shall pay the Children’s Play Facilities Commuted Sum to the Council prior to the occupation of the 10th Dwelling such contribution to be applied solely towards the provision or improvement of children’s play facilities within the parish”.
- As the current proposal for the public open space does not include the provision of Children’s Play Facilities (these are included in the phase 1 open space), we would look to revert to the agreement for the Owner to pay the Children’s Play Facilities Commuted Sum, which is defined as “the sum of Eight Hundred and Thirty Six Pounds (£836) per Dwelling approved by any Reserved Matters Approval towards the provision or improvement of children’s play facilities within the parish”.
- The 2025 commuted sum payment for informal open space / play would be £1,156 per dwelling (to be inflated to 2026), so for 49 dwellings this would be £56,644 (compared with £51,832 for 62 dwellings in 2021, although this would be subject to inflation).

BDC Leisure 24/6/26

- It appears that they have addressed my previous concerns, which related mainly to path surfacing. I see that the link paths are now tarmac rather than grass mat or whatever was proposed previously.
- I would agree that the treatment of FP4 is poor and the route needs to be clear through the development. A gate on the eastern boundary is definitely needed (a timber gate would be suitable). I also note that the eastern boundary is proposed as native hedgerow – does this need to be reinforced with a post and rail fence, assuming that the hedgerow will be newly established?
- Otherwise, I don’t have any other issues with the proposal.

BDC Urban Design 13/8/26

- Having looked through the amended layout plan 2520.01 Rev A and associated drawings, the scheme is much improved from earlier versions, however there are a few issues that have still not been addressed as previously discussed.
- Notwithstanding the comments of the Crime Prevention officer (CPO), I consider the footpath connection to Blacksmiths Close is desirable to aid walkability, whilst the retained area of public open spaces will retain a degree of greenery and amenity to residents within Blacksmiths Close and provide a meeting point between the older and newer housing. This green area will need to be subject of a landscape scheme with some seating and a formal walkway across with paved surfacing and lamp lighting scheme to give the appearance of a small pocket park. The pump station will need to be properly camouflaged from the green space to ensure that it does not dominate and lead to an unattractive area. Details of fencing and materials are required.
- I agree with the CPO that overlooking the small open space between Blackwell Close and this proposed development could be further improved by either reorientating Plots 47/48 or changing plot 48 to a dual aspect corner turning unit to better supervised the pathway across the space. Plot 48 has one small window on side looking over public open space. The house type 735AS doesn’t really provide the sense of overlooking that would be required in this location. The space needs to be properly overlooked, and the elevation of the houses needs to characterise the space.

- There are few proposed trees visible in the street towards Blackwell Close – I suggest trees are planted in the verge of each boundary hedgerow between 01/02 and 03/04. A recess in the wall can provide space for a tree pit without taking away from the garden and will visually break up the wall frontage within the street. This could provide more interest in the streetscape.
- The footpath link from plots 14/15 to Plots 14/28 is widened and therefore more friendly and useable. However, the boundary wall and fence along would be better if reduced in height to low 1.8m wall with hit and miss fence, rather than the same as those in the public realm on the streets. I also think the houses should have meaningful overlooking at the gateways with more substantial windows or turn around houses. I agree with the CPO that the part of this drainage easement appears to fall within the gardens of plots 14 and 15, and it would improve walkway if the link were to reflect the width of the easement. I would favour a hedge with railings rather than a wall which would retain a sense of openness, rather than a wall which encloses the walkway.
- Looking at other key plots, House type 1416 at plot 23 has an untreated side elevation and should also be dual aspect. A feature windows to the side of plot 34 might be wider for a better outlook.
- In general, I would expect to see more tree planting in the scheme, including occasional tree planting in the native hedgerow on the countryside hedge.
- Materials Plan. I am generally happy with the balance of materials. The only suggestion would be that parking areas at Plot 34 and 38 be made into block paving, as this would be more aesthetically pleasing next to the green areas adjoining them.
- The use of stone pitched-faced facades at the termination of vistas would be help strengthen the character of the scheme at Plots 07/07 and Plot 17. Fence boundaries at Plots 34 and 48 need to carefully relate to the adjoining green space and not be blank close boarded fences.
- In Conclusion. The scheme has improved and I can support the amendments subject to minor changes in line with previous meetings and discussions.

BDC Urban Design 27/3/2026

- I refer to planning Layout 2520.01 Rev E, submitted October 2025, and the subsequent Landscape General Arrangement Plan L0001 Rev P04, submitted March 2026, detailed landscape plans and management plan.
- The key issues are:
- The green area between Blacksmiths Close and the new development shows a new location for the pumping station and surrounding buffer planting. The houses face this opens space to allow for overlooking. The proposed footpath is shown as tarmac on the Planning Layout, and as reinforced grass on the Landscape General Arrangement Plan. The annotation indicates that this connection has not been approved with the landowner. It required to be a permanent walkable surface and to be aligned more attractively.
- There are few proposed trees visible in the street towards Blackwell Close – I suggested trees are planted in the verge of each boundary hedgerow between 01/02 and 03/04. A recess in the boundary dividing the plots can provide space for a tree pit without taking away from the garden and will visually break up the frontage within the street. This could provide more interest in the streetscape. An additional tree could be achieved at the rear corner of Plot 48 that would be visible from the street.
- Street trees in general would require protecting from removal and the applicant will

need to demonstrate in a management agreement/plan that residents must maintain the trees.

- There is a substantial Oak tree to the rear of existing house number 12 on Mansfield Road, which looks to be close to the proposed residence at Plot 49. An assessment on the impact on the root protection zone is required here, to determine the impact in the tree and whether a root protection or root barrier would be sufficient.
- The planting Plans indicate a line of proposed trees to be planted in a linear arrangement, to signal a transition from the natural area to formal street. These are too close to the existing mature trees and will lead to overshadowing completely of any meadow grasses here. It would be better to remove this line of trees. Whether this affects the biodiversity matrix will need to be accounted for.
- Looking at key plots, House type 1229 at plots 19 & 23 have been substituted but I cannot find the house type elevational drawing to ensure they are dual aspect.
- In conclusion, the scheme has improved and I can support the amendments subject to minor changes in line with previous meetings and discussions.

DCC Highways 29/4/2026

- It is noted that the application is for reserved matters including appearance, landscaping, layout and scale following outline consent.
- There are a number of items relating to the layout indicated on plan reference entitled General Arrangement Plan DR L 0001 P04 which require revision or further information. These are listed as follows:
- It is assumed that the internal estate roads are to be offered for adoption as publicly maintainable highway - it would be beneficial for confirmation
- The first junction within the site is required to be laid out as a 'pedestrian priority' junction to provide a pedestrian crossing point across the junction
- A pedestrian crossing point is required at the point where the footpath to the north of the site meets the carriageway/margin
- The margins adjacent to the main carriageways, where no footways are to be provided, scale as some 600/700mm in width. Any margins are required to be a minimum of 1 metre in width
- Is the footway link between plots 14/15 and 27/28 to be included in any S38 road adoption agreement?
- All landscaping/hedge boundary treatments fronting individual plots is required to be no greater than 600 mm in height to maintain visibility from individual private accesses. This is likely to influence the type or species of hedge boundary treatment used.
- It is not evident that any swept path analysis has been submitted to evidence the ability of refuse collection vehicles to manoeuvre through the site and to turn within the turning heads indicated on the layout plan. This information will be required in any S38 road adoption submission and it is considered beneficial for this information to be submitted at this stage to avoid the requirement for revisions to the layout at a later stage or to avoid the potential for the estate roads to be refused for adoption by the LHA.

DCC Highways 19/6/26

- No objections
- Further to previous comments and having viewed the submitted additional details, it is now considered that there are LHA objections to the reserved matters details as

applied for. Conclusion Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion.

- There are no justifiable grounds on which an objection could be maintained.
- Recommend conditions that development shall not be occupied until the access, parking and turning facilities have been provided as shown, and the access is provided prior to occupation.
- Also require submission of a construction management plan which shall be adhered to throughout the demolition/construction period.
- Recommend number of informatives relating to Works on the Public Highway, entering into a S278 and S38 Agreement, street trees, public right of way diversion

DCC Lead Local Flood Authority 11/9/2026

- As per our response dated 29/03/2023, the LLFA has no comment to make as surface water related conditions were recommended at the outline application. It appears that the relevant surface water conditions can be discharged within the proposed layout of the reserved matters application.
- In order to discharge the relevant surface water conditions, the applicant will have to carry out thorough infiltration testing across the site to ensure that infiltration will be a viable outfall for surface water and that soakaways are sized appropriately.
- In addition, the applicant will have to demonstrate how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure the features remain functional, in particular soakaways that are within private land or shared, including access and responsibility.

DCC Lead Local Flood Authority 18/6/26

- The LLFA has some concerns about the revised version of the Drainage Strategy (DR-C-0001-P06). It indicates that
- some soakaways will serve more than once property. Who will maintain these? We are particularly concerned about the shared soakaway serving plots 20 and 21 which is across 2 private gardens.
- In addition the applicant should ensure that there is sufficient access to the soakaways for maintenance purposes and that none are within 5m of any adoptable highway.
- The foul pumping station would be a matter for the sewage provider.

Officer emailed regarding approval of conditions attached to Outline.

DCC Lead Local Flood Authority 18/6/26

- No infiltration test records have been submitted and we would expect those at discharge of conditions stage. Assuming the results show infiltration is viable (which initial testing at outline stage suggested) this may affect the sizing of soakaways, but not the above ground layout. Our conditions are 29, 30 & 31 and all remain applicable in full.
- Only one aspect of the information required in my email may affect the layout and so is applicable for the reserved matters application, which is regarding access for soakaway maintenance. All other aspects can be dealt with at discharge of conditions.
- Please could the applicant confirm that sufficient access is available for maintenance of soakaways in rear gardens, particularly regarding plots where there is only a narrow

path providing access from the front to the rear of the property.

DCC Lead Local Flood Authority 22/6/26

- The LLFA has no comment to make as surface water related conditions were recommended at the outline application. It appears that the relevant surface water conditions can be discharged within the revised proposed layout, as shown on drawing 2520.01-K, of the reserved matters application.
- In order to discharge the relevant surface water conditions, the applicant will have to
- submit records of infiltration testing across the site, according to the BRE365 method, to ensure that infiltration will be a viable outfall for surface water and that soakaways are sized appropriately. In addition, the applicant will have to demonstrate how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure the features remain functional, in particular soakaways that are within private land or shared, including access and responsibility. Note that soakaways should not be within 5m of an adoptable highway or any building.

DCC Planning policy 14/8/26

- I note that this Reserved Matters application relates to Outline application 19/00583/OUT, for which there is a relevant S106 Agreement relating to county infrastructure for education and sustainable travel. The County Council therefore does not have any comments with regards to developer contribution requests.
- Local Member Comments
- The local County Councillor, Councillor Sarah Reaney has been consulted for her views on the potential infrastructure requirements that may require contributions from developers.
- Councillor Reaney has commented as follows:
- *I understand that there was a developer who built houses recently off Park Avenue and struggled to sell those houses. I believe this new development was called Boundary Lane These houses because they could not be sold ended up being sold to Bolsover District Council for Social Housing . It is understandable that residents on Park Avenue are somewhat apprehensive regarding further housing development in the same area as this may yet again be placed eventually in Bolsover district Councils hands for social housing . With social housing this brings its worries of who may end up renting such housing!*
- *My second point is the impact on the A617. If yet another 48 dwellings are built, I would envisage a minimum of 48 extra cars (in a lot of cases some families tend to have more than one car) that will be using the Roads in the area. There will also be further traffic from deliveries. The impact on School places, Doctors Surgeries and infrastructure is also something that needs to be considered.*
- *My third point and quite important point is that we seem to be giving planning permissions for small developments as it does not seem to 'raise many eyebrows'. However my main point is that if you have 4 or 5 small developments close to one another, that get planning permissions, then this over time, looking at the bigger picture it has turned into something larger and more substantial through the 'back door' so to speak, that would probably not have been approved if the large plan was put forward in the beginning. Before you know it you end up with hundreds of houses, with hundreds of cars, wanting hundreds of school places and hundreds of Doctors appointments.*

- Officer Comments
- Adult Social Care and Health
- As this development is fewer than 100 dwellings and relates to general housing, ASCH are unable to provide specific feedback. However, we would appreciate the following general design principles being considered to comply with the NPPF's requirement for developments to 'create places that are safe, inclusive and accessible and which promote health and well-being, with high standards of amenity and flexibility for existing and future users.'
- Dwellings meet M4(2) standards to encourage independent living for all ability and mobility levels Good internal space standards, ceiling heights, natural light levels
- Stairways, walls and ceilings capable of accommodating stair lifts or hoists should these be required in future; large internal cupboards which could be converted for through floor lifts at a future date
- A mix of tenures and types: affordable accommodation is important to help ensure the stability of the domiciliary care market
- Having a proportion of dwellings built on one level (stacked or bungalow) and ensuring this type of provision is located near public transport routes and/or urban centres

Derbyshire Wildlife Trust 6/10/26

- Our previous letter dated 20th May 2024, queried the ongoing discrepancies
- between the submitted LBEMP (Condition 25) and the landscaping plans (Condition 26).
- We have reviewed the most recent plans (Sheets 1-3, Rev. P01). These reflect a different layout to that which our previous comments have been based on. The current layout is Revision A dated 16.07.25.
- The current landscaping specifies wildflower meadow EM34 mix in the north-east but with a high density of tree planting across the grassland. These include large trees including English oak, lime and Scots pine. We do not recommend dense tree planting in areas to be managed as wildflower meadow, due to the increased shade, leaf litter and difficulties in cutting / mowing. Several small fruit trees would be more appropriate to create an informal community orchard. Patches of native pictorial meadow mix are proposed within the wildflower grassland, which is atypical and seems unnecessary when a native meadow grassland is already proposed.
- A native hedgerow is proposed down the eastern boundary and parts of the southern boundary, which is welcomed. Wildflower meadow is also proposed in the western area of opens space, with tree planting at the edges.
- We understand that the document intended to discharge Condition 25 is still the Landscape and Biodiversity Enhancement Plan (Arc Ecology, March 2023). Prior to discharging Condition 25, this document should be updated to accurately reflect the current layout and landscape proposals.
- We understand that a biodiversity metric has been requested by the LPA for the site to demonstrate at least no net loss / small gain. The LEMP should therefore reference the approved metric and include suitable management specifications to achieve the desired BNG targets for all onsite habitats. Monitoring requirements should be added at suitable intervals to ensure habitats are establishing successfully. As the development is pre-mandatory 10% net gain, there is some flexibility at the discretion of the LPA regarding the number of monitoring intervals and the time period for these.
- Species enhancements, including bat and bird boxes and hedgehog gaps should be

added to the landscape plans. The opportunity should be taken to amend the box types to integral models to provide longevity. These are discreet and maintenance-free. Suitable types include the S-brick, Manthorpe swift brick, lbstock enclosed bat boxes and Schwegler bat tubes, or similar.

- Conditions 25 and 26 can be discharged when the submitted documents are cohesive and reflect the most recent proposals, as well as being sufficient to ensure the proposed onsite gains are delivered.

Derbyshire Wildlife Trust 16/4/2026

- Since our previous letter dated 6th October 2025, a resubmission has been made.
- We have reviewed the BNG Assessment Letter (Greengage, 4th February 2026), metric dated 19th January 2026 and the Landscape and Ecological Management Plan (Enzygo, February 2026). We understand that the BNG Assessment and LEMP are based on:
 - 'General Arrangement Plan' Revision P04 (Enzygo, 17th July 2025)
 - 'Soft Landscaping Plan' Sheets 1-3 Revision P02 (Enzygo, 31st July 2025)
 - 'Soft Landscaping Schedule'9 (Enzygo, 2025)
- We are concerned whether the amount of proposed tree planting is feasible in the narrow strips of POS, especially in the north-east given the existing boundary trees and the target of other neutral grassland in moderate condition. We previously advised against dense tree planting in areas to be managed as wildflower meadow, due to the increased shade, leaf litter and difficulties in cutting / mowing. We suggested that several small fruit trees would be more appropriate to create an informal community orchard. Any amendments to tree numbers will affect the BNG figures.
- We are pleased to see a good variety of native species and plant / seed mixes, however we would advise that Scot's pine should be swapped for a more appropriate broadleaved tree suitable for the local area, which is located on the magnesian limestone. In addition, locally beneficial hedgerow shrubs include Spindle *Euonymus europaeus*, Wild privet *Ligustrum vulgare* and Purging buckthorn *Rhamnus cathartica* and we query whether these could be added to the planting mix. I have provided a copy of the Habitat Creation Guidelines for Derbyshire with this response.
- The LEMP is referred to by two different names in the document. This should be addressed to avoid confusion. Given that Condition 25 requires submission of a Landscape and Biodiversity Enhancement and Management Plan (LBEMP), then we would expect this to be the title of the document.
- Given that a metric has been submitted, it should be referenced in the LEMP and the criteria listed for the target condition of each habitat. This will enable ease of monitoring.
- As the application was prior to mandatory 10% BNG, we are happy to accept a more relaxed monitoring schedule. However, we do advise that the site should be visited by an ecologist earlier than Year 10 to determine if the habitats are on track to achieve BNG targets. We would recommend that a review is added to Year 2 or 3 to enable early remedial measures if the grassland is not establishing well, for example.
- Gains of +1.37 hedgerow units (73.36%) have been calculated but a net loss of 3.43 habitat units (-42.59%) is predicted. These figures may alter slightly if the tree planting is reduced in the main grassland areas.
- Even though the outline application was submitted prior to 10% BNG being mandated, a gain must be delivered for each unit type in line with BNG guidelines.

- The current scheme is therefore not compliant with the NPPF or local policy and offsite units should be purchased to avoid a net loss being delivered by the scheme. We advise that the LPA requests confirmation details of how this will be addressed by the applicant. If units will be purchased from a Habitat Bank, then confirmation of purchase should be submitted to the LPA.

Derbyshire Wildlife Trust 23/6/26

- I see that Scot's pine has been removed from the species list and that fruit trees are predominantly specified in the north-east. There are still quite a few trees proposed, however I assume that the landscape architects and ecologists are satisfied that the target of other neutral grassland in moderate condition can be achieved. This will be monitored across the life of the management plan and remedial actions will be required if not.
- The suggested hedgerow shrubs beneficial to the local area (Spindle, Wild privet and Purging buckthorn) have not been incorporated. This was not essential but would have boosted onsite habitats for local invertebrates in particular.
- We would be happy to review the final BNG assessment and LBEMP, however we understand that the intention is to secure at least no net loss, in line with the NPPF, through the purchase of offsite units.

Force Designing Out Crime officer – 1/8/25

- The change of developer, architect and house types is noted, and I'm taking reference from the latest site plan 2520.01 rev A, the fourth revision of the scheme to date, and boundaries plan 2520.06.
- It's noted that the third revision of the site layout tabled around March 2024 wasn't referred for comment, although isn't significantly different from the second revision.
- The main problematic design feature raised previously of the footpath link through to Blacksmiths Close is still proposed, although now all detail has been removed and subject to landowner approval.
- I'll not go into the reasons as to why we would see the feature as undesirable again, as it's assumed that the authority see the link as necessary on balance, and the expected amenity problems which are likely for both existing and new house occupants are outweighed
- by the extra connectivity.
- I don't agree, and decision makers should be prepared to take responsibility for any problems which are generated by this link.
- On a matter of detail, the removal of the short section of private drive leading up to this footpath is sensible in respect of space hierarchy, and should provide an adopted lighting scheme closer to the link.
- The aspect could be further improved by changing plots 47/48 to a dual aspect corner turning unit to better supervised the pathway, and of course full detail of the finished footpath landscaping, keeping views open, planting/boundaries to prevent misuse, all of which I expect would be fleshed out by a suitably worded condition.
- Other impactful changes to the scheme are the removal of the plots previously adjacent to 40 Park Avenue, which weaken outlook at the site gateway and reduce passive supervision around this area.
- The removal of a defined footpath on the opposite side of the access road around plots 18-23, linking in to the connection pathway to POS and phase 1 weakens territoriality

for these plots, but is seen as acceptable in context.

- The former roadway connection between the two back to back housing runs on the eastern side of the site has been amended to a quite constrained footpath link over a drainage easement.
- Part of this easement is currently within the gardens of plots 14 and 15, and it would improve the aspect (width) of this footpath link if the wall/fence edge treatment here were dropped back to the edge of the easement line.
- Additionally, the side elevation of houses adjacent to the footpath are not well treated for outlook over this constrained movement route, nor are they given adequate definition from the public space.
- Plots 14, 15, 27 and 28 should be dual aspect, and the side edge hedge planting supplemented with an outer section of the 900mm metal rail.
- Looking at other key plots, another 1416 type at plot 23 has an untreated side elevation and should also be dual aspect.
- The feature windows to the side of plot 34 might be wider for a better outlook.
- The 802 type bungalows at plots 1-4 would have their dining/kitchen area window tight up to their rear garden boundary if handing is kept as shown.
- Might the handing for all four be switched to move this window to the outer edge for an improved outlook and street-scene?

