

Bolsover District Council

Meeting of the Planning Committee on 23rd February 2022

Preparation of a new Local Development Scheme and the preparation of Growth Plans

Report of the Assistant Director Development and Planning

Classification	This report is Public
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PURPOSE / SUMMARY OF REPORT

- To seek approval to formally commence the preparation of a series of new Growth Plans to complement the growth planned through the Local Plan for Bolsover District (March 2020).
- To advise Planning Committee of the proposed timetable for the production of the first of these new Growth Plans and the content of the Council's new Local Development Scheme.
- To seek approval to adopt the new Local Development Scheme, that it should take effect on 25th February 2022, and that it should be publicised on the Council's website.
- To seek approval to commence an Initial Consultation Exercise for a Shirebrook Growth Plan that would commence on 1st March 2022.

REPORT DETAILS

1. Background

- 1.1 The Local Development Scheme (LDS) is a timetable for the production of the Council's planning documents and it is intended that it will assist the community's understanding and involvement in the plan-making process and enable the development industry, infrastructure providers and other key stakeholders to coordinate their investment programmes.

- 1.2 The Council last published a LDS in March 2018 and this was an updated version of an earlier document that outlined the timetable for the preparation and publication of the Local Plan for Bolsover District. Following adoption of the Local Plan for Bolsover District in March 2020, the Council has focussed on the delivery and implementation of the Local Plan through a number of environmental and town centre projects and as a result has not felt the need to publish a new LDS.
- 1.3 However, at the meeting of the Local Plan Implementation Advisory Group in December 2021 the Group advised that Members would like to pursue Growth Plans for a number of settlements to support the Council's Vision Bolsover, namely for Shirebrook and Creswell. In light of this advice, bringing forward a new LDS to set out the timetable for preparing these documents is necessary.

2. Details of Proposal or Information

Growth Plans and proposed timetables

- 2.1 The Council has a recently adopted Local Plan and the review of whether this Local Plan and its evidence base remain up-to-date does not need to be completed until March 2025. Furthermore, the Council is in a strong position in relation to housing supply and housing delivery and also has a good delivery track record of planned employment and retail developments. As a result, the Council has no need to re-open its Local Plan and commence all of the work that it would entail.
- 2.2 As part of its general evidence base work, the Council has been ensuring that its Land Availability Assessments are up-to-date and a 'Call for Sites' was issued in July 2021. This exercise closed in October 2021 and the initial findings were reported to the Local Plan Implementation Advisory Group at its meeting in December 2021. At this meeting, it was noted that additional land was available and that some of these provided opportunities that could respond to the Council's Vision Bolsover prospectus and its Shirebrook Growth Corridor key project.
- 2.3 In view of the recent adoption of the Local Plan for Bolsover District, it is considered that the most appropriate way for the Council to shape additional growth would be through the preparation of Growth Plans, a non-statutory type of planning document that would sit on top of the Local Plan for Bolsover District and direct where additional growth would be acceptable to the Council.
- 2.4 These Growth Plans would not technically be able to 'allocate' land for development, but would be able to influence decisions on planning applications by adopting the Growth Plans as material considerations in the planning process. Furthermore, this non-statutory route would enable the Council to move more swiftly given the regulatory plan-making processes would not need to be complied with, although certain steps such as public consultation and infrastructure capacity studies would still be required.
- 2.5 As stated above, the Local Plan Implementation Advisory Group has advised that Members would like to pursue Growth Plans for a number of settlements to support the Council's Vision Bolsover, namely for Shirebrook and Creswell. In light of this advice, it is considered that the timetable for preparing these documents would be as follows:

Shirebrook Growth Plan

- March 2022 – Initial consultation exercise (focussing on interested party's thoughts on Shirebrook)
- July 2022 – Second stage consultation (potentially focussing on draft growth and masterplanning proposals)
- November 2022 – Consultation on draft Shirebrook Growth Plan
- March 2023 – Adoption of Shirebrook Growth Plan

Creswell Growth Plan

- May 2022 – Initial consultation exercise (focussing on interested party's thoughts on Creswell)
- September 2022 – Second stage consultation (potentially focussing on draft growth and masterplanning proposals)
- January 2023 – Consultation on draft Creswell Growth Plan
- April 2023 – Adoption of Creswell Growth Plan

- 2.6 The Local Plan Implementation Advisory Group has advised that Growth Plans should not be prepared at this stage for the District's other settlements, although this will be reviewed in light of further potential opportunities and available resources.
- 2.7 Therefore, at this stage it is considered that only these two timetables are included in the Council's new LDS in relation to Growth Plans.

