

**Bolsover District Council**

**Meeting of the Planning Committee on 17<sup>th</sup> January 2024**

**Shirebrook Growth Plan – Consultation Draft**

**Report of the Portfolio Holder for Growth**

<b>Classification</b>	This report is Public
<b>Contact Details</b>	Chris McKinney Senior Devolution Lead for Planning Policy, Strategic Growth and Housing

**PURPOSE / SUMMARY OF REPORT**

- To seek approval from Members on the contents of the Shirebrook Growth Plan – Consultation Draft Document and to commence a consultation exercise upon it.

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**REPORT DETAILS**

**1. Background**

- 1.1 Members will recall that work commenced on the preparation of a Growth Plan for Shirebrook in March 2022 in accordance with its Local Development Scheme.
- 1.2 Growth Plans are non-statutory planning documents that sit on top of the Local Plan for Bolsover District and direct where additional growth would be acceptable to the Council over and above that planned in the Local Plan for Bolsover District. It is intended that the Council will adopt prepared Growth Plans as material considerations in the planning process.
- 1.3 The preparation of the Shirebrook Growth Plan has already undergone two stages of public consultation:
- Initial Consultation Exercise in March 2022 – this consultation asked people living and working in Shirebrook what they thought about the town as a place to live and work in, and what they thought about the town centre and local environment.
  - Masterplanning Consultation Exercise in September 2022 – this consultation asked people what they thought growth in Shirebrook could look like and what land uses it should include.
- 1.4 The feedback during these consultation exercises by way of the representations submitted to the Council have all been considered and have informed the

preparation of a draft Shirebrook Growth Plan document. The contents of this draft document and the next steps going forward are discussed below.

## **2. Details of Proposal or Information**

### Contents of the draft Shirebrook Growth Plan

- 2.1 The draft Shirebrook Growth Plan outlines the policy framework for the Shirebrook Growth Plan and the consultation feedback to date, before setting out a number of options for consideration and questions upon which consultation feedback is sought.
- 2.2 The document approaches this task by reflecting the structure of the previous rounds of consultation and focusses on options relating to:
- Living and Working in Shirebrook (including potential development sites)
  - Shirebrook Town Centre
  - Green Spaces and the Countryside
- 2.3 In terms of potential options for Living and Working in Shirebrook, the draft Shirebrook Growth Plan identifies three realistic options for the quantum of growth that could be pursued and identifies the potential development sites that have been promoted to the Council that could deliver these potential options, namely:
- Option A – Limited additional growth
  - Option B – Medium additional growth
  - Option C – High additional growth

The following table summarises these three options.

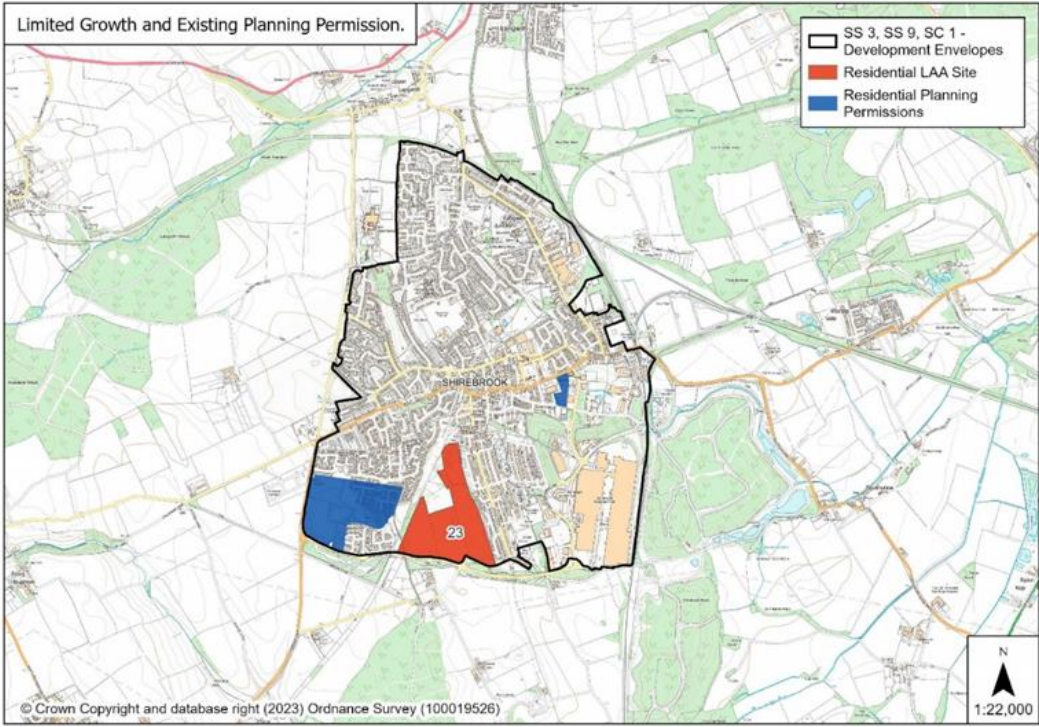
	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>
<b>Description</b>	Limited additional growth	Medium additional growth	High additional growth
<b>Potential levels of additional housing and employment growth</b>	500 new houses with limited new employment land	1,500 new houses with 20 hectares of new employment land	3,000 new houses with 50 hectares of new employment land
<b>Comments</b>	This level of growth could be	This level of growth would need to	This level of growth would need to