Force Designing Out Crime officer 12/3/2026

- Thank you for sending notification of amended details for this application.
- Taking reference from site plan rev E and boundaries plan rev C, it's noted that amendments connected to our previous comments made on the 1st of August last year are limited to the realignment of plots 45-48 to face the Blacksmiths Close footpath connection, and the widening of the footpath link between plots 15/15 and 27/28, nothing further.
- The former mentioned link now takes a dog-leg route, limiting linear views from either side, and the benefit of overlooking from plots 45-48 is substantially reduced by repositioning the pumping station directly between these house frontages and the link route.
- Consequently, we would view the latest revisions as a positive for the latter point, but a backward step for the former, which will still present community safety risks in context, which could be mitigated by a better layout and detailing.

Force Designing out Crime – 5/6/26

- Thank you for sending notification of amended detail for this application.
- The development scheme as presented is broadly similar to the previous revision, and in relation to our prior comments has not changed.
- Consequently we have nothing to add to prior comments.
- It's noted that full details of the pedestrian link to Blacksmiths Close are most likely to be left in abeyance for later determination.
- If this is the case, can we ask that the full design is subject to a condition of approval, with detail to be agreed prior to construction.

Ramblers 25/7/25

- Having perused the details provided we would offer no formal objection but would offer comment as follows.

- When the initial plans were considered it appeared that the short section of Glapwell FP 4 would be retained as a natural footpath. The details referring to the corresponding section of FP 4 in the reserved matters appears to indicate that the section will be replaced by a metaled section of roadside causeway. This is in contention with government guidance relating to public footpaths, i.e. footpaths should not be replaced with roads unless there is no alternative. In the case in question this is totally unnecessary. Simply shortening the gardens of house numbers 19 to 23 would have allowed the section of FP 4 in question to remain on its original alignment and nature.

Severn Trent Water – 29/7/25

- I can confirm that the above site is out of Severn Trent Water's area for sewerage.
- This response only relates to the public waste water network and does not include representation from other areas of
- Severn Trent Water, such as the provision of water supply or the protection of drinking water quality.

Yorkshire Water 20/8/25

- Yorkshire Water has no objection in principle to the drainage details submitted on drawing 49296-ECE-XX-XX-DR-C-0001 (revision P03) dated 27/07/2025 that has been prepared by Eastwood Consulting Engineers, namely: -
 - The proposed separate systems of drainage on site and off site
 - The proposed amount of domestic foul water to be discharged to the public foul sewer network pumped at 6 litres/second
 - The proposed point of discharge of foul water to the 225 mm diameter public foul sewer in Park Avenue
 - The proposed discharge of surface water to soakaway.
- The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

All consultation responses are available to view in full on the Council's website.

Parish Council response 14/8/26

- Glapwell Parish Council would:
- Agree with comments that social housing should not be concentrated in one place but distributed throughout the development. This leads to greater social integration and less “ghettoism on” of social housing.
- Propose abolition of bin storage areas with proper access provided for waste disposal lorries. Communal bin areas are often poorly maintained by residents since no single person has ownership and use “on day of collection only”, is unlikely to be maintained or enforced over me. Numbers 4 to 6 suffer from this proposal as well as numbers 29

to 32.

- Advocate that the 29 to 32 proposal for block paving should be removed and replaced by proper highway not only for waste disposal access, as above, but also to remove the need for a superfluous hammerhead between 27 and 28. In our view, this is only to facilitate additional applications into open countryside contrary to the BDC Local Plan.
- Raise serious concerns about the viability of access via Park Avenue for the numbers of cars from 48 dwellings, each of which has a minimum 2 parking spaces. Use of Park Avenue, already congested with parking by existing residents is unsuitable for use by a further 96 vehicles.
- Support the views of Highways over the adequacy of the service roads for the use of bin lorries.
- Strongly reflect the concerns of residents that the addition of 96 cars to the junction with Bolsover Road and then onto Mansfield Road would constitute overload at this junction. This already subject to considerable complaint from residents about the difficulty and anger on this junction during most of the day. The parish council has itself campaigned over many years for improvements to this junction and that in its current form it is a serious accident waiting to happen.
- Reflect the concerns of residents that the sewerage system proposed has some serious shortcomings and that present plans impinge on the property of existing residents in Blacksmith's Close. It would appear that the sewerage proposals are contentious in terms of efficiency and resilience which require further examination. The council is aware that sewerage provision from Glapwell down The Hill has proved inadequate in the past and the council has serious reservations about the extra load being placed on these already fragile services.
- Agree that the, as yet unaided, use of Blacksmith's Close as a cycle and footpath route into the development is likely to be problematical for encouraging ASB and that the provision of an unmonitored open space at this point is likely to exacerbate the concerns of the Safer Neighbourhoods team.
- Agree with the footpath officer that replacement of footpath 4 with metalled road is not acceptable. Suggestion for a grass footpath across the ends of gardens 19 - 23 is acceptable but not ideal.
- We are pleased to see that the proposal for gates at the entrance to the development on Park Avenue appears to have been removed. We would oppose any gated development in the community of Glapwell. A proposal we would hold abhorrent to the idea of our community.

PUBLICITY

The application has been publicised by way of a site and press notice. 31 representatives were received on the original proposal by Meadowview.

Residents objected mainly on the grounds that the development is too large for the village and is not supported by sufficient infrastructure, services or affordable housing. Concerns also focused on the loss of greenfield land and local character, harm to residential amenity through noise, dust, overlooking and loss of privacy, and the impact on existing residents' quality of life.

A further major issue identified was highway safety and access, particularly the ability of Park Avenue and surrounding roads to cope with additional traffic, parking pressure and pedestrian

movement. Strong objection is also raised to the proposed footpath/cycle link to Blacksmiths Close, which residents consider unsafe, intrusive and inappropriate for a private cul-de-sac. Additional concerns relate to pollution, drainage, biodiversity, consultation, legal issues surrounding access and the sale of Council owned land, and the wider perception that the scheme offers limited community benefit.

In July 2025, Forge New Homes acquired the site and submitted a new layout and revised documents to support the proposal. All residents originally notified, and those which made representation were consulted. Additional re-consultations were sent out during processing and at the time of drafting the report 22 representations have been received. The comments are summarised below.

Visual Amenity and Landscape

- The development will result in the loss of open green space and erosion of the rural/open character of the area.
- It will harm visual amenity for nearby residents, including loss of views across open land.
- The proposed layout results in over development, will be cramped, poorly integrated with the surrounding area, and lacking sufficient open space.
- Concerns have been raised that the site lies within an important open break/policy area and that development would undermine that designation and set a precedent.
- Objections have been raised relating to poor design quality, including the siting of bungalows along the southern boundary;
- Concerns that the road layout potentially facilitates future expansion into adjoining land.
- Unsustainable encroachment into rural landscape

Biodiversity

- Irreplaceable loss of wildlife habitat and ecological value associated with undeveloped green space.
- Loss of agricultural land not acceptable
- Concerns about impacts on birds, bats, pollinators, small mammals, and wildlife corridors.
- Objections to removal or potential felling of trees, including reference to ancient trees.
- Requests for updated wildlife and environmental reports due to changes on site since earlier assessments.
- Concerns that landscaping and green infrastructure proposals may not deliver sufficient biodiversity enhancement.
- Development will erase foraging corridors

Residential Amenity

- The development will result in a loss of privacy, overlooking, loss of light, and overbearing effects on existing neighbouring properties.
- Concerns about construction disturbance, noise, pollution, and the length of the build period.
- Objections to the proposed pumping station due to noise, odour, visual impact, and effect on enjoyment of gardens and outbuildings.

- Fears that the pumping station and associated stand-off zone could restrict future extensions or outbuildings on neighbouring land.
- Concerns about subsidence or structural impacts from excavations near existing garages and boundaries.
- Objections to the footpath connection onto Blacksmiths Close on safety and antisocial behaviour grounds, particularly because it is unlit.
- Concerns that affordable housing is grouped together rather than distributed throughout the site.
- Claims that the development may reduce neighbouring property values, though this is not a material planning consideration.
- Concerns over the position of bungalows next to boundaries of existing properties.

Highways

- Significant concerns about additional traffic on Park Avenue, Bolsover Road, Mansfield Road/The Hill, and the A617/four-way junction.
- Park Avenue described as narrow, with on-street parking on both sides, making access difficult and potentially unsafe.
- Concerns that local roads and junctions already experience congestion and cannot accommodate traffic from 48 dwellings.
- Objections regarding construction traffic using Park Avenue, with requests for this to be prohibited through a construction traffic management condition.
- Concerns about inadequate highway capacity, emergency vehicle access, and overspill parking on surrounding streets.
- Questions raised over whether the revised layout has been reassessed by highways officers.
- Suggestions that access should instead be taken through the adjacent garden centre estate or another existing route.
- Concerns that limited public transport means the development would be heavily reliant on private car use.
- Concerns raised over use of Blacksmiths Close, which is a private road

Drainage

- Concerns that additional hard surfacing will increase surface water runoff and worsen existing drainage problems.
- Requests for a detailed drainage strategy, including layout, levels, flood routing, overflow arrangements, attenuation, and runoff calculations.
- Objections to the proposed dual water and foul pumping station and its proximity to neighbouring properties.
- Questions about whether surface water needs to be pumped, whether alternative connections are available, and whether a watercourse may be used.
- Requests for clarification on foul sewer connections, invert levels, odour impacts, vent pipe location/height, and offline storage provision.
- Concerns about flood risk, blockage scenarios, emergency overflows, and whether acoustic barriers or bunding are required.

Other

- Concerns that local infrastructure and services, including schools, GP provision, shops, and other community facilities, are insufficient to support the development.
- Questions about the sustainability credentials of the proposed homes, including solar panels, materials, insulation, and heating systems.
- Queries about whether the permission remains valid given the passage of time and whether supporting documents are up to date.
- Request for clarification about an unidentified structure shown near 8 Blacksmiths Close on a revised layout plan.
- Suspicion that the scheme is intended to enable future phases of development beyond the current application site.
- Reference to long-standing community opposition and requests for these concerns to be given weight.
- Concerns over layout of affordable housing being grouped together, should be dispersed throughout the site
- Concerns that the principle of development is unacceptable. Doesn't comply with the policies in the local plan.

Officer response to resident comments

It is considered that the majority of concerns raised by residents have been addressed through consultee responses received following amended plans and documents to address concerns, and through the imposition of appropriately worded conditions.

Whilst the Council fully acknowledges concerns raised over the access and impact on the highway network, the proposals have been assessed in full consultation with the County Council in its capacity as the Local Highway Authority who have raised no objections subject to conditions.

Where objections relate to the principle of development, or are around discussions about allowing developments in the countryside or within an Important Open Break, it should be noted that the principle of development has already been established through the grant of outline planning permission. This was approved by Members at planning committee but was assessed in accordance with the previous Local Plan; although weight was given to the emerging policies of the 2020 Local Plan which was at examination stage.

Residents raised concerns over the original location of the pumping station, and where the 'exclusion zone' affected third party land, which would have prevented properties from exercising their permitted development rights. The pumping station was subsequently reduced in size and slightly relocated so that the exclusion zone was within the confines of the site boundary, although it does encroach onto the driveways of the affordable housing. The registered provider who acquires the plots will be informed of this. Residents also raised concerns over noise and fumes from the pump, but the responding environmental health officer confirmed that in their experience there would be no noise or fumes generated from the pumps as they are submersible.

PLANNING POLICY

Local Plan for Bolsover District (“the adopted Local Plan”)

Planning law requires that applications for planning permission be determined in accordance with policies in the adopted Local Plan, unless material considerations indicate otherwise. In this case, the most relevant Local Plan policies 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
- SC7 – Flood Risk
- SC8 - Landscape Character
- SC9 - Biodiversity and Geodiversity
- SC10 - Trees, Woodland and Hedgerows
- SC11 - Environmental Quality (Amenity)
- SC14 – Contaminated and Unstable Land
- ITCR3 - Protection of Footpaths and Bridleways
- ITCR5 – Green Space and Play Provision
- 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:

- Chapter 2: - Achieving sustainable development.
- Paragraphs 7 - 10: Achieving sustainable development.
- Paragraphs 47 - 50: Determining applications.
- Paragraphs 55 - 56: Planning conditions.
- Paragraphs 96 - 107: Promoting healthy and safe communities.
- Paragraphs 108 - 117: Promoting sustainable transport.
- Paragraphs 123 - 127: Making effective use of land.
- Paragraphs 131 – 136: Achieving well-designed and beautiful places.
- Paragraph 157, 159 and 162: Meeting the challenge of climate change.
- Paragraph 165 - 175: Planning and Flood Risk.

- Paragraphs 180, 186 and 188: Conserving and enhancing the natural environment.
- Paragraphs 189 - 194: Ground conditions and pollution.

Supplementary Planning Documents

Successful Healthy Places: A Guide to Sustainable and Healthy Housing Layout and Design:

To provide a guide to those promoting developments on how they can create sustainable places that deliver a good quality of life for the people that live there and preventing poor design that comes at a cost to the environment. This requires that our neighbourhoods are designed around the linked concepts of good place making and sustainability.

Local Parking Standards:

This document relates to Policy ITCR11 of the Local Plan by advising how the parking standards contained in appendix 8.2 of the local plan should be designed and implemented with development proposals. This SPD does not revise the standards contained in the Local Plan but does provide suggested new standards for parking matters not set out in the Local Plan, such as cycle parking.

Biodiversity Net Gain Design Note:

In light of the requirement for mandatory 10% biodiversity net gain, the Council has prepared a planning advice note to provide advice on the background to the introduction of mandatory 10% Biodiversity Net Gain, how this statutory provision relates to policy SC9: Biodiversity and Geodiversity in the Local Plan for Bolsover District, and how we will expect those preparing applications to approach this new legal requirement.

ASSESSMENT

Having regard to the relevant provisions of the development plan, other material considerations and the comments received from consultees and contributors, the main issues for consideration in respect of this application are:

- the principle of the development and sustainability
- Visual amenity considerations
 - Design and appearance
 - Local character and context
 - The layout and impact on existing landscape features
- Residential amenity
- Provision of a safe and suitable access;
- Estate roads and parking
- Biodiversity
- Other material planning considerations
 - Environmental protection
 - Public safety
 - Drainage
 - Open space provision

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

Principle of Development and Sustainability

The development lies outside the development envelope of Glapwell defined by policy SC1 of

the Adopted Local Plan and is therefore within the countryside as defined by policy SS9, which seeks to restrict housing development within the countryside unless it meets certain criteria. The site is also within an Important Open Break as defined by policy SS11 of the adopted Local Plan. Notwithstanding that, the principle of development for up to 62 dwellings on this site, with vehicular access from Park Avenue, has been deemed acceptable through the Outline Approval 19/00583/OUT.

The outline application has established that the site can accommodate up to 62 dwellings.

As such the concerns raised regarding the principle of the development and impacts on local amenities and services, such as doctor's surgeries and school places, are not a matter for consideration in respect of this application.

The primary purpose of this Reserved Matters application is to consider the appearance, landscaping, layout and scale of the proposed 49 dwellings in addition to all other planning considerations summarised above in this report. This includes information required by relevant conditions of the outline consent and the obligations of the Section 106 Agreement attached to the outline consent.

Design and Appearance

Policy SC3 of the Adopted Local Plan requires development proposals to achieve a high quality of design through place-making, buildings and landscaping. In particular, proposals should:

- create good quality, attractive, durable and connected places through well-designed, locally distinctive development that integrates into its setting; and
- respond positively to local context, identity and heritage, including height, scale, massing, density, layout and materials.

Paragraph 135 of the NPPF requires planning decisions to ensure that developments function well, add to the overall quality of the area, are visually attractive as a result of good architecture, layout and landscaping, and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

Paragraph 139 of the NPPF states that development which is not well designed should be refused, particularly where it fails to reflect local design policies, government guidance on design, and any relevant local design guidance or supplementary planning documents.

Condition 3 of outline permission 19/00583/OUT requires the reserved matters application to demonstrate how the architectural character and distinctiveness of Glapwell has informed the design of the development. This includes layout, siting, massing, materials, boundary treatment, important buildings and views, and the interaction of the development with the public realm, including landscaping, views and connections.

Design response

The scheme will provide an appropriate mix of 2, 3 and 4-bedroom dwellings, predominantly two-storey, with 5 No bungalows, and will include a range of terraced, semi-detached and detached house types. This mix is considered acceptable in accordance with Policy LC3 of the Local Plan.

The proposed materials and house types will vary across the site, with reconstituted stone and brick elevations and red or grey roof tiles. This variation would help to provide visual interest while reflecting materials found in the surrounding area.

The outline permission did not approve a detailed layout but considered that a development of up to 62 dwellings would be acceptable in principle. The current reserved matters proposal has reduced the number of dwellings to 49. This lower-density layout is considered to represent an improvement, allowing the site to be used efficiently while creating a more successful relationship with neighbouring dwellings and the countryside edge to the east.

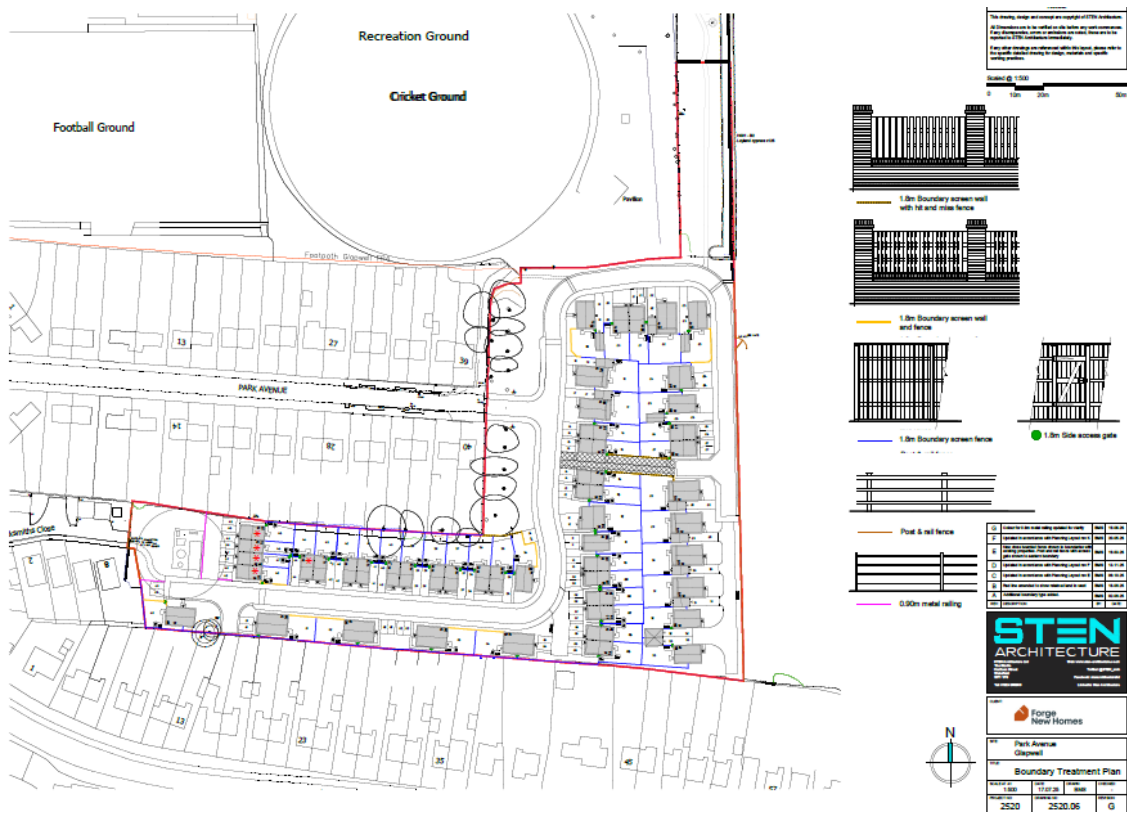
Along the eastern boundary, dwellings will face outwards towards the countryside, with side driveways helping to avoid a parking-dominated frontage. This arrangement will create a more positive and sympathetic edge to the development.

The plan below provides details of the proposed boundary treatments. Side/rear gardens will be bound by 1.8m high close board fencing, and a 1.8m fence will be erected along the southern boundary.

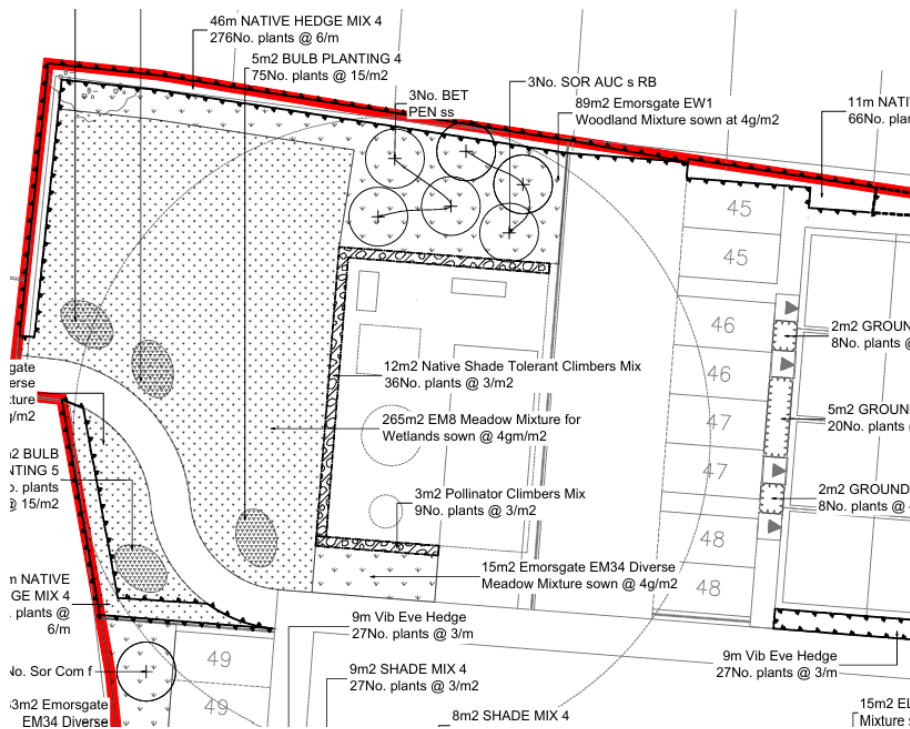
More prominent boundary treatments, such as those bounding the gardens of the bungalows along the southern boundary will comprise a brick wall, with timber inserts. The boundary treatment along the connecting footpath between plots 14-15 and 27-28 will be a 1.8m high boundary screen wall with hit and miss fence, to provide some surveillance onto the path.

