

Appendix 1

Shirebrook Growth Plan: Preferred Growth Option briefing note

Why do we need a Growth Plan?

- 1.1 There is no legal requirement for a local authority to produce Growth Plans. Whilst the government do not specify that Growth Plans should be produced, at least not in a planning context, it is committed to economic growth across the country, including a step change in housing delivery.
- 1.2 In our case, a Growth Plan is a vehicle to investigate whether there is potential capacity for additional growth over and above that allocated in the Bolsover District Local Plan (2020) within and around Shirebrook. However, a Growth Plan cannot allocate land for development and as a result does not have to be based upon the same level of evidence and is not subject to Strategic Environmental Assessment as a Local Plan would be.
- 1.3 Bolsover District Council has a Growth agenda as set out in the corporate document [Bolsover District: The Future](#). There are clear benefits to growth. Building more homes creates economic activity and gives people somewhere to live. Jobs are created both directly in construction and indirectly by improving local economies, and there are benefits from greater consumer spending and more tax revenue for central and local government.
- 1.4 However, planning additional growth in a settlement must be informed by an understanding of the impacts on local infrastructure – on schools, health facilities, highway junctions and waste-water management. We must ensure that infrastructure in all its forms can cope with additional growth and mitigate its impact.

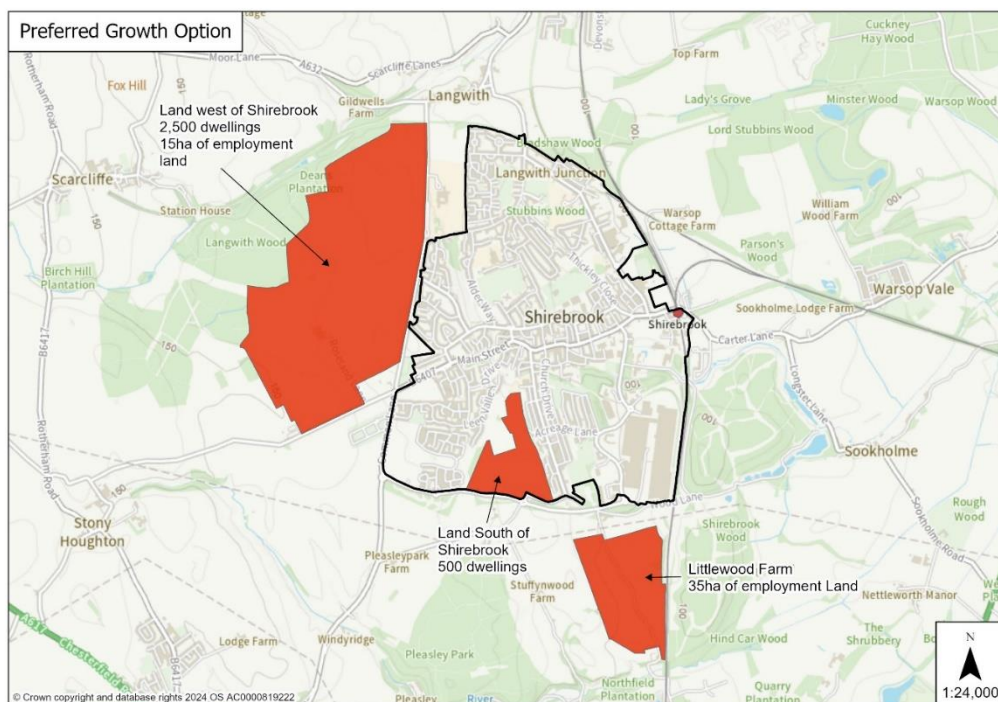
Background

- 1.5 Bolsover District Council resolved to commence the preparation of a Growth Plan for Shirebrook in February 2022. The timetable for the preparation of the Growth Plan was published in the Council's Seventh Local Development Scheme which was approved on the 23rd February 2022 and came into effect on the 25th February 2022.
- 1.6 Once formally adopted the Growth Plan will sit on top of the adopted plan for Bolsover District and will be a material consideration in the determination of planning applications and in the Council's future plan-making work.
- 1.7 The Council considers it to be crucial that the views of local communities and other key stakeholders are sought during the preparation of the Growth Plan and has undertaken consultation in accordance with its Statement of Community Involvement (2022).

- 1.8 The Draft Shirebrook Growth Plan included three Options for growth that related to the potential scale of growth within and around Shirebrook. The sites consulted on drew upon the sites submitted following a call for sites for an update to the Land Availability Assessment.
- 1.9 Consultation on the draft Shirebrook Growth Plan commenced on Monday 4th March and ended on Friday 5th April 2024. The Council received 115 submissions from a wide range of national and local organisations, planning agents acting on behalf of landowners, developers promoting sites and members of the public from across the District.

Identified Preferred Option

- 2.1 Feedback was reported to the Council's Local Plan Implementation and Advisory Group (LPIAG) at its meeting on the 29th July 2024. In light of this report to the LPIAG, Members expressed a clear steer that Option C should be the Preferred Option with the proviso that any growth:
- meets and is accompanied by the necessary increase in infrastructure capacity; and
 - delivers increased levels of affordable housing, i.e. greater than the Local Plan for Bolsover District policy requirement of 10% affordable housing provision.
- 2.2 Through this option, the desired high quantum of growth would be achieved by 3,000 homes and 50 hectares of employment land as shown, across three sites, in red on the plan below.



2.3 Feedback from the public consultation exercise showed that impact on infrastructure was high on people's concerns when considering growth proposals. Therefore, the District Council wishes to fully explore and understand the implications of this preferred level of growth in Shirebrook on infrastructure, in particular -

- a) the provision of primary and secondary schools
- b) the provision of GP Surgeries
- c) the impact on the highway network and the mitigation required
- d) the impact on the Strategic Road network
- e) opportunities for local bus services
- f) the provision for wastewater, water supply and water quality
- g) playing pitch provision
- h) utilities (Gas, Electricity and Broadband)

2.4 Once we have determined the impact on infrastructure and how those impacts can potentially be mitigated, the Council will incorporate these requirements and proceed to finalise its Growth Plan and progress it towards approval.

2.4 Please note the Littlewood Farm site is landlocked and would require land to the north to be made available, for either access purposes or even to add to the sites overall area. Please consider this site on the basis that land could be made available, although at this stage we have no commitment from the landowner that this could be achievable.