	<p>accommodated within Shirebrook and would not need to include land within the countryside around Shirebrook.</p>	<p>include land within the countryside around Shirebrook but would be able to deliver greater investment in desirable infrastructure improvements.</p>	<p>include greater amounts of land within the countryside around Shirebrook but would be able to deliver even greater investment in desirable infrastructure improvements.</p>
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2.4 The following plans illustrate how these three broad options for the level of additional growth for Shirebrook could work with the promoted available sites.

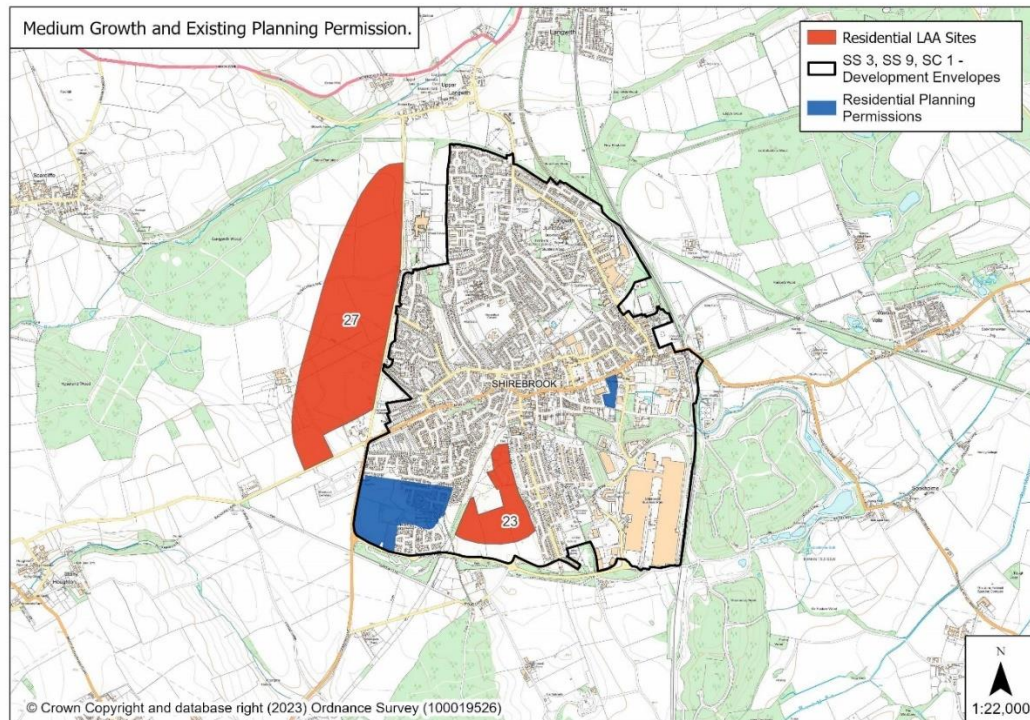
Option A – Limited additional growth

2.5 In this option, the desired limited quantum of growth would be achieved by restricting additional growth over and above that planned for in the Local Plan for Bolsover District to only those available sites within the development envelope of Shirebrook, namely land north of Meadow Lane (shown in red in the plan below) which could deliver approximately 500 houses.