A condition will be imposed requiring the retention of the prominent boundary treatments, in the interests of maintaining an acceptable appearance.

The submitted boundary treatment plan proposes open frontages, and given the constrained shape of the site, it is considered that frontages without boundary treatments will maintain an open appearance of the site. It is therefore considered reasonable to remove Permitted Development Rights for boundary treatments forward of principle elevations, in the interests of maintaining an attractive layout which integrates into its surroundings.



Identified on the plan above, to the west of the site, is the proposed pumping station. It is not clear on the submitted details how this will appear once completed, although the landscaping plan extract below identifies that it will have vertical planting to the compound fencing.



It is the understanding of the Local Planning Authority that the pump system will be predominantly contained below ground, and the only above ground development will be a small equipment cabinet. However, the appearance of any compound around the station will have an impact on those residents in the affordable housing plots facing the site. It is also important to ensure that the appearance of the pumping station does not cause visual harm to that part of the site which contains publicly accessible open space. The applicant has indicated in an email dated 24 June 2026 that the water company requires a palisade fence around the compound, which is a boundary treatment not typically favoured due to its unsightly appearance, and which will be difficult for climbing plants to integrate with. On other developments in the District a Paladin fence has been used which responds well to hedge screening. Accordingly, it is deemed necessary that a condition will need to be imposed for details of the layout and appearance of the pumping station, including details of compound fencing and landscaping to be agreed prior to commencement of development.

It is considered that subject to appropriately worded conditions, the design, layout and appearance of the proposed development provides an appropriate mix of housing, using materials and detailing to make best use of the site which responds to its context and would deliver high quality and cohesive design.

Local character and context

Condition 3 on the Outline requires the proposal to demonstrate how the architectural character and distinctiveness of Glapwell has informed the design of the development.

This part of Glapwell is characterised mainly by twentieth-century housing. Park Avenue contains similar semi-detached red brick dwellings with concrete roof tiles. Dwellings fronting Mansfield Road are more traditional, bay-fronted, semi-detached two-storey properties, although many have been altered over time through the use of render and pebble dash, which has diluted their original character. Blacksmiths Close is a small cul-de-sac of four detached two-storey stone dwellings. The Meadowview development to the north is predominantly red brick housing with high quality materials and detailing such as stone cills/lintels and flush windows. This development is visually separated from the proposed development by the cricket club which lies between the sites.

Given this varied context, there is no single defined architectural character in this part of Glapwell. The proposed use of brick and stone façades is therefore considered appropriate and capable of integrating with the surrounding built form.

The scheme proposes five bungalows along the southern boundary. Although bungalows are not a common dwelling type in the surrounding area, their use in this location is justified because they will reduce the scale and massing of development adjoining the rear boundaries of properties on Mansfield Road. Their spacing, garden arrangements and side parking would further reduce the extent of built form along this sensitive boundary.

The application site is well contained by existing housing and rear gardens to the south, west and north. The outward-facing elevations along the eastern edge will provide a sympathetic relationship with the countryside boundary and help soften any longer-range views from outside the site.

Overall, the development is considered to satisfy Condition 3 of the outline consent. It will provide a form of development that will be consistent and compatible with the scale, design and appearance of nearby housing. There are no important buildings or identified views within or adjoining the site that require a different design response.

The scheme will interact positively with the countryside edge and will provide reasonable pedestrian and cycle connections, as discussed in greater detail later in this report.

Land designation

The application site is within the countryside as defined by policy SS9 and also within an Important Open Break as defined by Policy SS11 of the adopted Local Plan. This issue has also been raised in resident comments.

The purpose of an Open Break is to prevent settlement coalescence and protect the individual character and identity of settlements. Policy SS11 states that, within open breaks between settlements, planning permission will only be granted where development does not detract from maintaining an open character that contributes to the separation of settlements and their individual identity and sense of place.

While the officer report for the Outline proposal gave substantial weight to the emerging Local Plan and identified harm to the character and function of the Open Break as one of the recommended reasons for refusal along with the countryside location of the site, the officer recommendation was overturned at Planning Committee. Members concluded that the development would provide much-needed affordable housing in a village where house prices were high, and that the site represented an acceptable windfall opportunity. Members also considered the allowed appeal on the adjacent Meadowview site to the north. They concluded that, on the individual merits of the case, the limited harm arising from conflict with Local Plan policies and impacts on the local area would be significantly and demonstrably outweighed by the benefits of approval. (*Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Wednesday, 12th February 2020 at 10:00 hours*).

Accordingly, the principle of developing this part of the countryside and Important Open Break has been deemed acceptable in principle, through the granting of outline planning permission.

The reduction in dwelling numbers from up to 62 to 49 will significantly reduce the overall level of built development on the site. The layout has also been designed to integrate with the existing built form, which defines three of the site boundaries.

Along the countryside edge, front-facing properties and the proposed native hedgerow will create a clear and distinctive settlement edge, to help maintain the open character that contributes to the eastern edge of Glapwell.

Proposed layout and Impacts on existing landscape features

Policy SC10 of the Adopted Local Plan states that *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. 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*

The framework is clear in Paragraph 187 that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing *valued landscapes and by recognising the intrinsic character and beauty of the countryside*. Paragraph 193 (c) states that *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*.

Condition 27 of 19/00583/OUT requires the reserved matters for the site to make provision for the retained hedgerows and trees within the site, and must demonstrate that the proposed development will not harm the hedgerows or any trees within them. In this condition, 'retained tree' or 'retained hedgerow' means an existing tree or hedge which is to be retained to comply with the approved plans and particulars; and paragraphs (a) and (b) below will apply for five years after the occupation of the last dwelling on the development.

(a) No retained tree or hedgerow will be cut down, uprooted or destroyed, or topped or lopped, other than in accordance with the approved plans and particulars. If any retained tree or hedgerow is removed, uprooted, or destroyed or dies, another tree or hedgerow must be planted at the same place and that the tree or hedgerow plants must be of such size and species, and must be planted at such time, as approved in writing by the Local Planning Authority.

(b) Before any equipment, machinery or materials are brought onto the site to implement this planning permission, temporary fencing must be erected to protect the existing retained hedgerows and trees. The fencing must be erected in accordance with BS 5837, and be retained and maintained until all equipment, machinery and surplus materials have been removed from the site. Protective fencing must be at least 1.2m high, strong enough to resist impacts and must include intermittent signage along its length warning site operatives that the, 'Hedge and/or trees is/are to be retained and is/are protected by condition of planning permission'; and also advising that nothing shall be stored or placed within the fenced area, and the ground levels within the fenced area shall not be altered, and no excavation shall take place without the written consent of the Local Planning Authority.

The primary considerations for the impacts on landscape features are the mature trees and the hedgerows which are on the site's boundaries.

The two rows of mature trees to be retained on either side of Park Avenue will make an important visual contribution when entering the development, bordering both sides of the site access. These trees shall be incorporated into the onsite open space, with meadow planting,

shrubs and orchard trees planted in front. The trees will soften the overall built development and will help with the transition of further built form into a semi-rural environment.

To demonstrate compliance with Condition 27 of the Outline Consent, in addition to the Arboricultural Impact Assessment and Arboricultural Method Statement, an addendum has been submitted by Enzygo Environmental Consultants, dated 12 June 2026. The addendum covers 2 trees on third party land which have been identified during processing of the application, one of which is an oak of moderate quality. It was determined that *whilst the development proposals would not directly influence these trees, some residual impact may be expected during the construction phase. This includes*

- *The potential for accidental damage to branches overhanging the site during construction; and*
- *The potential for ground compaction and ground distortion, caused by machinery and plant operation within the Root Protection Areas of these trees, as identified during the survey.*

The report identifies that these trees will be assessed during development with the arborist with temporary ground cover provided during construction and a protective barrier 5m from the base of the oak tree.

The original survey which still forms the basis of this application has identified twenty-three trees, three tree groups and six sections of hedgerow which are generally peripheral features growing on the site's boundaries. The overall condition of the trees has been described as fair by the Arborist. No trees of high quality and value (Category A) were recorded during the survey. Fourteen trees have been identified as moderate quality and value (Category B). These are healthy trees with some remedial defects, which are expected to make a landscape/visual contribution for a minimum of 20 years. Nine trees, three tree groups and six tree hedgerows are of low quality and value (Category C). These are unremarkable trees of limited merit, of poor form with little amenity value.

Of the trees on site, only two are proposed for removal, one (T18) Category B and one (T15) Category C on either side of the vehicular access on Park Avenue. Removal is necessary to directly implement the proposals and establish the vehicular access already approved at Outline Stage.

The Arborist notes that removal of T15 and T18 will allow for the un-obstruction and growth of adjacent trees T13 and T19 and so, the removal of T15 and T18 would benefit the health and future longevity of the adjacent trees as positive landscape features at the main vehicular entrance to this development. In addition, five new trees will be planted in this area to provide sufficient mitigation.

No other tree works are proposed to the remaining trees within the application site, and this is reflected in the submitted landscaping plans.

Given that the majority of the trees are to be retained, and the application is providing replacement tree planting, it is not considered that the character of the site would be harmed by the proposed development. The tree report makes recommendations for identifying the root protection areas, the installation of ground protection measures and protective fencing to be adhered to throughout the construction phase, in the interests of protecting the positive

landscape features from harm. Therefore, the development is considered to comply with the requirements of Condition 27 of the Outline Consent.

Condition 28 of 19/00583/OUT requires the Reserved Matters application to include details of a landscape boundary along the entire eastern edge of the application site, comprising of a mix of native trees and hedge, of an indigenous species. The landscape boundary edge shall be planted in the first planting season after commencement of the development and thereafter maintained in accordance with conditions 25 and 27 above.

To comply with Condition 28 of the Outline Consent, the application is proposing a landscaped boundary along the entire eastern edge of the application site. This includes a new native species hedge which spans the entire eastern boundary, and a soft landscaped area in between the hedgerow and the private drives/turning head of the plots on the eastern side of the site. This landscaped boundary is also supplemented by new tree planting. To the rear of this hedge will be a post and rail timber fence. Access is required along part of its length for landowner access into the adjacent field. There will also be a gap in the north east corner for the public footpath connection. The applicant was asked whether the field access required for the landowner could be incorporated into the public footpath opening, to reduce the gaps in this hedgerow, in the interests of future maintenance and overall appearance of the completed development. The applicant confirmed in an email dated the 23 June that Forge New Homes have already exchanged on this within the legal contract with the current landowner and its position has been agreed. As such, the hedge along the eastern boundary will have two gaps for access into the adjacent field.

Conclusion

The Council acknowledges that the development will extend development into an existing green field, within the designated countryside and an Important Open Break. However, as stated above, the principle of development has already been accepted through the approval of the Outline application. This application is to assess the layout and appearance of the proposed scheme and how it informs local context, the rural location and the impact on any existing landscape features.

In design terms, assessing the visual impact of the proposed development against the submitted layout and appearance, the development is considered to comply with Policy SC3 of the adopted Local Plan as it will create a good quality development, that through careful design and layout will respond positively to local context, identity and heritage, including height, scale, massing, density, layout and materials.

In accordance with Paragraph 135 of the NPPF, the development will deliver a high-quality housing that is appropriate in scale and character to its surroundings.

It is considered that the application meets the requirements of Policy SC10 of the adopted Local Plan and paragraphs 187 and 193 of the Framework and will deliver a well-designed development that will integrate well with its surroundings.

It is therefore considered that the proposed development meets the requirements of local and national policies which seek to ensure that developments integrate into their surroundings. Through the imposition of appropriately worded conditions requiring the development to be carried out in accordance with approved plans, requiring submission

of materials for approval, removal of permitted development rights for prominent boundary treatments, and securing the retention of existing landscape features of note, the development will not cause harm to the visual amenity of the area, or harm to countryside character, sufficient to warrant a reason for refusal.

Residential Amenity

Policy SC3 (n) of the Adopted Local Plan requires development proposals *to 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.*

Policy SC11 of the Local Plan requires that *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*

Paragraph 135 (f) of the framework states *planning decisions should ensure developments; amongst others; create places with a high standard of amenity for existing and future users,*

The District Council's SPD 'Successful and Healthy Places' was adopted in 2025. To protect the amenity of existing and future occupants, it sets out minimum separation distances between residential dwellings and minimum garden areas to provide a good quality of life and prevent massing, overshadowing and overlooking to neighbouring property. The SPD is clear that this guidance cannot always be applied rigidly as there will be circumstances where consideration is necessary to local site context and constraints associated with some application sites.

The proposed development provides a good standard of amenity for new residents. The separation distances between properties are in accordance with the Successful and Healthy Places SPD providing at least 21m between main aspect windows, and garden sizes are in accordance with that required for bedroom numbers, providing around 50m² for 2-bed properties and 70m² for 3 and 4-bed properties. Properties will be afforded adequate privacy through the 1.8m high close board fences bounding rear gardens. Where rear gardens are adjacent to the highway boundaries will comprise 1.8m high brick walls with timber inserts.

Where the development site backs onto existing residential properties sufficient separation distances have been achieved, and 1.8m high close board fencing within the application site, along shared boundaries will ensure privacy is maintained.

Because of site constraints along most of the southern border, dwellings in this area will comprise 2-bed detached bungalows, with no windows in the southern elevation as shown on the plans below.



A condition will be included to remove PD rights for these properties, to maintain privacy levels for properties on Mansfield and to ensure that there is no potential for overlooking.

Other material considerations relating to the protection of residential amenity cover issues such as the control of dust. Condition 5 on the outline approval required the submission and approval of a Dust Management Plan through the RM application. This was submitted on the 2 June 2026, and Environmental Health were consulted, confirming on the 12 June 2026 that the Plan was sufficient and as such that condition could be formally approved through the RM application.

Another area of potential amenity harm is disturbance arising during the construction period on those residents occupying part of the incomplete development site. The responding Local Highways officer at County has required the submission of a Construction Management Plan which shall identify travel routes for construction traffic, hours of operation, parking and storage etc.

Subject to the development being carried out in accordance with the submitted plans and adherence to any imposed conditions, the development is considered to provide a good standard of amenity for new and existing residents and have acceptable impacts on residential amenity in accordance with Policy SC3 (n) of the Adopted Local Plan and paragraph 135 (f) of the framework.

Provision of a Safe and Suitable Access

Policy ITCR10 of the Local Plan requires that *development proposals should provide convenient, safe and attractive access via footpaths, footways, bridleways, cycle paths and public realm areas.*

Paragraph 109 of the Framework identifies that transport issues should be considered from the earliest stages of development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve

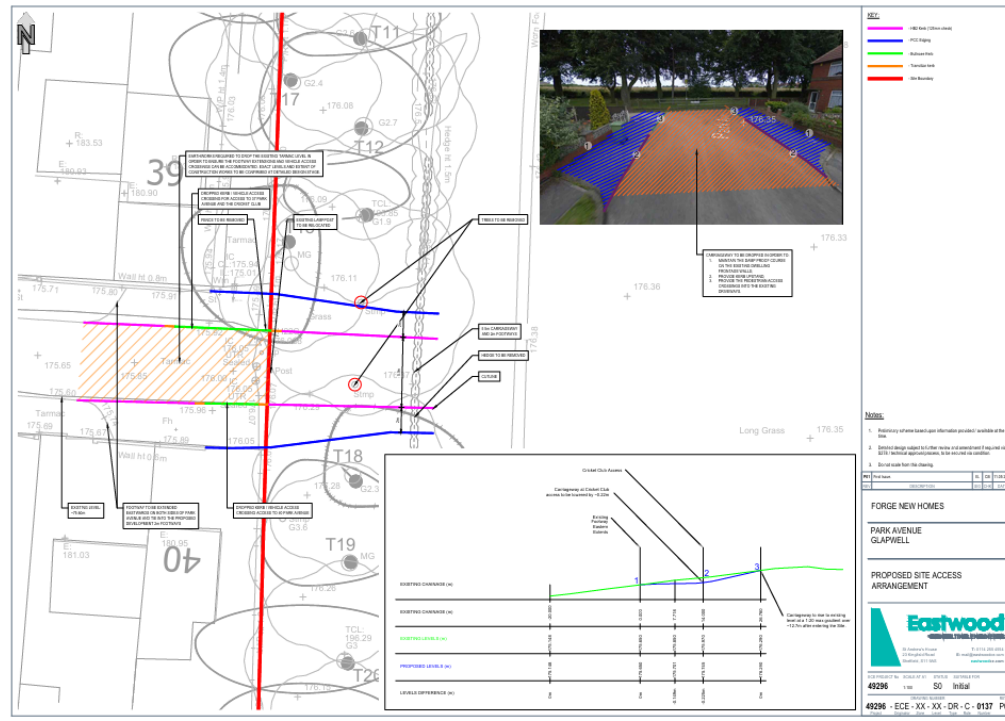
ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

Paragraph 115 requires that sites should provide safe and suitable access that can be achieved by all; paragraph 117 goes on to say that proposals for development should c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; and paragraph 135(f) also requires developments to be safe, inclusive and accessible.

Condition 8 on the Outline approval required that *Unless otherwise approved in writing by the Local Planning Authority, the development must not be commenced until a detailed scheme of highway improvement works for the extension of Park Avenue, together with a programme for the implementation and completion of the works, has been submitted to and approved in writing by the Local Planning Authority. No part of the development will be brought into use until the required highway improvement works have been constructed in accordance with the approved details.*

The main vehicular access into the site is from Park Avenue. The existing highway will require works on Park Avenue to create the access as shown on the plan below, generally comprising of the following:

- Earthworks required to drop the existing tarmac level in order to ensure the footway extensions and vehicle access crossings can be accommodated. Exact levels and extent of construction works to be confirmed at detailed design stage.
- Dropped kerb / vehicle access crossing for access to 37 park avenue and the cricket club
- Footway to be extended eastwards on both sides of park avenue and tie into the proposed development 2m footways
- Dropped kerb / vehicle access crossing access to 40 park avenue
- Relocation of lamp post
- Two trees to be removed (previously agreed through the Outline)
- Formation of 2m footways and 5.5m carriageways.



These works will be carried out through a Section 278 Agreement between the developer and Local Highway Authority.

The Council acknowledges concerns raised by local residents in regard to the provision of this access, however the County Highway Authority has been consulted on the application, and in accordance with their comments dated 19th June they have no objections in relation to the proposed access works, subject to the inclusion of advisory notes relating to the Section 278 Agreement.

It is therefore considered that sufficient information has been submitted to inform the proposed vehicular access, in compliance with policy ITCR10 of the Local Plan. The technical details for the construction of the access will be agreed between the developer and County Highway Authority.

Whilst there is only one vehicular access into the site, the application also proposes a pedestrian/cycle link to the northeast, adjoining the Meadowview development, which will adjoin Public Right of Way no. 4, which runs across the northern boundary of the site. To ensure that this link is delivered within a reasonable time to facilitate safe access and a non-motorised connection for pedestrians and cyclists from the Meadowview development, a condition will be included for details, including a timetable for implementation to be submitted and approved, prior to commencement of development.

The Outline application also proposed a pedestrian and cycle access in the southwest corner of the application site, leading onto Blacksmiths Close, in the interests of connectivity and to promote sustainable transport. Blacksmiths Close is an unadopted road.

Condition 33 of the Outline approval required *The Reserved Matters application include a detailed scheme demonstrating how pedestrian and cycle access from the site, onto*

Blacksmiths Close will be formed. Details must include, along with a timetable for implementation; the proposed surface materials; kerb/edge treatments; details of structures required for the connections (speed barriers etc); provision of lighting.