General LDS contents

- 2.8 In addition to the above, the LDS sets out the timetable for the review of whether the Local Plan for Bolsover District and its evidence base remain up-to-date. It is planned that this work would start from late 2023 to early 2024 to enable the review to be completed by March 2025.
- 2.9 The LDS also sets out the timetables for the following other policy work:
- Statement of Community Involvement (SCI)
 - Supplementary Planning Documents (SPDs)
 - Neighbourhood Plans (where known)
- 2.10 The SCI needs to be updated by October 2022 and work has started on this work. It is intended that a draft will be brought to Planning Committee after Easter for approval for public consultation and then brought back to Planning Committee for adoption in advance of October 2022.
- 2.11 The Local Plan for Bolsover District advises that the Council will prepare the following SPDs:
- Developer Contributions (including affordable housing)
 - Successful Places
 - Historic Environment
 - Local Parking Standards

- 2.12 At present, work has been stalled on the update of these SPDs. In light of the priority on work on the preparation of the Growth Plans for Shirebrook and Creswell, it is intended that work on the SPDs will recommence in 2023/24.
- 2.13 Finally, preparation of a Neighbourhood Plan by Tibshelf Parish Council is at an advanced stage and Neighbourhood Areas have been designated following requests from Whitwell Parish Council, Hodthorpe and Belph Parish Council, Ault Hucknall Parish Council and Glapwell Parish Council. As Neighbourhood Plans are prepared by and the responsibility of Parish or Town Councils, the District Council cannot specify or influence the Parish or Town Council's timetable for their Neighbourhood Plans. However, where timetables are known for neighbourhood planning work these will be reported in the LDS for information.
- 2.14 A copy of the prepared Local Development Scheme is attached at Appendix A.

Consultation proposals

- 2.15 As the planned Growth Plans are a non-statutory type of planning document, they do not fall within the remit of the Town and Country Planning (Local Planning) (England) Regulations 2012 or the Council's Statement of Community Involvement. However, the principles for public consultation set out in these 'rule books' are considered to be well established and appropriate as a starting basis for public consultation on the planned Growth Plans.
- 2.16 Despite this, experience of public consultation on the Local Plan for Bolsover District has shown that whilst a significant number of representations are received during the process they tend to be from older members of the community and that the voices of younger members of the community are not often heard. The exact reasons for this are not fully understood but it is felt that more can be done by the Council to reach out to younger people.
- 2.17 Reflecting this ambition, the Council has been selected as one of the pilot authorities under the Department for Levelling Up, Housing and Communities' PropTech Engagement Fund and has secured £100,000 for plan-making work. To help deliver this opportunity, the Council has procured a suitable PropTech software provider to test a new and innovative method of public engagement on plan-making, including a sizeable social media advert campaign that would encourage greater numbers of people getting involved in how their settlement could grow. The intention is that this new software will be used to record responses, although traditional methods will also be used to ensure less technology experienced people are not disenfranchised.
- 2.18 Therefore, it is proposed that an Initial Consultation Exercise is carried out along the lines described above and commences on Tuesday 1st March and runs through to Thursday 31st March 2022.

3. Reasons for Recommendation

- 3.1 The report outlines the steer from the Local Plan Implementation Advisory Group in relation to a new planning policy work area on Growth Plans for certain settlements to support the Council's Vision Bolsover. It is envisaged that the preparation of Growth Plans for Shirebrook and Creswell will build upon the

success of the planned growth through its Local Plan and will help the Council maximise the benefits of its growth agenda.

- 3.2 On this basis, the report seeks approval to progress this work area as described and to produce a new Local Development Scheme that outlines the timetables for the preparation of the two planned Growth Plans and other key planning policy work. The report also seeks approval to commence an Initial Consultation Exercise for a Shirebrook Growth Plan that would commence on 1st March and run through to 31st March 2022.
- 3.3 Finally, it is proposed that the detailed arrangements for the content of the consultation material will be finalised in consultation with the Chair and Vice Chair of the Planning Committee.

4 Alternative Options and Reasons for Rejection

- 4.1 In view of the proposed recommendations, Members could choose to not pursue additional growth over and above that planned for within the Local Plan for Bolsover District as discussed in this report but this has been rejected as it would not maximise the benefits of the Council's growth agenda. The Council will retain control over this process and that will enable the Council to be responsive to any changes in circumstances.

RECOMMENDATION(S)

That Planning Committee:

1. **approve commencement of the preparation of a series of new Growth Plans to complement the growth planned through the Local Plan for Bolsover District (March 2020) based on the proposed timetables and consultation arrangements;**
2. **approve the adoption of the new Local Development Scheme (as attached at Appendix A) so that it takes effect on 25th February 2022 and be publicised on the Council's website;**
3. **delegates authority to the Assistant Director: Development, in consultation with the Chair and Vice Chair of Planning Committee, to agree the detailed arrangements for the final content of consultation material.**

Approved by the Portfolio Holder for Corporate Governance

IMPLICATIONS:**Finance and Risk:** Yes No **Details:** There are no specific finance or risk issues arising from this report.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No **Details:** There are no specific legal or data protection issues arising 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.
Decisions around staffing levels within the Planning Policy team will be raised in the report to the Employment and Personnel Committee.

On behalf of the Head of Paid Service

DECISION INFORMATION

Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> Please indicate which threshold applies	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No

District Wards Significantly Affected	Shirebrook and Creswell
Consultation: Leader / Deputy Leader <input checked="" type="checkbox"/> Cabinet / Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes Details:

Links to Council Ambition: Customers, Economy and Environment.

Focusing on Our Economy
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DOCUMENT INFORMATION

Appendix No	Title
A	Prepared Local Development Scheme

Background Papers

(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)