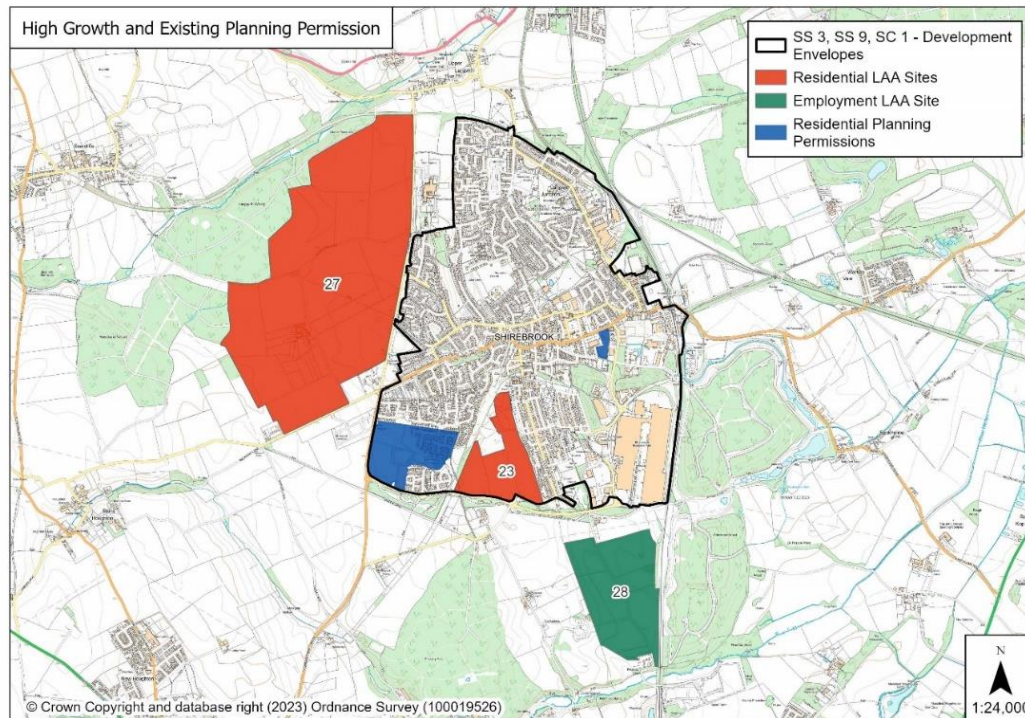
## Option B – Medium additional growth

- 2.6 In this option, the desired medium quantum of growth would be achieved for approximately 1,000 houses and 20 hectares of employment land in the countryside west of Shirebrook in addition to the 500 dwellings on the land within Shirebrook. An approximate boundary is shown but if this option was the one chosen the potential level of additional housing and employment growth would determine the exact site boundary (shown in red in the plan below).



## Option C – High additional growth

- 2.7 In this option, the desired high quantum of growth would be achieved by stating the Council's support for approximately 2,500 houses and 50 hectares of employment land in the countryside west and south of Shirebrook in addition to the 500 dwellings on the land within Shirebrook (shown in red in the plan below).



- 2.8 The draft Shirebrook Growth Plan then asks interested parties to provide comments on which option they consider to be the most appropriate one for Shirebrook or to tell the Council what alternative option they consider appropriate instead.
- 2.9 Beyond this, the draft Shirebrook Growth Plan then seeks feedback on the each of the potential development sites that have been promoted to the Council and further comments on the mix of land uses that any additional growth in Shirebrook should include.
- 2.10 The draft Shirebrook Growth Plan then takes a similar approach to the subjects of the Town Centre and Green Spaces and the Countryside, posing questions to understand better how the District Council, Shirebrook Town Council and other stakeholders can work together to improve Shirebrook.
- 2.11 The draft Shirebrook Growth Plan document is contained in Appendix 1 to this report.