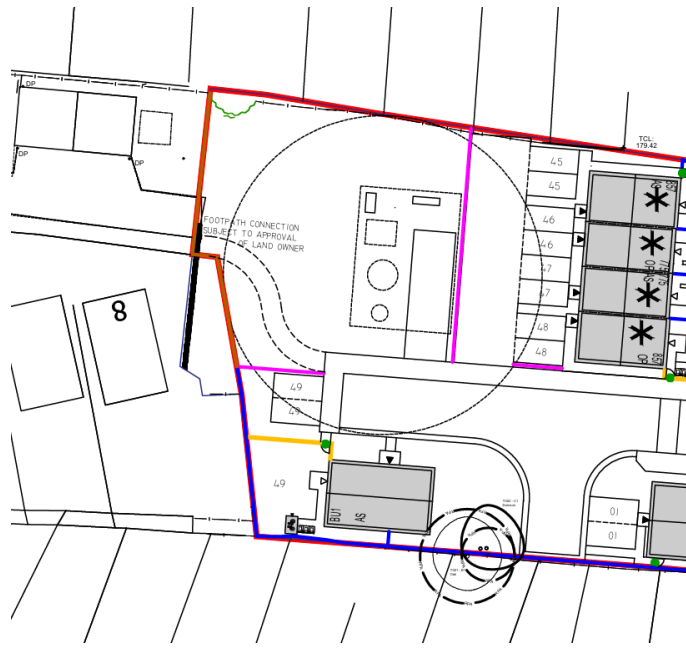
The current landowner of the development site also has control of land on Blacksmith's Close to facilitate this access, although there is some uncertainty on whether approval to use this land will be agreed once the developer has acquired the development site. There have also been concerns raised over this access by residents on Blacksmiths Close, and also from the Police Designing Out Crime officer.

Officers have carefully considered the footpath and pedestrian link given the Force Designing Out Crime Officer's objection to it in principle. Although Officers understand Blacksmiths Close to be privately owned, it is a relatively short cul-de-sac of only four detached dwellings, all of which have the principle elevation windows over two storeys fronting the Close. Future users of the pedestrian and cycle link would therefore benefit from natural surveillance via the occupiers living on Blacksmiths Close, which would in turn deter nuisance and crime. The driveway is open in nature, as are the front curtilages, and clear public views are available from Bolsover Road to the end of the Close. In addition, the same public views would be able from within the application site looking towards Blacksmiths Close.

The planning system is required to consider all material planning considerations, which in the overall planning balance needs take account of the need for better inclusivity and connectivity on and across development sites against any public harm which might arise.

In this case it is considered that the proposed footpath and cycle link would be a well-used link, given that it connects to Bolsover Road and therefore provides a shortened means of access to amenities such as the nearby Young Vanish Inn. The footpath is the only opportunity to provide access onto the adopted highway via the southern boundary of the site, preventing occupants from having to use Park Avenue, which would encourage the use of private vehicles.

There is currently an unrestricted opening from the application site onto Blacksmith's used by walkers and has been used as such for a number of years. It is therefore hoped that this access can remain in place through agreement with the landowner to promote sustainable transport and encourage walking and cycling through the site through the provision of a pedestrian connection into the village centre. The details submitted with the application show how the access can be formed within the site, as shown on the extract from the boundary treatment plan below:



The details submitted under the Reserved Matters application do not fully meet the requirements of condition 33, only in part. However, given the current uncertainty over whether this access can be formed it is not considered reasonable to require full engineered plans at this stage. As such, a condition will be included to require the proposed surface materials; kerb/edge treatments; details of structures required for the connections (speed barriers etc), and provision of lighting to be submitted once landowner consent had been obtained, and prior to occupation. For the purposes of meeting condition 33 of the Outline it is considered that sufficient information has been submitted to demonstrate that this access can be achieved. In the event that the access cannot be formed, officers do not consider that this should warrant a reason for refusal on ground of connectivity or promoting sustainable transport. Whilst it is welcomed, the site is still able to function without the link, it will just mean that residents have to use Park Avenue to access nearby services and facilities.

There is an existing public right of way (FP4) which runs along the northern boundary of the application site as shown on the map extract below. This adjoins the settlement of Stoney Houghton to the East and terminates at the entrance to the cricket club located to the northwest of the site.



This path will be incorporated into the proposed development, and will continue along the northern stretch of the estate road before exiting the northwest corner of the site. The County Highway Authority has given consideration to the submitted details and raised no objection subject to an advisory note reminding the applicant of their obligations towards the closure and/or diversion of public footpaths. There have not been any specific details submitted about the treatment and exact route of the public footpath through the site, and how it adjoins the pedestrian/cycle link to the north. Therefore, to maintain connectivity from the Meadowview site and the public footpath, a condition will be included requiring details of works required to the public footpath, how it adjoins the path from the north and timetable for implementation of the paths, as they will need to be operational prior to completion of the development. This condition is not a requirement of the highway authority but is considered necessary to maintain footpath connections through the site and into the wider area, and to ensure a satisfactory appearance of the completed development.

It is considered overall that the site provides a safe and suitable means of access and egress for vehicles, pedestrians and cyclists subject to the full compliance of conditions and agreeing implementation timescales to maintain connectivity, in accordance with policies SS1, SC3 and ITCR10 of the Local Plan.

Estate Roads and Parking

Internal Estate Roads

Policy SC3e requires developments to *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*

Estate layout design is considered throughout the Framework. Paragraph 96 requires decisions to *achieve street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods and active street frontages*; paragraph 109 requires that *patterns of movement, streets, parking and other transport consideration are integral and contribute to making high quality places*; paragraph 115 requires that the *design of streets and parking areas reflect current national guidance*.

The provision of streets and spaces are constrained to some extent from the irregular outline of the application site. There was also the need to consider the appearance of the eastern edge of the site, to ensure that it didn't result in rear gardens with high boundary treatments occupying that boundary but rather provide dwellings which front onto the countryside edge. This means that the estate road has to border this edge, with a landscape buffer and hedge planting / post and rail fence.

The estate road terminates in the southeast corner of the application site with 5 properties served off what appears to be a private drive. The western edge of the application site also terminates in a turning head for vehicular traffic.

A vehicle tracking plan has been submitted to demonstrate how vehicles, in this case refuse vehicles manoeuvre through the site.



Whilst the layout of the estate road and how the site is accessed is not ideally laid out to aid flow and connectivity, it has been designed to make the best use of the site constraints and to provide a safe and appropriate layout for residents. The provision and upgrade of footpaths, provides pedestrians and cyclists greater movement through the site, improves connectivity and makes the public spaces safe, and appropriate to their context.

Street Trees

Paragraph 136 identifies that *trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined (Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate) , that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.*

The application does not propose specific street trees but does provide an abundance of trees around the site (all of which are native, and many are orchard trees), including strengthening the trees / vegetation which line the main access road on its western side at the site entrance.



There were no conditions on the Outline application relating to street trees, and both the Outline decision, and submission of the Reserved Matters application were prior to the 2024 National Planning Policy framework which included this paragraph. The application site provides an attractive cluster of mature native trees at both sides of the site access, and coupled with the orchard trees to be planted in two areas of open space, and on plot trees to be retained by occupiers, it is considered that there is sufficient tree cover on site to meet the requirements of the Framework.

The highway authority has been consulted on the application and raised no objections to the estate layout subject to a condition requiring the estate roads to be provided in accordance with the submitted details and an advisory note reminding the applicant of the S38 process if the roads within the site are to be adopted.

Parking provision

Policy ITCR 11 and the Local Parking Standards SPD requires developments to provide appropriate provision for vehicle and cycle. 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. The adopted parking standards go even further to recommend on plot cycle stores.

Paragraph 109 of the Framework requires that transport issues are considered at the earliest stages and that they should ensure patterns of movement, streets and parking are integral to the design of schemes (b) and should identify and pursue opportunities to promote cycling.

The Successful and Healthy Places SPD also provides guidelines on garage and parking space and how these should be laid out.

The proposed layout provides a mix of plots with garages, driveways and frontage bay parking. The size of these spaces accords with the requirements of the standards identified above, respective of bedroom numbers determining the amount of on plot parking required.

Each of the plots, including the affordable housing also have timber cycle stores on the rear gardens to promote sustainable travel. A condition will be included for the cycle stores to be provided prior to occupation of the respective plot.

It is therefore considered that the proposal provides an acceptable standard of on plot parking to serve the development, in compliance with policy ITCR11, the Local Parking Standards and the objectives of the Framework.

Ecology and Biodiversity Considerations

This application is exempt from the mandatory biodiversity gain plan condition as the outline permission was approved in 2020. The approval of reserved matters for outline planning permissions is not subject to the biodiversity gain condition (as it is not a grant of planning permission).

Notwithstanding the above, Policy SC9 of the Local Plan requires:

Development proposals should seek to conserve and enhance the biodiversity and 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 resulting from a development can be avoided or, if that is not possible, adequately mitigated.

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.

Paragraph 187 of The Framework requires planning decisions to *contribute to and enhance the natural environment by b) 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, and of trees and woodland; and d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*

Paragraph 193 requires that *a) 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; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Condition 24 on the Outline application requires the submission and approval of a Construction Environmental Management Plan (CEMP) through the Reserved Matters. The previous developer, Meadowview submitted one which was approved by the Wildlife Trust. An addendum has been submitted on the 24 June 2026 to update this given the change in developer and site layout. Derbyshire Wildlife Trust has been re-consulted on this and their response will be provided to Members as a late item. If comments have not been received, or if further amendments are required, Members are requested to allow this outstanding matter to be delegated to officers before issuing the decision.

Condition 25 on the Outline application requires the submission and approval of a Landscape Biodiversity Enhancement and Management Plan (LBEMP) through the Reserved Matters application. This matter has been subject to much discussion and negotiation as the development results in an overall net loss, although provides gains in hedgerow habitats. Further information including an updated BNG Metric and a BNG Assessment letter has been submitted on the 24 June 2026 and has been sent to Derbyshire Wildlife Trust for comments. Their final response will be presented to Members as a late item, but should comments not be received before the meeting, or amendments required to meet the requirements of the condition, then Members are requested to allow this outstanding matter to be delegated to officers before issuing the decision.

Condition 26 relates to timescales for hedgerow and tree works.

Condition 27 (retained trees and hedges) and condition 28 (hedge along eastern boundary) require the submission and approval of details through the Reserved Matters but these have been assessed and accepted in the relevant sections above.

The development proposed only results in the loss of two trees at the site entrance. Other than that, all hedges and trees are to be retained. The development also provides a linear hedge with native tree planting along the eastern boundary. Within the site, there are native trees and orchard trees within the open spaces and within plots.

It is therefore considered that sufficient information has been submitted to provide a general overview of the landscape requirements for this site. The only outstanding matters relate to agreement of the Construction and Environmental Management Plan (CEMP) and the Landscape Biodiversity Enhancement and Management Plan (LBEMP), which at the time of writing this report were being further reviewed by Derbyshire Wildlife Trust. Any requirement to purchase credits to compensate for any habitat loss can be controlled by condition.

Other Material Planning Considerations

Flooding and drainage

Conditions 21 and 22 on the approved Outline relate to drainage and surface/foul water disposal and require details to be submitted and approved prior to commencement of development.

Notwithstanding that, the County Lead Local Flood Authority has been consulted on the application. They initially advised that if conditions 21 and 22 were to be approved through the RM application, then infiltration testing would need to be done over the site with results submitted for approval. This has not been done and so the conditions have not been approved at this stage.

The responding flood officer has advised however that the relevant surface water conditions can be discharged within the revised proposed layout of the reserved matters application.

They have advised that in order to discharge the relevant surface water conditions, records of infiltration testing across the site will need to be submitted to ensure that infiltration will be a viable outfall for surface water and that soakaways are sized appropriately. In addition, the applicant will have to demonstrate how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure the features remain functional, in particular soakaways that are within private land or shared, including access and responsibility. This advice shall be included as an informative on the decision notice, along a note advising that soakaways should not be within 5m of an adoptable highway or any building.

It is therefore considered that whilst the full surface and foul water drainage details have yet to be approved, sufficient information has been submitted to inform the layout of the development.

Environmental Protection

Details relating to the investigation and mitigation of contamination issues are covered under condition 4 of the Outline approval, which will need to be approved in part prior to commencement of development.

Condition 5 requires the submission and approval of a Dust Management Plan as part of the Reserved Matters application. The purpose of a Dust Management Plan is to reduce the windblown dust from ground surfaces, stockpiles, vehicles surface and cutting and grinding of materials. Prior to any works which may involve or be likely to give rise to dust emissions from the site, a risk assessment will be carried out to ensure that all appropriate dust control procedures are implemented with mitigation where necessary. The Council's Environmental Health officer has confirmed that the submitted Plan is acceptable and as such condition 5 can be approved.

Public Open Space

The Council's Leisure Facilities Planning and Development Manager has been consulted on the proposal.

They originally raised concerns over the layout and use of the open space, whether these

areas were accessible by the public, and how they were going to be surfaced and landscaped. The latest plans have sought to resolve the concerns raised, and in their most recent comments they have confirmed that they have no issues with the proposal. They did agree with officers that a gate should be installed on the eastern boundary where the public footpath runs through and that the submitted details showing the treatment of FP4 is lacking details and needs to be clear through the development. As such, the condition below requiring details of the final route and treatment to public footpath No4, including the route through the site, and how it adjoins the new footpath to the north, with information such as a timetable for implementation; the proposed surface materials, kerb/edge treatments and details of structures required for connections (gate, speed barriers etc), and provision of lighting to be agreed prior to commencement of development.

They also drew officers' attention to the requirements of the S106 Agreement which requires a commuted sum if play equipment is not provided on site, of which this obligation will be triggered.

It is therefore considered that sufficient open space has been provided on site in accordance with policy requirements and subject to meeting the obligations contained within the Section 106 Agreement.

Conclusions on the Key Issues

The development as proposed has been subject to amendments and updates which result in a satisfactory form of development which responds positively to its settlement edge context in terms of height, scale and density. The layout provides a good mix of housing types and a good quality materials pallet. The layout also provides for a good standard of amenity for future residents and protects the amenity of existing residents around the site.

There is ample landscaping proposed within the site, including native and orchard trees, and new native hedgerows around the site boundaries and along the eastern edge.

There were several conditions imposed on the Outline application which required approval through the Reserved Matters application. Specifically, these are conditions 3, 5, 7, 24, 25, 28, 33 and 35. The details reserved by Conditions 24 and 25 are still awaiting approval from Derbyshire Wildlife Trust and Members are requested to permit officers to resolve these outstanding matters to deliver appropriate habitat enhancement and protection to avoid a net loss of biodiversity to satisfy the requirements of Policy SC9 of the development plan. A possible pedestrian link to Blacksmith's Close link will be facilitated to meet the objectives of Condition 35.

The applicant will need to be mindful of the remaining conditions on the Outline application which require details to be submitted prior to commencement of development or pre-occupation, and they are also reminded of their obligations within the Section 106 Agreement.

Overall, it is considered that the layout, scale, appearance and landscaping of the site is acceptable and, as such, Members are requested to approve the application following the approval of the CEMP and LBEMP by Derbyshire Wildlife Trust.

RECOMMENDATION – That following the approval of the Landscape and Biodiversity Enhancement and Management and Construction Environmental Management Plans (LBEMP and CEMP) by Derbyshire Wildlife Trust, delegated authority be given to the Development Management and Land Charges Manager and Principal Planners to grant planning subject to the following conditions, which are written in precis form:

1. The development hereby approved shall be carried out in accordance with the following plans and documents:

- Drawing ref: 2520.01.L - Planning Layout; received 24 June 2026
- Drawing ref: 2520.03.F - Materials Layout; received 24 June 2026
- Drawing ref: 2520.06.G - Boundary Treatment Plan; received 24 June 2026
- BNG Metric V03 dated 23 June 2026; received 24 June 2026
- BNG Letter; received 24 June 2026
- CEMP Biodiversity Addendum; received 24 June 2026
- Cricket Ball Strike Assessment – Labosport (LSUK.26-0513_CBA) received 23 June 2026
- Foundation Zoning Plan – Eastwood Consulting – 49296-ECE-XX-XX-DR-C-008 P03 received 23 June 2026
- Boundary Treatment Plan – 2520.06 Rev G; received 19 Jun 2026
- Revised bungalow elevations and Floor Plan – 2520.BU1.01.Rev A; received 19 June 2026
- Soft Landscaping Plan Sheet 1 of 3 - DR L 4503 P04 received 19 June 2026
- Soft Landscaping Plan Sheet 2 of 3 - DR L 4502 P04 received 19 June 2026
- Soft Landscaping Plan Sheet 3 of 3 - DR L 4501 P03 received 19 June 2026
- Soft Landscape schedule - SHF9048001-ENZ-L-SC-045-001 Rev P04; received 19 June 2026
- Vehicle Tracking Layout (Refuse Vehicle) - ECE-XX-XX-DR-C-ATR2-P01; received 8 June 2026
- Addendum to Land OA Park Avenue, Glapwell Reserved Matters Number 24 – Construction Environmental Management Plan (CEMP: Biodiversity); received 4 June 2026
- Drainage Strategy – ECE-XX-XX-DR-C-0001-P06; received 2 June 2026
- Proposed site access arrangements – ECE-XX-XX-DR-C-0137-P01; received 2 June 2026
- Levels Strategy – ECE-XX-XX-DR-005-P04; received 2 June 2026
- Street Scenes – 2520.04.A Rev A; received 2 June 2026
- Addendum to Arboricultural Assessment (Enzygo Environmental Consultants) - SHF.9048.001.ENZ.XX.00.RP.AR.45.101; received 2 June 2026
- Dust Management Plan; received 2 June 2026
- Biodiversity Net Gain Assessment letter (553417ab29May26FV02_BNGA_Letter) received 2 June 2026
- Design and Access Statement Rev PL03 received 2 June 2026
- BNG Metric excel received 2 June 2026
- 2520.01. Rev K Planning Layout (A) received 2 June 2026
- 2520.03.Rev F Materials Layout received 2 June 2026
- House type 1229 – 2520.1229.01 received 31 March 2026

- House type 1416.02 (stone) - 2520.1416.02 REV A received 31 March 2026
- House type 913.02 (stone) – 2520.913.02 Rev A received 31 March 2026
- HOUSE TYPE 986.02 SEMI DETACHED (STONE) - 2520.986.02 REV A received 31 March 2026
- HOUSE TYPE NT2.01 - 2520.NT2.01 received 31 March 2026
- Site location plan – 2520.02 Rev A received 4 March 2026
- Standard tree detail – DR L 0005 received 4 March 2026
- Landscape Management and Maintenance Plan – ENZYGO - SHF.9048.001.LA.R.002 received 23 February 2026
- ROAD & SEWER SECTIONS SHEET 1 OF 4 - 0101 REV P02 received 18 December 2025
- ROAD & SEWER SECTIONS SHEET 2 OF 4 - 0102 REV P02 received 18 December 2025
- ROAD & SEWER SECTIONS SHEET 3 OF 4 - 0103 REV P02 received 18 December 2025
- ROAD & SEWER SECTIONS SHEET 1 OF 4 - 0104 REV P02 received 18 December 2025
- Vehicle Tracking Layout ATR1 Rev PO4 received 18 December 2026
- Planning Drawings - Types 857 & 775 Stone – floor plans - 2520.857775.01 received 29 October 2025
- Planning Drawings – Types 857 and 775 Elevations - 2520.857775.02 received 29 October 2025
- Planning Drawings – Type BU1 Stone – Elevations and floor plans - 2520.BU1.01 received 29 October 2026
- Revised elevation and floor plans type 1057C (brick) detached - 2520.1057C.01
- Revised elevation and floor plans type 1057C (stone) detached – 2520.1057C.02
- Revised elevation and floor plans type 1116 (brick) detached – 2520.1116.01
- Revised elevation and floor plans type 1116 (stone) detached – 2520 1116.02
- Revised elevation and floor plans type 1194 (brick) detached – 2520 1194.01
- Revised elevation and floor plans type 1194 (stone) detached – 2520 1194.02
- Revised elevation and floor plans type 1416 (brick) detached – 2520 1416.01
- Revised elevation and floor plans type 775 (brick) – 2520 775.01
- Revised elevation and floor plans type 775 (stone) – 2520 775.02
- Revised elevation and floor plans type 802 (brick) 2520 802.01
- Revised elevation and floor plans type 802 (stone) 2520 802.02
- Revised elevation and floor plans type 857 (brick) – 2520.857.01
- Revised elevation and floor plans type 857 (stone) – 2520.857.02
- Revised elevation and floor plans type 913 (brick) – 2520.913.01
- Revised elevation and floor plans type 986 (brick) semi-detached – 2520 986.01
- Revised elevation and floor plans type 986 (stone) semi-detached – 2520.986.02
- Revised elevation and floor plans type 986 (brick) detached – 2520.986.03
- Elevations and floor plans single garage – 2520.G.01
- Elevations and floor plans twin garage – 2520.G.02 all received 24 July 2025.

2. A condition will be imposed removing PD rights for garden boundary treatments to plots 1-4, 19, 23, 34, 48 and 49, in the interests of maintaining an acceptable appearance.

3. A condition will be imposed removing PD rights for new boundary treatments forward of principle elevations. This is to ensure that the development does not appear cramped, but remains an open appearance, given the constraints of the site layout. A condition will be imposed for details of the pumping station, including elevations and compound fencing to be submitted and approved prior to occupation, in the interests of maintaining an acceptable appearance.
4. A condition will be included to remove Class A and B PD rights for plots 1 – 4 and 49, preventing any new openings on the southern elevation, including within the roof space. To maintain privacy levels for properties on Mansfield Road and to ensure that there is no potential for overlooking.
5. A condition will be included to require details of the final route and treatment to public footpath No4, including the route through the site, and how it adjoins the new footpath to the north. Details must include, along with a timetable for implementation; the proposed surface materials, kerb/edge treatments and details of structures required for connections (gate, speed barriers etc), and provision of lighting.
6. Prior to commencement of development, and subject to agreement with the landowner of Blacksmith's Close, full details of the pedestrian and cycle link between the site and Blacksmith's Close shall be submitted and approved. Details must include, along with a timetable for implementation; the proposed surface materials; kerb/edge treatments; details of structures required for the connections (speed barriers etc); provision of lighting.
7. Prior to any development above foundation levels, the roofing and facing materials shall be submitted and approved by the Local Planning Authority.
8. The on-plot cycle stores shall be provided on site prior to the occupation of each respective plot.
9. Landscaping delivery, protection and management.
10. Conditions relating to the CEMP and LBEMP and any wildlife protection and habitat creation conditions recommended by Derbyshire Wildlife Trust.

Statement of Decision Process

Officers have worked positively and pro-actively with the applicant to address issues raised during the consideration of the application. 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 Framework.

The decision contains several pre-commencement conditions which are so fundamental to the development permitted that:

- *it would have been otherwise necessary to refuse the whole permission; or*
- *are necessary to address issues that require information to show that the development will or can be made safe, or*

- *address other impacts which need to be assessed to make the development acceptable to minimise and mitigate adverse impacts from the development.*

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

MEETING OF THE PLANNING COMMITTEE ON THE 8TH JULY 2026

REPORT OF THE INTERIM STRATEGIC DIRECTOR FOR ECONOMIC GROWTH

**OUTCOME OF REVIEW OF PROCEDURE FOR PUBLISHING DETAILS OF
PLANNING APPLICATIONS RECEIVED IN THE PRESS AND
RECOMMENDATIONS**

Classification	This report is Public
Report By	Chris Whitmore Development Management and Land Charges Manager

PURPOSE / SUMMARY OF REPORT

This report sets out the findings of a review undertaken between March and June 2026 into the Council’s procedure for advertising planning applications in the press. The review was undertaken following a Planning Committee report on the 18 March 2026 which identified significant variation in practice across local planning authorities and the need to ensure that Bolsover District Council is making effective, cost-efficient use of its resources when publicising planning applications.

The purpose of this report is to:

- Explain the statutory requirements for placing advertisements in the press under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO), specifically Article 15.
- Set out the Council’s current approach to advertising planning applications in the press.
- Present the findings of the review, including information on costs and benchmarking with neighbouring authorities.
- Assess alternative approaches to publication, including consolidated advertising and revised publication cycles.
- Consider the role of third-party providers and partnership arrangements, including the Council’s relationship with Derbyshire County Council (DCC).
- Provide recommendations on potential changes to improve efficiency, reduce costs and support timely decision making.

REPORT DETAILS

1. Background

- 1.1 Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) sets out the minimum statutory requirements for publicity in respect of planning applications. Local planning authorities retain discretion as to how they publicise applications, provided these minimum requirements are met.
- 1.2 In relation to press advertisements, Article 15 requires that certain categories of planning application must be publicised by way of a notice published in a local newspaper circulating in the locality. These include applications which:
- Are accompanied by an Environmental Statement.
 - Constitute major development.¹
 - Represent a departure from the provisions of the development plan.
 - Affect a public right of way.
 - Affect the setting of a listed building.
 - Affect the character or appearance of a conservation area.

These requirements are mandatory and cannot be waived.

- 1.3 The Council's Statement of Community Involvement (SCI) (2022) sets out how the authority will consult and engage with the public on planning matters. In relation to press notices, the SCI confirms that:
- All major planning applications will be publicised in accordance with national requirements; and
 - Press notices will also be used for certain other categories of development, including those affecting conservation areas or listed buildings.

The SCI therefore supplements the statutory requirements but does not extend them significantly beyond those set out in the DMPO.

2. Findings of Review

Current Approach

- 2.1 Currently, the Council publishes press notices for qualifying applications shortly after registration. Notices are placed in local newspapers depending on the location of the development, including the Derbyshire Times, Mansfield Chad and Worksop Guardian.
- 2.2 The process is administered via Derbyshire County Council, which arranges for notices to be placed on behalf of the District Council.

¹ Article 2 (interpretation) of the DMPO defines major development as residential development of between 10 or more dwellings, residential development on a site area of 0.5 ha or more where the number of dwellings is unknown, development comprising floorspace of 1,000 sq m or more or development on sites over 1 ha or more.

- 2.3 The Council allocates an annual budget of £36,000 for press advertisements. Each individual advertisement typically costs between £300 and £800, depending on the publication and the size of the advertisement.
- 2.4 During the 2025/26 financial year, £32,416.20 was spent on advertising planning applications in the press.
- 2.5 Analysis undertaken as part of the review identified that between 2023 and 2025 approximately 50 advertisements were placed in the press each calendar year. This relatively low volume reflects the limited number of applications that fall within the statutory categories requiring newspaper publication. It also highlights the potential inefficiency of the current approach, where often large and single notices are placed in the press.
- 2.6 The Local Planning Authority's current practice is to not advertise developments that represent a departure from the provisions of the development plan at the point of registration. Only where such development is likely to be supported or is approved at planning committee, would such publicity be undertaken. This can result in determination delays.

Benchmarking with Other Authorities

- 2.6 The review considered practices at neighbouring local planning authorities, including:
- Amber Valley District Council
 - Bassetlaw District Council
 - Chesterfield Borough Council
 - North East Derbyshire District Council
- 2.8 The analysis identified a consistent approach across these authorities, whereby multiple planning applications are consolidated into a single press advertisement, with a range of information provided from a simple list of applications received to details of the application reference, proposal, applicant and reasons for the notice, and in some cases advertisements are published on a two-week cycle rather than immediately following registration. This approach enables these authorities to significantly reduce advertising costs by maximising the use of available space within each notice.
- 2.9 Given the relatively low volume of applications requiring a press advertisement at Bolsover District Council, the adoption of a similar approach by reducing the amount of information published within a single notice and publishing on a two-week cycle would reduce the number of advertisements required annually, reduce the size and cost of individual advertisements and enable more efficient use of the allocated budget.
- 2.10 It is considered good practice and more transparent to include details of the applicant, application number, proposal and address in addition to the reason for the advert to alert the public to the particular environmental sensitivities.

- 2.11 Introducing a two-week publication cycle would allow sufficient time to collate qualifying applications into a single condensed notice. Given the relatively low number of applications requiring publication, this will not result in significant delay to public consultation periods. However, it would deliver substantial cost efficiencies by reducing the size and frequency of advertisements, potentially halving the current costs (subject to the information publicised). Such savings, would enable developments that represent a departure from the provisions of the development plan to be advertised in the press at the point of registration. This will allow for the more efficient and timely determination of such applications, thereby improving service delivery.

Use of External Providers

- 2.12 The review considered the use of private marketing companies to manage press advertisements. These companies offer access to specialist software that optimises advert layout and size, reducing costs, established relationships with publishers and access to discounted rates and administrative support in preparing and placing notices.
- 2.13 An enquiry was made to a provider (TMP Worldwide) to explore potential services and costs. While such services may offer efficiency benefits, they also introduce an additional layer of cost and require details of current costs to be provided to establish whether they can offer a more competitive rate.
- 2.14 The District Council has an ongoing legacy arrangement with the County Council to organise the publication of applications received in the press on its behalf. By using the DCC the Council benefits from preferential rates. Discounts range from approximately 43% to nearly 58% depending on the publication. An 8% administration fee is applied to the discounted cost of each notice. These discounted rates represent a substantial financial benefit to the Council and help to mitigate overall advertising costs.
- 2.15 Maintaining the existing arrangement with Derbyshire County Council is advantageous as it enables access to significant discounts that may not be otherwise available and maintains established working relationships and administrative processes. Such arrangements also existing between other benchmarking authorities.
- 2.16 While private marketing companies may offer similar services, it is not clear that they would deliver comparable value once fees and charges are taken into account.

3. Outcome / Conclusion

- 3.1 The review has identified clear opportunities to improve the efficiency and cost-effectiveness of the Council's approach to advertising planning applications in the press.
- 3.2 The review confirms that while the Council's current procedures comply with statutory requirements, there is significant scope to improve efficiency and reduce costs. By adopting similar approaches already in use by neighbouring

authorities and maintaining existing partnerships, the Council can deliver a more streamlined, cost-effective and responsive planning service.

RECOMMENDATION(S)

It is recommended that the Development Management Team:

1. Adopts a condensed but transparent and informative advertising approach, listing multiple planning applications within a single press notice as set out in Appendix 2.
2. Introduces a two-week publication cycle for press advertisements.
3. Includes applications that depart from the development plan in press notices at the point of registration, rather than retrospectively.
4. Continues to utilise Derbyshire County Council for the placement of press advertisements in order to benefit from discounted rates and maintain partnership working, and;
5. Keeps under review the potential use of external marketing companies, but only where clear financial or operational advantages can be demonstrated.

IMPLICATIONS:

<u>Finance and Risk</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Details: The findings of the review demonstrate that the current approach to press advertising is relatively costly when considered against the volume of applications requiring publication. Key financial observations include: An annual budget of £36,000 is in place, with near full utilisation in 2025/26. Only approximately 50 advertisements are placed in the press each calendar year. The introduction of consolidated advertisements and a two-week publication cycle would likely result in a significant reduction in total expenditure, potentially enabling the Council to deliver savings. Maintaining the DCC arrangement would further maximise value through continued access to discounted rates. On behalf of the Section 151 Officer		
<u>Legal (including Data Protection)</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: No legal implications are anticipated to arise from this report. On behalf of the Solicitor to the Council		

Staffing Yes No

Details: There are no human resources implications arising from this report. It is recommended that the arrangements with DCC would remain.

On behalf of the Head of Paid Service

Equality and Diversity, and Consultation Yes No

Details: There are no specific direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic arising from this report.

Environment Yes No

Details:

N/A

DECISION INFORMATION:

Please indicate which threshold applies:

Is the decision a Key Decision?

A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:

Yes No

Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or **(b)** Results in the Council incurring Revenue Expenditure of £75,000 or more.

(a) (b)

Capital (a) Results in the Council making Capital Income of £150,000 or more or **(b)** Results in the Council incurring Capital Expenditure of £150,000 or more.

(a) (b)

District Wards Significantly Affected:

(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)

Please state below which wards are affected or tick **All** if all wards are affected:

All

Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	

Links to Council Ambition: Customers, Economy, Environment, Housing
Customers: Improving customer contact and removing barriers to accessing information.

DOCUMENT INFORMATION:

Appendix No	Title
1	Example of Existing Press Notice
2	Example of Condensed Press Notice

Background Papers <i>(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 Executive, you must provide copies of the background papers).</i>
None.

DECEMBER 2024

Appendix 1 – Example of Existing Press Notice

**Bolsover District Council
TOWN AND COUNTRY
PLANNING ACT 1990**

Any comments on the following application should be made within 21 days.

Notice is hereby given that Bolsover District Council has received details of the following proposal:

Application No: 26/00109/FUL

Application Type: Full Planning Permission

Proposal: Replacement windows, doors, installation of fascias, CCTV cameras, path, steps and door canopy

Location: High Hill View Portland Street Whitwell Worksop

Applicant: S Lovell

The proposed development affects the setting of a listed building, and/or the character or appearance of a conservation area.

Application No: 26/00113/FUL

Application Type: Full Planning Permission

Proposal: Erection of field shelter and division of existing paddock

Location: Land East Of 80 To 82 Vale Drive Shirebrook

Applicant: Mr Edward Layton

The proposed development affects a public right of way.

A copy of the proposal, including the plans and other documents submitted with it, may be inspected on the Councils public web site <https://planning.bolsover.gov.uk/online-applications/> If you are unable to view online please contact 01246 242424. Anyone who wishes to make comments about this proposal, please send them via the application pages on the web site or by email to dev.control@bolsover.gov.uk or in writing to the Planning Department, The Arc, High Street, Clowne, Derbyshire, S43 4JY quoting the application number. All correspondence should be received by the Council within the period specified above which begins with the date of this notice. All correspondence received will be made available for inspection by the applicant and the public and will be posted to the website, and will remain available for public inspection for 4 years after the decision has been made.

Assistant Director of Planning & Planning Policy

Date: 24th April 2026

Appendix 2 – Example of Condensed Press Notice

BOLSOVER DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

NOTICE IS HEREBY GIVEN that Bolsover District Council has received the following planning application(s):

Application No: [Reference number]
Applicant: [Applicant name]
Proposal: [Description of the development]
Location: [Full site address / description of land]

***(Include as appropriate — optional but good practice)**

This application affects a Conservation Area.
This application relates to a Listed Building.
This is a major development.
The proposal is a departure from the Development Plan.

Details of the application documents can be viewed online at
<https://planning.bolsover.gov.uk/online-applications>

Representations in respect of the application(s) must be made in writing through the Council's website, by email to dev.control@bolsover.gov.uk or by letter to Development Management, The Arc, High Street, Clowne, Derbyshire, S43 4JY within 21 days of the date of this notice, quoting the relevant application number. By law comments are open to public inspection and will be displayed on the Council's website.

Strategic Director of Economic Growth
Date: [Date of publication]



BOLSOVER DISTRICT COUNCIL

Meeting of the Planning Committee on 8th July 2026

Report: Appeal Decisions: January 2026 – June 2026

Report of the Development Management and Land Charges Planning Manager (Prepared by Karen Wake)

Classification	This report is Public
Contact Officer	Karen Wake/Chris Whitmore

PURPOSE/SUMMARY OF REPORT

- To report the Planning Service’s performance against the Government’s quality of decision making targets.
- To report the appeal decisions made over the last reporting period and any issues arising / learning

REPORT DETAILS

1. Background

- 1.1 In November 2016 (updated December 2024) The Department for Communities and Local Government produced guidance entitled “Improving Planning Performance which included guidance on speed of Planning decisions and Quality of Planning Decisions. This report relates to the quality of decision-making targets.
- 1.2 The measure to be used is the percentage of the total number of decisions made by the authority on applications that are then subsequently overturned at appeal.
- 1.3 The threshold or designation on applications for both major and non-major development, above which a local planning authority is eligible for designation, is **10 per cent** of an authority’s total number of decisions on applications made during the assessment period being overturned at appeal.

During the Jan-June 2024 monitoring period the council had no appeals on major planning applications and three appeal decisions on non-major planning applications. All three of these appeals were dismissed. The council therefore successfully defended 100% of the appeals determined within that period. During the July-December 2024 monitoring period the council had no appeals on major planning applications and five appeal decisions on non-major planning applications. Two of these appeals were dismissed and three were allowed. However, this only equated to 1.66% of the number of non-major applications

determined within that period. During the July-December 2025 monitoring period the council had no appeal decisions on major planning applications and three appeal decisions on non-major planning applications. One of these appeals was dismissed and the other two were allowed. However, this only equated to 1.43% of the number of non-major applications determined within that period.

- 1.4 Following the first report of appeal decisions to Planning Committee in January 2019 it was agreed that appeal decisions continue to be reported to Committee members every 6 months.

2. Details of Appeal Performance within the Previous Six Months, Overall Performance and Reasons for Recommendation

- 2.1 The latest monitoring period is January – June 2026. During this period the council had no appeal decisions on major planning applications and three appeal decisions on non-major planning applications. Two of these appeals were dismissed and the other one was allowed. However, this only equates to 1.41% of the number of non-major applications determined within this period.
- 2.2 The council had one appeal decision against the refusal to grant prior approval for the conversion of barns to dwellings. That appeal was dismissed. The performance of Local Authorities in relation to the outcome of prior approval appeals is not being measured in the same way as planning appeals. However, it is considered useful to report these appeals within the same time period to address any issues or lessons learnt from these appeal decisions.
- 2.3 The council had two appeal decision against the issue of enforcement notices. The performance of Local Authorities in relation to the outcome of enforcement appeals is also not being measured in the same way as planning appeals. However, it is considered useful to report the enforcement appeals within the same time period to address any issues or lessons learnt from these appeal decisions. Two of these appeals were accompanied by an application for costs but in both cases the costs application was dismissed.
- 2.4 The assessment period for the quality of decisions is two years up to and including the most recent quarter for which data on planning application decisions are available. No appeals have been made in respect of applications for major development over this period and only six appeals against decisions to refuse planning permission for non-major development have been allowed. This comprises only 1.02% of the total number of decisions on applications for such development, far exceeding the government target for no more than 10% of decisions being allowed at appeal.
- 2.4 The lack of appeals generally against planning decisions taken indicates current decision making is sound and the Council's performance in successfully defending decisions at appeal is good, with 57% of the total number of appeals received in the two year assessment period being dismissed. It is recommended that the appeal performance and this report be noted and that members continue to be briefed on appeal decisions and performance on an ongoing 6 monthly basis to learn from the decisions made and ensure quality of decision-making meets and exceeds government targets.

3 Alternative Options and Reasons for Rejection

- 3.1 An alternative option would be to not publish appeal decisions to members. It is however considered useful to report decisions due to the threat of intervention if the council does not meet the nationally set targets. Members of Planning Committee should understand the soundness of decision making and soundness of Planning Policies.

- 3.2 In the June 2021 internal audit, the process of reporting appeal decisions to Planning Committee and reflecting on decisions taken was reported. The process supported the Planning Department achieving ‘substantial’ reassurance in the latest internal audit of ‘Planning Processes and Appeals’.

RECOMMENDATION(S)

- 1. That the quality of decision making / appeal performance and report be noted.
- 2. That appeal decisions continue to be reported to Committee members every 6 months.

IMPLICATIONS:

Finance and Risk		
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Details: Costs can be awarded against the council if an appeal is lost, and the council has acted unreasonably The council can be put into special measures if it does not meet its targets		
Legal (including Data Protection)		
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Details: Appeal documents are publicly available to view online. Responsibility for data is PINS during the appeal process. Decisions are open to challenge but only on procedural matters.		
Staffing		
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Details: Factored into normal officer workload and if original application report is thorough, it reduces the additional work created by a written representations appeal. Additional workload created if the appeal is a hearing or public enquiry.		

Equality and Diversity, and Consultation

Yes No

Details:

Consultation and publicity is are carried out with each application and appeal.
Consultations on this report of appeal decisions is not necessary.

By monitoring appeal decisions, it allows us to check that equality considerations are considered correctly in the assessment of planning applications. There have been no appeal decisions reporting equalities have been incorrectly addressed.

Environment Yes No

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Sound planning decision ensures the environmental objective of achieving sustainable development, namely to protect and enhance the natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy is met.

DECISION INFORMATION:

Please indicate which threshold applies:

Is the decision a Key Decision?

A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:

Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or **(b)** Results in the Council incurring Revenue Expenditure of £75,000 or more.

Capital (a) Results in the Council making Capital Income of £150,000 or more or **(b)** Results in the Council incurring Capital Expenditure of £150,000 or more.

District Wards Significantly Affected:

(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)

Please state below which wards are affected or tick **All** if all wards are affected:

Yes No

(a) (b)

(a) (b)

All

Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	

Links to Council Ambition: Customers, Economy, Environment, Housing

DOCUMENT INFORMATION:

Appendix No 1	<u>Planning Appeal Decisions Period January 2026 – June 2026</u>
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Appeal Ref: 6001694: Field at Mansfield Road/Main Street, Chesterfield S446LE

The application was in part retrospective for the change of use from agricultural land into a dog exercise field, the retrospective creation of an access, proposed hardstanding, fencing/gate. The application was refused.

Main Issues

The main issues were:

- The effects of the proposed development on highway safety along Main Street;
- Whether the site is in a suitable location for the proposed use, having regard to relevant development plan policies for development in the countryside, and the effects of the proposal on the character and appearance of the countryside;
- Whether the site is in a suitable location for the proposed use, having regard to the accessibility of the site; and
- The effects of the proposed development on biodiversity.

Conclusion

The Inspector considered that the visibility from the proposed access was restricted by hedgerows in both directions which lie outside of the land controlled by the appellant and were not to be removed. The change of use would result in a significant increase in vehicular activity and even if the new field entrance was in a safer position than the previous position, when linked with the proposed change of use, and the increase in vehicular movements, it would result in an increased risk of collisions overall. The potential consequences from such collisions would be significant and unacceptable.

The Inspector concluded the proposed development would have an unacceptable effect on highway safety along Main Street, in conflict with the requirements of Policies ITCR10 and ITCR11 of the Local Plan and paragraphs 115 and 116 of the National Planning Policy Framework

The Inspector concluded that the site was located in open countryside but there would likely be limited availability of such land in an urban area and this would need to involve a field in a countryside location. As such, he concluded that the proposal would amount to a small-scale employment use related to a recreational use in accordance with criterion C) of Policy SS9 of the Local Plan and that this type of recreational use would not be unusual in a countryside location and did not have an unacceptably urbanising effect on the rural area in accordance with policies SS3, SS9, SC2 and SC3 of the Local Plan.

The Inspector considered the site could not be reached by a footpath or public transport connections and there was no opportunity to improve the scope for access on foot, by cycling or by public transport such that there would be a reliance on private vehicles to access the facility. However, trips from these settlements would be short and dogs that use these types of facilities are generally not able or suitable to walk in public places and would not therefore use public transport. This meant even if alternative sustainable transport options were available, users would still arrive by private vehicle, but many dog walkers would regularly drive into the countryside to exercise their dogs with or without such a facility.

In this regard, paragraph 89 of the Framework recognises that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. The Inspector concluded that, given this type of use is typically found in a rural location, the short distances to settlements, the modest scale of the operations, and user preferences, the environmental effects of private car travel arising from the scheme would be limited. On this basis the Inspector concluded that the proposal would not be supported by Policies SS1 and ITCR10 of the Local Plan, however, given the particular circumstances of this use and location, the site was in a suitable location for the proposed use, having regard to the accessibility of the site.