#### Proposed format of the public consultation exercise

- 2.12 In accordance with the preparation steps set out in the Council's Local Development Scheme, the next step is to publish the draft Shirebrook Growth Plan for public consultation.
- 2.13 The consultation methods for prepared Growth Plans are set out in the Council's Statement of Community Involvement (December 2022) and are intended to mirror closely the methods used for statutory planning documents. As such, this states that the Council will:

- Hold a formal public consultation of a minimum of 4 weeks;
- Make the draft Growth Plan and any associated documents available to view and comment on via the Council's website, and at the Council's main office; customer contact centres; and, libraries;
- Write to or email people with an interest in the preparation of the Growth Plan;
- Listen to the comments made.

2.14 Members will also be aware that the Council has carried out a number of innovative digital planning consultations on its Growth Plans using the secured external funding through the Government's PropTech Innovation Fund. This funding extends to the planned public consultation exercise on the draft Shirebrook Growth Plan and this will involve trialling a new, purposely designed, consultation website portal that is designed to increase public engagement.

2.15 Should the draft Shirebrook Growth Plan be approved as the subject of a public consultation exercise, it is planned that it will be transferred from the attached MS Word document into a web-based, accessible viewable document on the new consultation website portal.

2.16 It is planned that the 4 week consultation exercise will commence on Friday 1<sup>st</sup> March and run to Friday 5<sup>th</sup> April 2024. However, these dates may change depending on how this new transferral process progresses.

### **3 Reasons for Recommendation**

3.1 The report updates Members on the preparation of the draft Shirebrook Growth Plan and recommends that Members approve the contents of the proposed draft Shirebrook Growth Plan for the purposes of public consultation.

3.2 However, as the dates for the public consultation exercise may change it is also recommended that delegated authority to the Assistant Director of Planning and Planning Policy in consultation with the Chair and Vice Chair of Planning Committee to agree the final arrangements of the proposed consultation exercise on the draft Shirebrook Growth Plan.

### **4 Alternative Options and Reasons for Rejection**

4.1 It would be possible to not approve the draft Shirebrook Growth Plan at this time but this alternative option has been rejected as this would cause delay to the Council's progress on meeting its growth ambitions.

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## RECOMMENDATION

That Planning Committee:

- 1) approve the contents of the proposed draft Shirebrook Growth Plan as discussed in the report and as set out in full in Appendix 1;
- 2) gives delegated authority to the Assistant Director of Planning and Planning Policy in consultation with the Chair and Vice Chair of Planning Committee to agree the final arrangements of the proposed consultation exercise on the draft Shirebrook Growth Plan.

**Approved by Councillor Ritchie, Portfolio Holder – Growth**

### **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

**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:** The Shirebrook Growth Plan seeks to support sustainable growth in Shirebrook and respond to the needs of the local community. It will focus on matters relating to living and working in Shirebrook, the town centre and the environment within and around the town. As such, the Shirebrook Growth Plan will make a notable contribution to this subject.

**Staffing:**            Yes             No

**Details:** There are no human resources implications arising from this report.

On behalf of the Head of Paid Service

## DECISION INFORMATION

<p><b>Is the decision a Key Decision?</b>  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:</p> <p><b>Revenue - £75,000</b> <input type="checkbox"/> <b>Capital - £150,000</b> <input type="checkbox"/>  <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	No
<p><b>Is the decision subject to Call-In?</b>  <i>(Only Key Decisions are subject to Call-In)</i></p>	No

<p><b>District Wards Significantly Affected</b></p>	Shirebrook and Langwith Junction Wards
<p><b>Consultation:</b>  <b>Leader / Deputy Leader</b> <input type="checkbox"/> <b>Executive</b> <input type="checkbox"/>  <b>SLT</b> <input type="checkbox"/> <b>Relevant Service Manager</b> <input type="checkbox"/>  <b>Members</b> <input type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/></p>	<p>No</p> <p>Details:</p>

<p><b>Links to Council Ambition: Customers, Economy and Environment</b></p> <ul style="list-style-type: none"> <li>• Enabling housing growth;</li> <li>• Developing attractive neighbourhoods;</li> <li>• Increasing customer's satisfaction with our services.</li> </ul>
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<b>DOCUMENT INFORMATION</b>	
<b>Appendix No</b>	<b>Title</b>
1	Draft Shirebrook Growth Plan
<b>Background Papers</b>	
<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>	