The Inspector agreed that the scheme was retrospective and therefore did not need to be assessed against the Statutory BNG requirements and there was no indication that biodiversity enhancements could not be achieved. The Inspector considered a scheme of biodiversity enhancements could be required by condition in accordance with the requirements of Policy SC9 of the Local Plan.

The Inspector concluded that the development would have an unacceptable effect on highway safety along Main Street, which conflicted with the development plan and that

the other material considerations were not sufficient to indicate that the appeal should be decided other than in accordance with it.

The appeal was dismissed.

Recommendation

None

Whilst the Inspector considered the proposal complied with policies SS1, SS3, SS9, SC2 SC3 and SC9 of the Local Plan, it did not comply with policies ITCR10 and ITCR11. The Inspector afforded this more weight and the decision was made in accordance with Local plan policies ITCR10 and ITCR11. The Inspector agreed with the interpretation of these policies.

Appeal Ref: 6002116: Castle Hill Farm, Walls Lane, Whitwell Common, S80 3HE

The application was for the erection of a stable block. The application was refused.

Main Issues

The main issue for consideration was:

- The main issue was the effect of the proposed development upon the character and appearance of the appeal site and the wider landscape.

Conclusion

The Inspector considered that although the proposed stable block is located away from the existing house and outbuildings, the positioning would not result in a material harm to the character or appearance of either the site or the wider landscape. This was because the wider setting comprises rolling agricultural fields within which farmsteads of varying sizes and configurations, often with buildings in relatively close proximity to each other to promote a functional farmstead. The Inspector considered this site to be different because the residential property on site provided a central focal point, with its substantial, imposing form at the heart of the site contributing to a distinctly developed and managed character. Consequently, he considered the site to be defined by the presence of large, visually prominent structures, distinguishing it from the simpler, more agrarian appearance of other farmsteads in the surrounding area. In this context, the Inspector considered that the siting of a smaller building away from the dominant central dwelling and its peripheral structures would not appear incongruous and would not be perceived as unusual within this particular and specific setting.

The Inspector also considered that the distance between the proposed stable and the existing dwelling would not appear unusually large, due to the presence of connecting infrastructure in the form of a horse paddock in between them. The Inspector considered the paddock added to the developed and managed appearance of the appeal site, even if it didn't constitute as a typical built form. In addition, the Inspector considered the existing stables and workshop were of a similar size and materials, making the proposal characteristic of this specific location when viewed across the landscape.

The Inspector concluded that the proposed development would not conflict with Policies SS9, SC3 and SC2 of the Local Plan as collectively, these policies seek for

development to respect the form, scale and character of the landscape, which also responds to the established character and local distinctiveness.

The appeal was allowed, and planning permission was granted subject to conditions requiring compliance with the approved plans, details of materials and the stables to be for private use incidental to the occupation of the dwelling on site.

Recommendation

None.

Consideration should be given to the wording of Policy SS9 when the Local Plan is reviewed to consider giving further definition to what is appropriate for development in the countryside.

The decision was made in accordance with Local plan policies SS9, SC3 and SC2. The Inspector took a different view on the interpretation of these policies. The existing policies relating to development in the countryside are generally in line with the National Planning Policy Framework.

Appeal Ref: 6001960 The Dove Loft, Astwith Lane, Astwith, Derbyshire S45 8AN

The application was for a single storey extension to a dwelling which had previously been converted from an agricultural outbuilding. The application was refused.

Main Issues

The main issue for consideration was whether the proposed development would preserve or enhance the character or appearance of the Astwith Conservation Area (ACA).

Conclusion

The Inspector considered that the property retained the defining characteristics of the ACA including its stone construction and gabled, slate roof and although both it, and other buildings in this group had been extended and altered over time, their agricultural origins remained legible. Consequently, these buildings made a positive contribution to the historic rural character of the area and, in doing so, to the significance of the ACA.

The Inspector considered that the proposed extension, due to its scale and siting on the front elevation of the property, would form a visually dominant addition that would detract from the simple and traditional form of The Dove Loft. Even accounting for the previous extension to the property, the proposal would erode the ability to understand and appreciate the building's previous use as an agricultural building. He also considered that its crenelated roof design would appear particularly incongruous and would jar with the traditional form of the host building, that of neighbouring properties, and the prevailing form of development in the wider ACA.

The Inspector acknowledged that the site occupied a secluded with only partial views from outside the site but considered a lack of visibility does not negate the need for good design that responds to its surroundings. He considered the proposed extension by virtue of its siting, scale, and design would represent a harmful addition to the existing dwelling that would fail to preserve or enhance the character and appearance of the ACA.

The Inspector considered the development would result in the lower end of less than substantial harm and this harm should be weighed against any public benefits deriving from the proposal. In this instance the Inspector recognised the economic benefit associated with construction and the social benefit of providing accessible accommodation but felt these benefits would be modest and insufficient to outweigh the harm to the heritage asset.

The Inspector concluded that the development would neither preserve or enhance the character or appearance of the ACA and it would therefore conflict with policies SS9, SC3, SC16 and SC21 of the Local Plan for Bolsover District

The Inspector gave due regard to the Public Sector Equality Duty (PSED) contained in Section 149 of the Equality Act 2010, as the proposal has been designed to provide an accessible ground floor washroom facility for the owner, who is disabled. Whilst this was considered a matter of importance which I afforded considerable weight, the development would be permanent regardless of the needs of future occupiers and it was unclear as to whether the same outcome could not be met by other, less harmful, means. Therefore, the Inspector concluded that the harms to heritage assets identified are such that a dismissal of the appeal would be a proportionate and necessary response that would not be outweighed by the requirements of the PSED.

The Inspector concluded that The Framework confirms, amongst other things, that the development plan is the starting point for decision making and where a planning application conflicts with an up-to-date development plan, permission should not usually be granted. The proposal would be contrary to the development plan and the material considerations in this instance did not justify a decision other than in accordance with it.

The appeal was dismissed.

Recommendation
None.

The Inspector agreed with the council’s recommendation to refuse the application and the interpretation of policies SS9, SC3, SC16 and SC21 of the Local Plan for Bolsover District. The policies relating to the development are generally in line with the National Planning Policy Framework.

Appendix No 2	<u>Prior Approval Application Appeal Decisions Period Jan 2026 – June 2026</u>
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Appeal Ref: 6006564: Stockley Farm, Palterton, Chesterfield, S44 6UY

The application was made under Schedule 2, Part 3, Class Q of the Town and Country Planning General Permitted Development Order (GPDO) for the conversion of four agricultural buildings to dwellings and creation of a new access. The application was refused as it did not have a suitable access.

Main Issues

The main issue for consideration was whether the development would be permitted under paragraph Q.1 of Class Q GPDO.

Conclusion

The Inspector concluded that the existing site access was unsafe and as such the site didn't currently have a suitable access for the proposed development and therefore did not comply with the requirements set out in Schedule 2, Part 3, Class Q paragraph Q1(p) of the GPDO and so would not constitute permitted development.

The appeal was dismissed.

Recommendation

None.

The Inspector agreed with the council's recommendation to refuse the application and the council's interpretation of the requirements of Schedule 2, Part 3, Class Q paragraph Q1(p) of the GPDO.

Appendix No 3	<u>Enforcement Notice Appeal Decisions Period January 2026 – June 2026</u>
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Appeal Ref: APP/R1010/C/25/3360850: Land to 3 Park Street (also known as South Lodge), Barlborough, Chesterfield S43 4ES

An appeal was submitted against an enforcement notice issued by the council requiring the permanent removal of 2 unauthorised freestanding pergola structures and the permanent removal of unauthorised timber boundary fencing to the northern and eastern boundaries within 3 months of the date of the notice.

The appeal was proceeding on the ground set out in section 174(2)(a) of the Town and Country Planning Act 1990 (as amended). Since the appeal was brought on ground (a), an application for planning permission was deemed to have been made under section 177(5) of the Act. Appeals on ground (a) are made on the basis that planning permission should be granted for the development alleged in the notice.

Main Issues

The main issues were:

- whether the development preserved the Grade II listed South Lodge and its setting;
- the effect of the development on the significance of the Grade II Registered Park and Garden (RPG) and the setting and significance of the Grade I listed Hall; and
- whether the development preserves the character or appearance of the Conservation Area (CA.)

Conclusions

The Inspector acknowledged that pergolas are typical garden features, and that there are stone columns at the Hall but considered the use of timber and stone columns in the pergola bore little relationship with the design of South Lodge and appeared as uncharacteristic additions within its setting. The Inspector felt they drew attention away from the Lodge's high-quality architectural features and intruded into the open garden area thereby diminishing the way that this listed building was experienced and as a result the pergolas had a harmful effect on the setting, and the significance, of the Grade II listed building.

The Inspector considered that although the historic fabric of the listed building had not

been affected, and the pergolas were reversible additions, such factors do not materially reduce the harm identified. In addition, the intention was to retain these structures in the long-term, such that the harm would be long lasting.

The Inspector considered that the trellis roof of the pergolas and the top of the columns were visible from outside of the site and due to their disproportionate scale and use of inappropriate materials they appeared incongruous within the immediate setting of South Lodge. Consequently, they had a harmful effect the significance of the Grade II Registered Park and Garden(RPG), and thereby the wider setting of the Hall, and, additionally, harmed the character and appearance of the Conservation Area.

The Inspector considered by reason of its height, materials and design, the largely solid, vertical timber boarded fence that had been erected on the northern and eastern boundary had an overtly urban appearance in stark contrast with the open, pastoral character of the RPG. Despite the hedge planted next to the fence, the fence enclosed the property in a way which severed the historical visual relationship between South Lodge and South Park, thereby harming the significance of the RPG, and, in turn, the significance of the Hall. In doing so it also adversely affected the character and appearance of the Conservation Area.

The Inspector found the harm to the significance of the designated heritage assets to be less than substantial but was nevertheless of considerable importance and weight. Under such circumstances, this harm should be weighed against the public benefits of the proposal. Any benefits found in this instance, the Inspector found to be primarily private benefits not public. The only public benefits arising from the development was considered to be the contribution they made to the continued residential occupation of South Lodge which adds to the housing supply and secures the optimal use of a listed building. Accordingly, they were not sufficient to outweigh the identified harm to the listed buildings, the RPG and the Conservation Area.

The Inspector concluded that the development harmed the Grade II listed South Lodge and its setting, the significance of the Grade II RPG and thereby the setting and significance of the Grade I listed Barlborough Hall, and the character and appearance of the Conservation Area. Consequently, it was contrary to policies SS1, SC2, SC3, SC17 and SC20 of the Local Plan.

The appellant under the Human Rights Act 1998 (HRA) their rights would be violated if the appeal were dismissed. However, the Inspector attached substantial weight to the identified harm to heritage assets and the appellant's needs for privacy and shade only moderate weight that did not clearly outweigh that harm.

The appeal was dismissed, the enforcement notice was upheld, and planning permission was refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

A costs application was made with this appeal, but that application was refused. The Inspector acknowledged that prior to taking action, the Council are required to have due regard to the PSED. Having 'due regard' is understood to mean consciously thinking about the three aims of the Equality Duty as part of the decision-making process. There was no reference to PSED in the officer report that gave notice of the delegated decision to take enforcement action, or within the Council's statement of case and as such the Inspector felt there was no indication that the Council had a proper

appreciation of the potential impact of the decision to take enforcement action on equality objectives and the desirability of promote them. The Inspector considered that this amounted to unreasonable behaviour. However, the Inspector concluded that even if the Council carried out its duty this would not have changed its decision to issue the enforcement notice and avoided an appeal. Therefore, this hadn't caused the appellant unnecessary expense in the appeal process.

Recommendation

Officers must ensure that the regard given to PSED when considering planning applications and when considering whether to take enforcement action is evidenced by reference in delegated reports, reports to committee and in appeal statements.

The decision was made in accordance with policies SS1, SC2, SC3, SC17 and SC20 of the Local Plan the relevant paragraphs in the NPPF. The Inspector agreed with the interpretation of these policies.

The requirements and time periods set out in the enforcement notice were considered reasonable and appropriate by the Inspector.

Appeal A Ref: APP/R1010/C/24/3345082 Appeal B Ref: APP/R1010/C/24/3345083: Land Southwest of Beaumont Cottage, Hilcote Lane, Hilcote, Alfreton DE55 5HR

The appeals were made under section 174 of the Town and Country Planning Act 1990 (as amended).

Appeal A was made against an enforcement notice issued by the Council alleging that without planning permission:

- (a) the change of use of The Land from agricultural use to a dog training and exercise facility (sui generis) and the siting of an associated caravan, and;
- (b) unauthorised building and operational development comprising the erection of associated 1.8m high metal perimeter fencing,

The requirements of the notice were to:

- Cease the use of the land as a dog training and exercise facility.
- Permanently remove the caravan used in associated with the dog training and exercising facility from the land.
- Permanently remove the 1.8m high metal perimeter fencing from the land.
- Permanently remove the unauthorised storage buildings from the land.
- The periods for compliance with the requirements were:
 - Requirements a) and b), 1 month
 - Requirements c) and d), 3 months.

Appeal A and Appeal B on ground (b)

The issue in the ground (b) appeals was whether as a matter of fact the breach of planning control alleged in the enforcement notice (EN) has occurred.

The appellants' case was, that whilst the Land has been used for dog training and exercising in the past, that use ceased in December 2022 and with that being the case, the caravan can no longer be associated with that use. The Inspector concluded that the wording in S174(2)(b) of the Act is "that those matters have not occurred". It is worded in the past tense. The breach had occurred by the date of issue of the EN and the caravan was initially brought onto the Land to support and in association with the

dog walking and exercising use. The matters alleged in the notice therefore had occurred as a matter of fact. The appeals on ground (b) therefore failed.

Appeal A and Appeal B on ground (c)

The issue in the appeals on ground (c) was that those matters do not constitute a breach of planning control. On this legal ground of appeal, the burden of proof falls on the appellants to make out their case.

10. It is the appellants' case that the perimeter fencing is permitted development arising from Article 3, Schedule 2, Part 2, Class A.1 (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (GPDO). Furthermore, they do not consider that the siting of the caravan is a use of land and assert that the siting of the metal storage container is not operational development.

The Inspector concluded that the siting of the caravan was a breach of planning control but the erection of the 1.8m high fence was not. The appeals on ground (c) therefore succeeded to the extent that it relate to the erection of the 1.8m high fence.

Appeal on ground (a), deemed planning application

The appellant advised that the dog training and dog exercise use had ceased and the Land was now being used for the keeping of farm animals, sheep and goats, for which planning permission had been granted. The appeal on ground (a) therefore did not seek planning permission for the material change of use to a dog training and dog exercise facility, only for the operational development, which was the perimeter fencing and timber storage buildings on the Land. The appellant was also seeking to retain the caravan on the Land for use in association with the keeping of farm animals.

As set out above, the Inspector found that the perimeter fencing was lawful, therefore in regard to the appeal on ground (a) the perimeter fencing, did not need to be considered.

The Inspector considered the main issue for consideration for the timber buildings was the effect of the buildings on the character and appearance of the area. The Inspector agreed with the council that the buildings were of suitable scale, appearance and materials for rural buildings but that the siting made them visually prominent and they should be located closer to the site entrance in the position they had previously been approved where they would have a less harmful effect on the open character of the countryside. The Inspector therefore concluded that the timber building would be acceptable for the use in connection with agriculture subject to a condition requiring the large timber building to be re-sited to the position previously approved and subject to such a condition it would comply with the provisions of the development plan, including Policies SS9 and SC3 of the Local Plan.

The appeal on ground (a) succeeded in part and to the extent that it related to the two timber buildings, one being re-positioned.

Appeal A and Appeal B on ground (f)

An appeal on ground (f) is made on the basis that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control.

The purpose of the notice was to remedy the breach of planning control since the use was to cease and the operational development referred to was to be removed in its entirety. The Inspector considered that, given the above findings, the appeals on ground

(f) do not need to be considered in so far as they relate to the fencing and timber buildings. However, the Inspector found that the requirement to remove the caravan used in association with the dog training, etc, was not excessive and the appeal on ground (f) which relates to the caravan failed.

Overall Conclusion on Appeal A

The Inspector concluded that Appeal A should succeed in part only and granted planning permission for the timber storage buildings but otherwise upheld the notice with corrections and variations and refused to grant planning permission in respect of the other part of the matters.

Overall Conclusion on Appeal B

The Inspector concluded that the appeal on ground (b) failed, but it succeeded in part on ground (c), and in so far as it related to the perimeter fencing. The notice was upheld with corrections and variations.

A costs application was made with this appeal, but that application was refused.

The Inspector considered the enforcement notice clearly set out why the Council considered it expedient to issue the notice and included all the policies in the development plan which were relevant to the decision to issue an enforcement notice. The Inspector found that the harm identified to the character and appearance of the countryside from the timber building could be mitigated by a condition. However, that decision was a matter of professional judgement, and the Inspector was satisfied that the Council adequately substantiated its reasons for issuing the notice in the statement of case and the appeal could not have been avoided.

The Inspector therefore concluded unreasonable behaviour resulting in unnecessary expense during the appeal process has not been demonstrated, and an award of costs was not justified.

Recommendation

Officers must carefully consider each element of a proposed development and the specific wording used to describe a development when issuing an enforcements notice.

The decision was made in accordance with policies SS9 and SC3 of the Local Plan and the relevant paragraphs in the NPPF. The Inspector agreed with the interpretation of these policies.

The requirements and time periods set out in the enforcement notice were considered reasonable and appropriate by the Inspector in relation to the parts of the notice which were upheld.

Background Papers
<i>(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 Executive, you must provide copies of the background papers).</i>



Bolsover District Council

Meeting of the Planning Committee on 8th July 2026

6 Monthly Enforcement Report – January – June 2026

Report of the Development Management and Land Charges Manager

Classification	This report is Public
Report By	Chris Whitmore Development Management and Land Charges Manager

PURPOSE/SUMMARY OF REPORT

- To update the planning committee on performance against the service targets set out in the Local Enforcement Plan (Planning) (last updated September 2025) between 1st January 2026 – 30th June 2026 and provide an update on historic cases.

REPORT DETAILS

1. Background

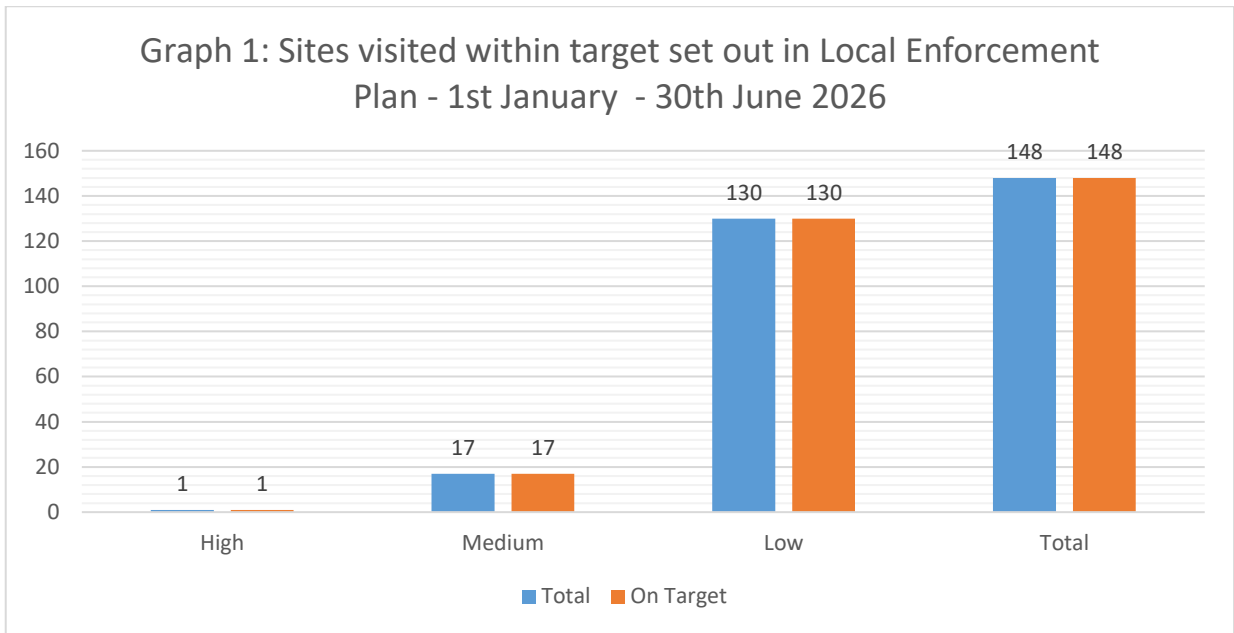
1.1 The Local Enforcement Plan was adopted by the Planning Committee in 2019. It was updated in May 2022 and more recently in September 2025. The Plan sets out the following service standards that Planning Enforcement Officers consider are specific, measurable, achievable and realistic:

- The site of a high priority case will be visited on the same day the suspected breach of planning control has been identified wherever possible, but within one working day, and a decision on what further action is required will be taken within **24 hours** of that site visit. By way of example a high priority case includes unauthorised works to a listed building, arboriculture on protected trees or demolition in a Conservation Area.
- The site of a medium priority case will be visited within **two weeks** of identifying a suspected breach of planning control. A decision on what further action to take will be made within four weeks of that site visit. By way of example a medium priority case includes unauthorised development that contravenes planning policy, significantly impacts on local amenity or public safety, or results in harm to the character of a Conservation Area or setting of a listed building.

- The site of a low priority case will be visited within **six weeks** of identifying a suspected breach of planning control. A decision on what further action to take will be made within six weeks of that site visit. By way of example a low priority case includes unauthorised householder development, running small businesses from residential properties, unauthorised advertisements, and untidy land and buildings.
- 1.2 These service standards have been adopted to monitor how effective / responsive the department is to reports of breaches of planning control received by the planning department and helps highlight any capacity / resourcing issues, to ensure that good service delivery is maintained.
 - 1.3 The purpose of this report is to update planning committee members on the number of enforcement enquiries that have been received and investigated during the period January – June 2026, identify the cases where formal enforcement action has been taken and provide an update on the number of active and closed cases.

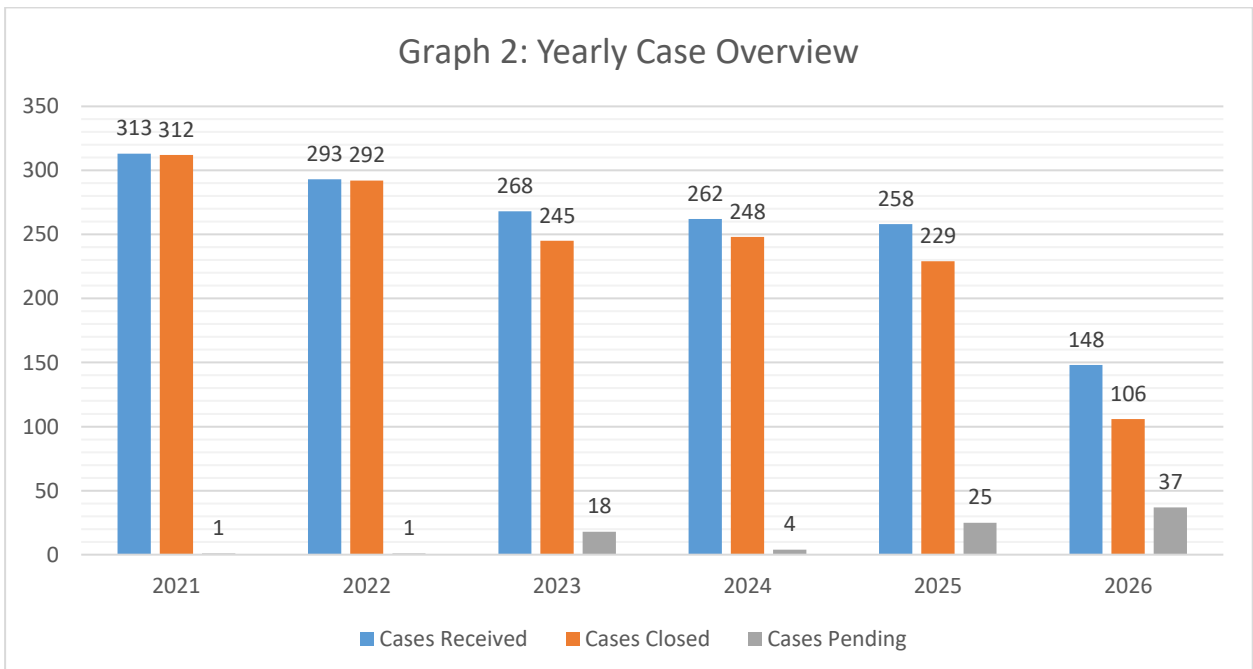
2. Details of Performance over the Review Period

- 2.1 During the period 1st January 2026 – 30th June 2026, 148 unauthorised activity enquiries were received, up 23% on the previous 6 months review period. One of these enquiries were high priority cases raised by officers and was visited / investigated on the same date. Following investigation a revised Listed Building Consent application was invited.
- 2.2 17 medium priority and 130 low priority cases were received. As a total, 100% of cases were visited within the target period set out in the Local Enforcement Plan. This includes recent cases received which are yet to be visited, however, still fall within the target investigation period.
- 2.3 Of the 17 medium priority cases, 8 are currently pending consideration and nine have been resolved / closed. All investigations began within two weeks (100%).
- 2.4 Out of the 130 low priority cases, 26 are currently pending consideration and 104 have been resolved / closed. All the low priority cases (100%) have been investigated and/or visited within the six-week target set out in the adopted Local Enforcement Plan, with only two recent cases awaiting a visit and/or investigation.
- 2.5 Graph 1 below shows the number of cases visited within the target set by priority:



2.5 The above statistics highlight exemplary performance from the department's dedicated Enforcement Officer, who currently undertakes visits and carried out initial investigations for all new enquiries received.

2.6 Graph 2 shows the number of cases pending consideration broken down per year starting from 2021, against the total number received and closed (as no historic cases are pending consideration before this year).



2.7 Significant progress has been made on resolving enquiries and history cases. The final case in 2020 at 11 Hyndley Road, Bolsover E20/014 has been closed following the service of an enforcement notice and the removal of the caravan.

- 2.8 The sole remaining case in 2021 (E21/141) relates to the unauthorised use of land for storage and the siting of a caravan for residential use at 123 Charlesworth Street, Carr Vale, Bolsover. This has been partly resolved through the recent grant of planning permission at planning committee for the use of the land for the stationing of a caravan. The Development Management Team has served an enforcement notice relating to the storage use and continues to work with the landowner to resolve this.
- 2.9 The single case in 2022 relates to case ref. E22/169 at Land South West Beaumont Cottage, Hilcote Lane, Hilcote. The Development Management Team have served an enforcement notice, which has been recently upheld by the Planning Inspectorate. The landowner has a period to comply with the requirements of the notice.
- 2.10 Good progress has been made on resolving and closing more recent cases down, which is reflected in the Graph 2 data.
- 2.11 During the review period (January – June 2026) 5 no. enforcement notices have been served. The details of these notices are set out in the table below:

Table 1: Enforcement Notices Served over the review period – January – June 2026

Reference	Location	Type and Date of Notice
E24/070	38 Butt Hill, Whitwell, S80 4RP	Enforcement Notice – Issued 27 th January 2026
E24/192	38 Oxcroft Lane, Stanfree, Chesterfield, S44 6AU	Enforcement Notice – Issued 24 th February 2026
E26/047	Land to the west of Featherbed Lane, Bolsover, Chesterfield	Enforcement Notice – Issued 13 th March 2026
E24/249	The Dovecote, Old Hall Lane, Whitwell, S80 4QX	Enforcement Notice – Issued 27 th March 2026
E24/099	Meadow View Stables, Newton Road, Tibshelf	Enforcement Notice – Issued 4 th June 2026

- 2.12 The above table indicates good performance in respect of formal planning enforcement action taken over the review period.

3. Reasons for Recommendation

- 3.1 The planning enforcement service has performed excellently against the standards set within the updated Local Enforcement Plan over the review period, with regard to both promptly visiting sites where planning breaches have been reported to the Council and resolving cases.
- 3.2 Good progress has been made on progressing historic cases and resolving breaches of planning control, with four new formal notices have been served. A

high number of planning applications have been received on the back of action taken and there have been instances of voluntary compliance to regularise breaches of planning control without the need to take formal action. Success has also been had with regard to securing an Injunction and costs from the County Court relating to the unauthorised use of land for the stationing of caravans and associated operations at Pinxton. Two enforcement notices served have also been voluntarily complied with.

3.3 It is recommended that the enforcement performance over the review period be noted and that the service standards in the Local Enforcement Plan and updates on planning enforcement continue to be reported to Planning Committee on a half-yearly basis.

4. Alternative Options and Reasons for Rejection

4.1 By not reporting on performance, members of the planning Committee would not have any understanding or oversight of the planning enforcement service and its effectiveness.

RECOMMENDATION(S)

1. That the report be noted.
2. That the planning department’s performance against the service standards in the Local Enforcement Plan and updates on planning enforcement continue to be reported to Planning Committee on a half-yearly basis.

<u>Finance and Risk</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details:		
There are no significant cost implications involved with reporting performance against the Local Enforcement Plan but as noted below, this monitoring report may give rise to further consideration of the resources required by the enforcement team to work effectively.		
On behalf of the Section 151 Officer		
<u>Legal (including Data Protection)</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details:		
Producing this type of monitoring report is consistent with advice in the Local Enforcement Plan that says the Plan will be monitored and reviewed to ensure it remains consistent with case law and/or any subsequent changes in national guidance or legislation and continues to enable planning enforcement to be carried out effectively within the District. However, there is no legal requirement to produce a monitoring report.		
The above report does not contain any personal data.		

Where a case is still pending consideration, property addresses have not been provided to provide a reasonable amount of privacy for the landowners involved. Where the property is subject to formal action, the presence of an Enforcement Notice is a matter of public record, and that information is publicly available. Therefore, the way property addresses have been reported in the above report is considered to be consistent with the key principles in the GDPR.

On behalf of the Solicitor to the Council

Staffing Yes No
Details:

The adoption of and reporting on the targets set in the Local Enforcement Plan enables officers make the most efficient and effective use of resources by setting clear priorities and establishing a clear framework to work within. Performance is currently high, indicating that the service is appropriately resourced at this time.

On behalf of the Head of Paid Service

Equality and Diversity, and Consultation Yes No

Details:

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”).

The Local Enforcement Plan seeks to ensure the effective enforcement of breaches of planning control in the wider public interest. It does not discriminate against specific individuals, in terms of the targets set. The protected characteristics of a person(s) would be a relevant consideration when deciding what action should be taken on individual cases and any recipient of such action would be able to exercise their right to appeal. This does not form part of the monitoring requirements of the Local Enforcement Plan.

Environment Yes No

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details:

Effective planning enforcement helps to ensure that the environmental impact of development is not set aside or given due consideration. The taking of enforcement action can remedy harm or ensure that it is offset / outweighed by other benefits. Effective service delivery helps to achieve this objective.

DECISION INFORMATION:

<p><input checked="" type="checkbox"/> Please indicate which threshold applies:</p> <p>Is the decision a Key Decision? A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:</p> <p>Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more.</p> <p>Capital (a) Results in the Council making Capital Income of £150,000 or more or (b) Results in the Council incurring Capital Expenditure of £150,000 or more.</p> <p>District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i> Please state below which wards are affected or tick All if all wards are affected:</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p> <p>All <input checked="" type="checkbox"/></p>
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<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p> <p>If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i></p> <p>Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i></p> <p>Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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<p>Links to Council Ambition: Customers, Economy, Environment, Housing</p>
<p>Providing excellent services and protecting the quality of life for residents and the environment.</p>

Links to Council Ambition: Customers, Economy, Environment, Housing

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DOCUMENT INFORMATION:

Appendix No	Title
n/a	

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 Executive, you must provide copies of the background papers).

n/a



BOLSOVER DISTRICT COUNCIL

Meeting of the Planning Committee on 8th July 2026

Five-Year Housing Land Supply – Annual Position Statement (2026/27-2030/31)

Report of the Portfolio Holder for Growth

Classification	This report is Public
Contact Officer	Neil Oxby Principal Planning Policy Officer Chris McKinney Senior Devolution Lead for Planning Policy, Strategic Growth and Housing

PURPOSE/SUMMARY OF REPORT

To update Members on housing land supply and to approve the publication of the Council’s Annual Position Statement on the Five-Year Housing Land Supply as at 1st April 2026 for the period 2026/27 to 2030/31.

REPORT DETAILS

1. Background

National Planning Policy

- 1.1 The Government’s ambition is to significantly boost the supply of housing as expressed through the Written Ministerial Statement “Building the homes we need”, published 30th July 2024. This statement emphasises the importance the Government places on housing delivery and states that the nation is in the middle of the most acute housing crisis in living memory and underlined planned changes to restore and raise housing targets. These changes were subsequently introduced through the National Planning Policy Framework (NPPF), published 12th December 2024 and through revisions to the Planning Practice Guidance on Housing and Economic Needs Assessment and in the revisions to the standard method for determining local housing need.
- 1.2 The NPPF (2024) requires:
- That strategic policies should be informed by a local housing needs assessment, conducted using the standard method; and
 - Local planning authorities identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of

housing against the strategic policies in the local plan or against their local housing need where strategic policies are more than five years old¹. The supply of specific deliverable sites should include a buffer, which dependent on a variety of factors, will be 5% or 20%.

- 1.3 The housing land supply links plan policies and sites to deliver housing and involves forecasting when and how sites will be built, which is a core part of planning monitoring for local authorities. It requires the Council to engage with developers and housebuilders to gather information on when and how their housing sites will be delivered and to forecast the number of homes on their sites that will get built within the next five years and what will fall beyond that period.
- 1.4 A further requirement of the Government is for councils to meet the Housing Delivery Test. The Housing Delivery Test compares the net homes delivered over three years to the homes required over the same period. If housing delivery in an a local authority area has not met the required levels, the following measures must be applied by the local planning authority to boost housing delivery in future years:
 - Delivery below 95% of need – Production an Action Plan to assess the causes of under-delivery and identify actions to increase delivery.
 - Delivery below 85% of need – Apply a buffer of 20% to the Five Year Housing Supply requirement.
 - Delivery below 75% of need – Apply the NPPF presumption in favour of sustainable development where relevant policies of the Local Plan may be considered to be out of date for decision making.

Implications of not having a Five Year Housing Supply

- 1.5 Members will be aware that where a council cannot demonstrate a Five-Year Housing Land Supply, under paragraph 11 of the NPPF planning applications for housing are to be considered in the context of ‘the presumption in favour of sustainable development’ as relevant local plan policies for the supply of housing may not be considered up-to-date. Whilst the absence of a Five-Year Housing Land Supply is not determinative in favour of the grant of planning permission, the Secretary of State and their planning inspectors typically place ‘significant’ to ‘great’ weight on the need to demonstrate a Five-Year Housing Land Supply when considering appeals against the refusal of planning applications for housing developments.
- 1.6 The Government has consulted on substantial changes to national planning policy, which included a [draft NPPF December 2025](#). The draft NPPF proposes the introduction of national decision making polices, and changes to the presumption in favour of sustainable development. It is anticipated therefore that there will be changes to ‘the presumption in favour of sustainable development’ in the near future. As set out in this draft NPPF, the presumption in favour of sustainable development will be reflective of a proposed development’s location in relation to settlements, based on the following policies:

¹ Unless these strategic policies have been reviewed and found not to require updating.

- The principle of development within settlements (Policy S4).
- The principle of development outside settlements (Policy S5). The principle of development outside settlements includes permitting development which would address an evidenced unmet need including the provision of housing where a council could not demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test.

Local Plan for Bolsover District 2020

- 1.7 The Local Plan for Bolsover District (March 2020) covers the period of 2014 to 2033 for housing requirements and sets out a need to deliver land to meet a requirement of 272 dwellings per annum (dpa). This local housing need was consistently above the standard method requirement² until changes were introduced in the standard method methodology in December 2024.
- 1.8 In accordance with Regulation 10A of the of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, the Council undertook a review of the local plan, which is required every five years from the date of adoption of the Local Plan. The Council determined that a review of the Local Plan for Bolsover District was necessary, in large part due to the significant increases to local housing need targets, which meant under the NPPF paragraph 78 the local housing need is assessed on the basis of the standard method set out in national planning practice guidance.
- 1.9 Despite this, the Council has overseen the delivery of a significant number of homes since 2024/15. Table 1 below identifies that between the 1st April 2014 and the 31st March 2026, the number of housing completions, i.e. those that have reached the 'ready for occupation' stage, has exceeded the annual requirement by 1,157 dwellings overall.

Table 1: Housing completions (net) against the Local Plan annual requirement to 31st March 2026.

Year	Annual Requirement	Completions (Net)	Variance
2014/15	272	253	-19
2015/16	272	325	+53
2016/17	272	290	+18
2017/18	272	248	-24
2018/19	272	291	+19
2019/20	272	439 *	+167
2020/21	272	446	+174
2021/22	272	537	+265
2022/23	272	491	+219
2023/24	272	359	+87
2024/25	272	404	+132
2025/26	378	444	+66
Total	3,370	4,527	+1,157

² March 2024 the standards method requirement for Bolsover District was 195 dwellings per annum

* Note: Due to the Covid-19 national lockdown measures, the annual site survey to determine the number of completions was carried out in mid-July 2020 rather than at the beginning of April as in normal years.

- 1.10 This trend of the number of completions being greater than the annual requirement over most years of this period indicates that the District's housing market is performing strongly. It also reflects the fact that the Council has pursued a growth agenda in recent years, which has seen additional housing coming forward alongside the Local Plan for Bolsover District's planned housing site allocations. However, national planning policy does not permit this oversupply against the identified annual local housing need to be taken into account in the Five Year Housing Supply, albeit it should theoretically help dampen affordability challenges.
- 1.11 The housing delivery set out in Table 1 does mean, however, in relation to the Housing Delivery Test the Council has no record of under delivery³ over the monitoring period and has passed the Housing Delivery Test each year since its introduction in 2018. Consequently, there are no actions for Bolsover DC arising from the Test.

2. Details of Proposal or Information

- 2.1 An Annual Statement of the Council Five Years Housing Supply has been prepared covering the position for period the 1st April 2026 to 31st March 2031. (Appendix 1).
- 2.2 The core components of a Council's Five-Year Housing Land Supply calculation are the number of homes needed per annum, and the amount of future deliverable housing supply. As set out in Table 1, there is no historic shortfall to be taken into account.

Local Housing Need

- 2.3 The conclusion that the Local Plan for Bolsover District needs updating means that, under the NPPF, the local housing need is based on the standard method rather than the Local Plan figure. The standard method reflects a formula set out by the Government in Planning Practice Guidance Housing and Economic Needs Assessment (PPG) which was amended in December 2024.
- 2.4 The amended PPG is based on:
- a) the housing stock for a district available from government statistics release in May of each year, and
 - b) an affordability factor which is based on median house prices and median earnings for Bolsover District, which is averaged over a five-year period. The figure is available from government statistic released in March of each year.

³ Housing Delivery Test: 2023 measurement released 12th December 2024 identified a 260% measure for Bolsover DC (The trigger for action is a measure of 95% or less).

- 2.5 To calculate the current local housing need for Bolsover District, the Council has used the latest stock figure (May 2026) and the latest amended affordability factor (March 2026). This calculation leads to the current local housing need being 368 dpa.
- 2.6 Whilst the base date for the five-year supply is 1st April 2026, the stock figure release on 22nd May 2026 has been used. This is considered to have a limited impact on the calculation as the difference between the May 2025 and May 2026 figures is an increase of 3 dpa, therefore resulting in an increase in the local housing need figure of 15 dwellings over the five-year period.
- 2.7 Given the Council’s past high level of delivery and that the Housing Delivery Test has been passed it is considered that a 5% buffer should be reflected in the local housing need, which is identified in the NPPF as “*ensure choice and competition in the market for land.*” Applying a 5% buffer to the local housing need figure of 360 dpa results in a housing requirement for Bolsover District of 386 dpa. The implication is that over the five year period from 1st April 2026 to 31st March 2031 there is a requirement for 1,932 homes, Table 2.

Table 2: Local Housing Need Based on the Standard Method and a 5% buffer.

Five Year Housing Requirement (Dwellings):	Multiplier/ Divider	Dwellings
Local Housing Need to provide a minimum of 5 years housing. Based on Standard Method Formula 5 x Local Housing Need	368	1,840
Add buffer (NPPF December 2024 - 5% buffer)	5%	92
Total five year requirement including buffer		1,932
Annual requirement including buffer	5 years	386

Housing Supply

- 2.8 Paragraph 78 of the NPPF requires the Council to only include ‘deliverable’ sites within its Five-Year Housing Land Supply. Deliverable is defined in Annex 2 of the NPPF with additional information being set out in Planning Practice Guidance Housing supply and delivery (PPG). Based on the NPPF and PPG the analysis of the five year housing land supply reflects the followings:
 - a) Major planning permissions with full permissions.
 - b) Outline applications where there is evidence that they are likely to come forward within the five year period.
 - c) Allocations applications where there is evidence that they are likely to come forward within the five year period.
 - d) Minor planning permissions (in broad terms less than 10 dwellings). These reflect both full and outline planning permission which have the benefit of consent in the last three years or have started.

- e) If applicable, sites having a grant of permission in principle or are identified on the brownfield register.
- f) If applicable, permitted development.
- g) Residential institutions which may include care houses, houses in multiple occupation and children's homes.

The figures take into account any losses.

2.9 In determining whether sites within the housing supply are deliverable or not, promoters of major sites with both detailed and outline planning permission and sites allocated in the Local Plan have been contacted with a view to obtaining a response to understand their intentions for the site. The Council has taken a robust approach in relation to considering what elements of our housing land supply can be considered to be deliverable over the next five years.

Assessment of the Five-Year Housing Land Supply

2.10 Table 3 identifies the standard method local housing need requirements set against the anticipated deliverable housing supply over a five-year period from 1st April 2026. The supply for housing delivery on minor sites is reflected over a three year period. While it anticipated that supply will be significantly above local housing needs for the first three years, thereafter, it falls behind the requirement. The consequence is that over the five year period there is a shortfall of 71 dwellings against the local housing need. Appendix 2 sets out the major development sites and their contribution to the Council's Five-Year Housing Land Supply.

Table 3: Deliverable supply set against the housing requirement.

Year	Housing Requirement Figure pa. (Standard Method)	Anticipated Housing Supply Deliverable pa.	Anticipated delivery over or shortfall
2026/27	386	434	
2027/28	386	455	
2028/29	386	401	
2029/30	386	317	
2030/31	386	254	
5 Year requirement (rounded up)	1,932	1,861	- 71

Five Years Housing Land Supply (2026/27 to 2030/31)

- 2.11 The Five Year Housing Land Supply is set out in Table 4. This Table identifies there is a shortfall in the potential deliverable supply of 71 dwellings against the Standard Method Local Housing Need (as adjusted for May 2026 stock figure). This means the Council has a housing land supply of 4.82 years.

Table 4: Five Year Housing Supply as at 31st March 2026 (adjusted for May 2026 Stock Figure).

Five Year Housing Requirement	Buffer 5%
Standard Method based on Affordability March 2026 & Stock May 2026 (368 dwellings per annum)	1,840
Buffer	92
Five Year requirement with a 5% buffer	1,932
Annual requirement with a buffer	386
Supply 1st April 2026	
Majors Net	1,563
Minors Net	271
Residential Institutions	7
Total Supply	1,861
5 year housing supply requirement	4.82
Oversupply / undersupply of dwellings	-71

Source: Bolsover District Council

- 2.12 The implication of this assessment is that the Council is not able to demonstrate a five-year housing land supply of deliverable sites for the period 2026/27 to 2030/31.
- 2.13 Under paragraph 11 and footnote 8 of the current NPPF (2024), the most important policies within the Local Plan for Bolsover District for determining a housing application are thereby considered out of date and permission should be granted unless a proposal is in a protected area (as defined by the NPPF) or where the harms caused by the proposed development significantly and demonstrably outweigh its benefits.
- 2.14 The decision maker has a duty to consider whether planning permission should be granted according to the Development Plan as a whole unless other material consideration indicate otherwise⁴. However, the NPPF and the application of sustainable development under paragraph 11 will be a significant material consideration in any determination. Consequently, any refusal must be based on

⁴ Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that, if regard is to be had to the development plan for any determination, then that determination must be made in accordance with the plan, unless material considerations indicate otherwise.

proper, sound, and demonstrable reasons showing that the proposed development's harms outweigh its benefits under NPPF, paragraph 11.

- 2.15 It is noted that this lack of a five-year housing land supply of deliverable sites for the period 2026/27 to 2030/31, albeit however slightly, may lead to an increase in speculative applications on land situated in the countryside beyond development envelopes where any refusal may be overturned at appeal. However, this may also lead to the Council adding to its housing land supply and regaining a five-year housing land supply of deliverable sites.

3. Reasons for Recommendation

- 3.1 The Council's Five-Year Housing Land Supply is an assessment of the amount of housing that is deliverable on housing sites within the District at the 1st April 2026 for a period of the next five years.
- 3.2 The assessment of the Five-Year Housing Land Supply is a technical exercise based on national planning policy requirements, on monitoring of housing sites and an analysis of the data from various sources. Based on the assessment carried out, the Council cannot demonstrate a Five Year Housing Land Supply and therefore the most important policies within the Local Plan for Bolsover District for determining a housing application are thereby considered out of date.
- 3.3 Following the meeting of the Planning Committee, the Annual Position Statement will be published on the Council's website.

4 Alternative Options and Reasons for Rejection

- 4.1 Not to update the Five Year Housing Land Supply Report approved at the Planning Committee of 9th July 2026. However, this would not conform to national planning policy requirements and fails to provide the Council with a up-to-date position with regard to its Five-Year Housing Land Supply, which informs planning determination by the Council and, where it arises, at appeal.

RECOMMENDATION(S)

That the Planning Committee:

- 1) Notes the detailed issues set out in the report including that the Council anticipated "Five Year Housing Land Supply" has been assessed at 4.82 years with has the implications set out in the report;
- 2) Approves the assessment of the Council's Annual Position Statement of Five-Year Housing Land Supply 2026 as set out at Appendix 1;
- 3) Authorises the publication of the Annual Position Statement of Five-Year Housing Land Supply (Appendix 1) and List of Major Development Sites and their

contribution to the Council's Five-Year Housing Land Supply (Appendix 2) on the Council's website; and

- 4) Gives delegated authority to the Interim Strategic Director: Economic Growth, in consultation with the Chair of Planning Committee, to make any appropriate changes to the assessment, assumptions and process as necessary to take account of new government guidance, case law, best practice and valid stakeholder comments.

Approved by Councillor Tom Munro, Portfolio Holder for Growth

IMPLICATIONS:

<p><u>Finance and Risk</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details: The assessment of the Council's Five-Year Housing Land Supply is part of its annual monitoring work. As such it can be funded from existing budgets. However, it is important that this budget is maintained in future years.</p> <p style="text-align: right;">On behalf of the Section 151 Officer</p>
<p><u>Legal (including Data Protection)</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details: The Council has a statutory duty to keep under review the matters which may be expected to affect the development of their area. The development of land for housing is a key issue that affects the growth of the district. There are no specific legal or data protection issues arising from this report.</p> <p style="text-align: right;">On behalf of the Solicitor to the Council</p>
<p><u>Staffing</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details: There are no human resources implications arising from this report.</p> <p style="text-align: right;">On behalf of the Head of Paid Service</p>
<p><u>Equality and Diversity, and Consultation</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details: There are no specific direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic arising from this report.</p>
<p><u>Environment</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details: Housing development is brought forward under the policies set out in the Local Plan, which seeks to support sustainable growth and the prudent use of resources, to mitigate against and adapt to the impacts of climate change and to enhance biodiversity.</p>

DECISION INFORMATION:

<p><input checked="" type="checkbox"/> Please indicate which threshold applies:</p> <p>Is the decision a Key Decision? A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:</p> <p>Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more.</p> <p>Capital (a) Results in the Council making Capital Income of £150,000 or more or (b) Results in the Council incurring Capital Expenditure of £150,000 or more.</p> <p>District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i> Please state below which wards are affected or tick All if all wards are affected.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input checked="" type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input checked="" type="checkbox"/></p> <p>All <input checked="" type="checkbox"/></p>
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<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p> <p>If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i></p> <p>Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i></p> <p>Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Portfolio Member for Growth</p>
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<p>Links to Council Ambition: Customers, Economy, Environment, Housing</p>
<p><u>Environment</u></p> <ul style="list-style-type: none"> Ensuring all area, neighbourhoods and streets in the district, irrespective of housing tenure or type, are places where people want to live, feel safe, and are proud to live.

Links to Council Ambition: Customers, Economy, Environment, Housing

Housing

- Enabling housing growth by increasing the supply, quality, and range of housing to meet the needs of the growing population.

DOCUMENT INFORMATION:

Appendix No	Title
1	Annual Position Statement of Five-Year Housing Land Supply (2026-2031)
2	List of Major Development Sites and their contribution to the Council's Five-Year Housing Land Supply

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 Executive, you must provide copies of the background papers).

- Monitoring of the completions of major and minor housing sites.
- Evidence regarding deliverability of major sites.

DECEMBER 2024

APPENDIX 1

Bolsover District Council

Annual Position Statement of Five-Year Housing Land Supply on 1st April 2026 for the period 1st April 2026 to 31st March 2031

A. The Annual Position Statement

1. The Council has a housing land supply of 4.82 years.
2. The standard method reflects a formula set out by the Government in Planning Practice Guidance Housing and Economic Needs Assessment (PPG) based on:
 - a. the housing stock for a district available from government statistics released in May of each year;
 - b. an affordability factor which is based on median house prices and median earnings for Bolsover District, available from government statistics released in March of each year.

The Council's Five-Year Housing Land Supply position was reviewed and updated based on data available for the year ended 31st March 2026. The exception to this is the utilisation of the stock figure released in May 2026.

3. Summary of Five-Year supply of deliverable housing sites.

Table 1: Deliverable supply set against the housing requirement.

Year	Housing Requirement per annum. (Standard Method)	Anticipated Housing Supply Deliverable per annum.	Anticipated additional delivery or shortfall
2026/27	386	434	
2027/28	386	455	
2028/29	386	401	
2029/30	386	317	
2030/31	386	254	
5 Year requirement (rounded up)	1,932	1,861	- 71

Source: Bolsover District Council

4. Based on this assessment over five years, the Council has a greater cumulative local housing need than the deliverable housing supply. In 2030/31 the Council is anticipate to have a shortfall of 71 dwellings.
5. To calculate the extent of the Council's deliverable supply, it is necessary to divide the cumulative deliverable supply (1,861 dwellings) by our annual requirement (386 dwellings pa.). The Council can show 4.82 years of deliverable supply for the period 2026/27 to 2030/31.

B. Background to the Annual Position Statement (2026)

Housing Requirement Figure

6. The review of the Local Plan for Bolsover District (LPR) concluded that an update of the Local Plan was required. Under the provisions of the National Planning Policy Framework (NPPF) paragraph 78, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating). Following the conclusions of the LPR, the five-year supply has to be considered against the local housing need using the standard method set out under national planning policy and guidance.
7. Planning Practice Guidance Housing and Economic Needs Assessment (PPG) sets out the standard method formula for assessing local housing need. The PPG is based on:
 - a) the housing stock for the district available from government statistics release in May of each year, and
 - b) an affordability factor which is based on median house prices and median earnings for Bolsover District, averaged over a five-year period available from government statistic released in March of each year

Whilst the base date for the five-year supply is 1st April 2026, the local housing need is based on the stock figure release on 21st May 2026. This is considered to have a limited impact on the calculation as the difference between the May 2025 and May 2026 figures is an increase of 3 dpa. This resulting in an increase in the local housing need figure of 15 dwellings over the five-year period

NPPF Buffer Requirement

8. The National Planning Policy Framework (NPPF) Paragraph 78 requires that a supply of specific deliverable sites should include a buffer of
 - a) 5% to ensure choice and competition in the market for land; or
 - b) 20% where there has been significant under delivery (measured against the Housing Delivery Test) of housing over the previous three years, to improve the prospect of achieving the planned supply;

- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework⁴¹, and whose annual average housing requirement⁴² is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

41 Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

42 Defined as the total housing requirement, divided by the number of years in the plan period.

To determine whether a buffer is required, it is necessary to consider an authority's past performance in terms of housing delivery against its housing requirement.

9. To understand the Council's past performance in terms of housing delivery against its housing requirement, the following information is available:
- a) Housing completions measured against the Housing Requirement Figure since the base date of the Local Plan for Bolsover District, i.e. 1st April 2014 (see Table 2 below);
 - b) Housing completions measured under the Housing Delivery Test 2023 published on 12th December 2024, see Table 3 below.

Table 2: Housing completions (net) against the Local Plan annual requirement to 31st March 2026.

Year	Annual Requirement	Completions (Net)	Variance
2014/15	272	253	-19
2015/16	272	325	+53
2016/17	272	290	+18
2017/18	272	248	-24
2018/19	272	291	+19
2019/20	272	439 *	+167
2020/21	272	446	+174
2021/22	272	537	+265
2022/23	272	491	+219
2023/24	272	359	+87
2024/25	272	404	+132
2025/26	378	444	+66
Total	3,370	4,527	+1,157

Source: Bolsover District Council

* Note: Due to the Covid-19 national lockdown measures, the annual site survey to determine the number of completions was carried out in mid-July 2020 rather than at the beginning of April as in normal years.

Table 3: Housing completions measured under the Housing Delivery Test 2023 Measurement issued on 12th December 2024.

Monitoring Year	Homes Required	Completions (net)	Housing Delivery Test 2023 Measurement
2020/21	149	467	
2021/22	209	537	
2022/23	216	491	
Total	574	1,495	260%

Source: Housing Delivery Test: 2023 measurement, Government

Note:

- 1- The 2020/21 completion figure has been adjusted upwards from the Housing Delivery Test Measure 2022, which identified a figure of 446 for the number of homes delivered.
- 2- The Government has not as yet publish the 2024 HDT results (at 24th June 2026).

10. Based on the information in Tables 2 and 3, the Council's past performance, in terms of housing delivery against its housing requirement, is positive with surpluses being achieved whichever method of assessment is used. Consequently, there is there is no historic shortfall in housing to be taken into account and the Housing Delivery Test results in no actions for the Council.
11. In these circumstances, it is considered that a 5% buffer is appropriate and should be reflected in the local housing need. Applying a 5% buffer to the local housing need figure of 360 dpa results in a housing requirement for Bolsover District of 386 dpa. The implication is that over the five year period from 1st April 2026 to 31st March 2026 there is a requirement for 1,932 homes, Table 4.

Table 4: Local Housing Need Based on the Standard Method and a 5% buffer.

Five Year Housing Requirement (Dwellings):	Multiplier/Divider	Dwellings
Local Housing Need to provide a minimum of 5 years housing. Based on Standard Method Formula 5 x Local Housing Need	368	1,840
Add buffer (NPPF December 2024 5% buffer)	5%	92
Total five year requirement including buffer		1,932
Annual requirement including buffer	5 years	386

Source: Bolsover District Council

Supply of Deliverable Housing Sites

12. The amount of deliverable supply is based on:
- a) a record of all live outline and detailed planning permissions on sites within Bolsover District at the 1st April 2026;
 - b) an assessment of the deliverability of these live permissions in accordance with the definition of 'deliverable' contained in Annex 2: Glossary of the National Planning Policy Framework (December 2024), " To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
 - i. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - ii. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

In accordance with paragraph 007 of Planning Practice Guidance Housing Supply and Delivery (Reference ID: 68-007-20190722), the assessment of whether clear evidence exists draws upon the following:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
 - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
 - firm progress with site assessment work; or
 - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.
13. Annual net housing completions are determined by a survey of housing completions and demolitions on each site with a live planning permission carried out as soon as possible after 31 March each year. The Council considers a house to be completed

once it has reached the 'ready for occupation' stage or is clearly occupied at the time of the survey.

14. In determining whether sites within the housing supply are deliverable or not, promoters of major sites with both detailed and outline planning permission and sites allocated in the Local Plan have been contacted with a view to obtaining a response to understand their intentions for the site.
15. The Council will also undertake a review of allocations applications where there is evidence that they are likely to come forward within the five year period, sites having a grant of permission in principle, sites on the brownfield register, permitted development and residential institutions which may include care homes, houses in multiple occupation and children's homes.
16. Table 5 identifies the standard method local housing need requirements set against the anticipated deliverable housing supply over a five-year period from 1st April 2026. The supply for housing delivery on minor sites is reflected over a three year period. While it anticipated that supply will be significantly above local housing needs for the first three years, thereafter, it falls behind the requirement. The consequence is that over the five year period there is a shortfall against the local housing need of 71 dwellings.

Table 5: Deliverable supply set against the housing requirement.

Year	Housing Requirement per annum. (Standard Method)	Anticipated Housing Supply Deliverable per annum.	Anticipated additional delivery or shortfall
2026/27	386	434	
2027/28	386	455	
2028/29	386	401	
2029/30	386	317	
2030/31	386	254	
5 Year requirement (rounded up)	1,932	1,861	- 71

Source: Bolsover District Council

Five Years Housing Supply

17. The Five Year Housing Supply is set out in Table 6, which summarises the local housing need against the housing land supply. This Table identifies there is a shortfall in the potential deliverable supply of 71 dwellings against the Standard Method Local Housing Need (as adjusted for May 2026 stock figure) with a housing land supply of 4.82 years.

Table 6: Five Year Housing Supply as at 31st March 2026 (Adjusted For May 2026 Stock Figure).

Five Year Housing Requirement	Buffer 5%
Standard Method based on Affordability March 2026 & Stock May 2026 (368 dwellings per annum)	1,840
Buffer	92
Five Year requirement with a 5% buffer	1,932
Annual requirement with a buffer	386
Supply 1st April 2026	
Majors Net	1,563
Minors Net	271
Residential Institutions	7
Total Supply	1,861
5 year housing supply requirement	4.82
Oversupply/undersupply of dwellings	-71

Source: Bolsover District Council

18. The Annual Position Statement of Five-Year Housing Land Supply will be available on the Council's website alongside the List of Major Development Sites and their contribution to the supply.
19. The assessment, assumptions and process may be revised as necessary to take account of new government guidance, case law, best practice and valid stakeholder comments, by the Interim Strategic Director: Economic Growth in consultation with the Chair of the Council's Planning Committee.

Appendix 2

List of Major Development Sites and their contribution to the Council's Five-Year Housing Land Supply as at 31st March 2026

Site	Permission Reference	Address	Status	Commitments & LP Allocations at 1st April 2026	5 year assessment period					Not deliverable within 5 years
					2026/27	2022/28	2028/29	2029/30	2030/31	
Bolsover										
B2192	18/00481/REM	Land off Blind Lane	U/C	36	24	12	-	-	-	0
LPfBD	Allocation 22/00478/Ful	Land off Langwith Road and Mooracre Lane (phase 2)	Alloc	217	-	38	39	39	39	62
B2387	18/00403/REM & 20/00238/FUL	Land between Shuttlewood Road & Oxcroft Lane (phase 1)	U/C	9	9	-	-	-	-	0
LPfBD	22/00402/FUL	Land between Shuttlewood Road & Oxcroft Lane (phase 2)	N/S	74	13	22	22	17	-	0
B2400	14/00080/OUTEA & 19/00005/REM	Land between Welbeck Road and Oxcroft Lane (phase 1)	U/C	2	2	-	-	-	-	0
LPfBD	14/00080/OUTEA & 25/00069/REM	Land between Welbeck Road and Oxcroft Lane (later phases)	Alloc	547	0	101	131	126	91	98
B2695	21/00306/FUL	Former Direct Services Depot Unit 2, Mill Lane	N/S	32	0	12	20	-	-	0
B2652	21/464/TDC	Former Bolsover Hospital Site, Welbeck Road	U/C	48	48	-	-	-	-	0
B2816	22/00402/FUL	Land South West of Brockley Wood, Oxcroft Lane	N/S	161	50	50	50	11	-	0
Totals				1,126	146	235	262	193	130	160
Shirebrook										
B2322	22/00283/REM	Land at Brookvale (phase 1c)	U/C	68	68	-	-	-	-	0
Totals				68	68	-	-	-	-	0
South Normanton										
B2656	20/00259/FUL	5, Leamington Drive	U/C	11	5	6	-	-	-	0
LPfBD	22/00485/FUL	Land to the Rear of 1 to 35 Red Lane	U/C	9	9	-	-	-	-	0
	21/00331/FUL	Open Space East Of Dahlia Avenue	N/S	17	17	-	-	-	-	0
Totals				37	31	6	-	-	-	0
Clowne										
B2705	21/00078/FUL	Sacred Heart and Our Lady of Victors Church, Creswell Road	U/C	10	2	2	2	2	2	0
LPfBD	17/00640/OUT	Clowne Garden Village	N/S	1,800	0	0	0	90	90	1,620
Totals				1,810	2	2	2	92	92	1,620

Site	Permission Reference	Address	Status	Commitments & LP Allocations at 1st April 2026	5 year assessment period					Not deliverable within 5 years
					2026/27	2027/28	2028/29	2029/30	2030/31	
Barlborough										
B2155	16/00187/REM	Land north of Chesterfield Road	U/C	10	10	-	-	-	-	0
Totals				10	10	-	-	-	-	0
Creswell										
B2590	18/00087/OUT	Land to the south of Model Village	U/C	281	36	36	36	36	36	101
Totals				281	36	36	36	36	36	101
Tibshelf										
B2641	22/00485/FUL	King Edward Public House, High Street	U/C	12	0	12	-	-	-	0
Totals				12	0	12	-	-	-	0
Whitwell										
B2528	17/00104/FUL	Land along railway north east of Southfield Lane	U/C	19	5	14	-	-	-	0
B2713	18/00452/OUT	Former Whitwell Colliery site	N/S	450	-	-	-	-	-	450
Totals				469	5	14	-	-	-	450
Blackwell										
B2786	22/00229/FUL	Amberleigh Manor, Primrose Hill, Blackwell	N/S	12	0	12	-	-	-	0
B2738	22/00380/FUL	Woburn Close, Blackwell	N/S	13	13	-	-	-	-	0
Totals				25	13	12	-	-	-	0
Glapwell										
B1947	17/00598/OUT 21/00273/REM	Glapwell Nurseries site, Glapwell Lane	U/C	2	2	-	-	-	-	0
B2608	19/00583/OUT 23/00086/REM	Land off Blacksmiths Close and Park Avenue to the rear of 7 Mansfield Road	N/S	49	0	37	12	-	-	0
Totals				51	2	37	12	-	-	0
Hodthorpe										
B2612	19/00455/FUL	Land at Queens Road Allotments	U/C	25	13	12	-	-	-	0
Totals				25	13	12	-	-	-	0

Major subtotals (Gross)				3,914	326	366	312	321	258	2,331
All Settlements – Minor with full/outline permission or U/C (Gross)				301	100	100	101	-	-	

Permitted development				-	-	-	-	-	-	
C2				7	3	2	2	-	-	
Gross dwellings				4,222	429	468	415	321	258	2,331
Less										
Demolitions, changes to other uses etc				30	10	10	10	-	-	
Final Totals (Net)				4,192	419	458	405	321	258	2,331

Deliverable total for the full 5 years from 2065/27 to 2030/31 = 1,861 (estimated)