

**BOLSOVER DISTRICT COUNCIL**

**Meeting of the Planning Committee on 22<sup>nd</sup> January 2025**

**Local Planning Authority Monitoring Report 2023/24**

**Report of the Portfolio Holder for Growth**

<b>Classification</b>	This report is Public
<b>Contact Officer</b>	Julie-Anne Middleditch – Principal Planning Policy Officer

**PURPOSE/SUMMARY OF REPORT**

To update Members of the findings of the Authority Monitoring Report 2023/24.

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**REPORT DETAILS**

**1. Background**

- 1.1 The Town and County Planning (Local Planning) (England) Regulations 2012 (as amended) require local planning authorities to publish information about progress with local plan preparation, housing targets, made neighbourhood development plans and orders, any activity relating to the duty to cooperate, and any information collected which relates to indicators in the development plan.
- 1.2 This statutory duty recognises the fact that monitoring has a key role in the planning process and informs the Council and others on whether its Local Plan is being delivered and can identify where policies are effective or if they need changing. It can also show trends over time and highlight potential challenges to the delivery of the Council's spatial strategy. They will also be used to inform the Local Plan Review process and are therefore an important tool in the Council's understanding of its authority area and whether its Vision for Bolsover District is being achieved.
- 1.3 This information is published annually as Local Planning Authority Monitoring Reports. Following the adoption of the Local Plan for Bolsover District in March 2020, the Council has published the Local Planning Authority Monitoring Reports on the Council's website.

**2. Details of Proposal or Information**

- 2.1 The Monitoring Report 2023/24 covers the period 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024 and is attached as an Appendix to this report.

- 2.2 The Monitoring Report measures both the general performance of the Council's planning department and the Local Plan Policy indicators that are set out in Appendix 10.2 of the Local Plan for Bolsover District. It covers a vast array of indicators and contains a significant amount of information.
- 2.3 In this, the fourth year of the Local Plan's plan period, it is considered helpful to draw the findings of the Plan's Strategic Policies in terms of trends to Member's attention and to provide a degree of commentary as to what the monitoring reports details and this is provided below.
- 2.4 The performance classifications in the AMR have been expanded in this the fourth year of monitoring to include 'Target Met' and 'Target Exceeded', to reflect and convey the progress that is being made as the Plan progresses.

#### Plan-Making and Development Management

- 2.5 Across the first four years of the Local Plan's plan period, the Council's Plan-Making and Development Management performance continues to be generally excellent. The Council's timetable for the preparation of the Shirebrook and Creswell Growth Plans is taking longer than envisaged in the Local Development Scheme published in February 2022 due to greater public engagement and involvement but is progressing against the updated timetables published for this work area and is classified as ongoing behind target.

#### Policy SS1: Sustainable Development

- 2.6 The overall trend based on the first four years of the Local Plan for Bolsover District is of fluctuations in terms of overall growth. The monitoring year has seen the highest figure in terms of employment land delivered but the lowest in housing completions since the Local Plan was adopted. Across the Plan as a whole, the success of the policies that seek to protect and promote the environment and the community facilities that underpin sustainable growth are performing as intended indicating a positive situation.

#### Policy SS2: Scale of Development

- 2.7 With regard to the scale of development there was a mixed picture in the monitoring year with an overall reduction in scale.
- 2.8 Housing permissions: Since the adoption of the Plan in March 2020, permissions increased steadily, peaking in 2022/23. Although the number of permissions has fallen in the monitoring year, the total of 194 permissions aligns with the yearly average of 191 permissions during the life of the plan.
- 2.9 Housing completions: The trend over this first four years of the Local Plan saw a steep rise in completions in the second year which continued with a similar rate of completions in the third 2022/23. The number of housing completions in this, the fourth year of the Plan has fallen to the lowest since its adoption, with a 40% drop in net new house completions compared with last year and a 23% drop in gross

completions. This annual trend reflects the national picture and demonstrates the impact on housebuilding from the recent shocks to the economy. Despite this, at 359 units (net) for 2023/24 the number of completions continues to surpass the Local Plan Target of 272 units per annum.

- 2.10 Employment permissions: The monitoring year has seen the lowest number of employment permissions granted since the Local Plan was adopted in 2020, with a 31% drop on the previous year. The hectareage covered by new employment permissions indicates a reduction of over 50%.
- 2.11 Employment land delivered: In the monitoring year the employment land delivered is at the highest level since the Local Plan was adopted and far exceeds the annual target. Unlike housing completions, the amount of employment land delivered in any year is often variable due to it being comprised of large new units rather than small individual units and delivery being recorded on site completion. Demonstrating this trend in this monitoring year is the completion of the two large employment sites at Coalite and Wincobank Farm. In Creswell the Heritage and Wellbeing Centre was also completed.

#### Policy SS3: Spatial Strategy and Distribution of Development

- 2.12 Number of allocated housing units completed: The number of completions across the 23 allocated housing sites has not met the predicted completion numbers set out in the Local Plan housing trajectory in any of the first four years of the Plan, with the number of completions in the monitoring year 25% lower than in the previous year. However, in the monitoring year the rate of delivery across 3 of the sites that are underway remained ahead of both their forecast for the year and their overall trajectory.
- 2.13 Amount of allocated employment land delivered: The total amount of employment land completed on allocated sites in the monitoring year is significantly above that forecast in the Employment Land Trajectory (2018) for the monitoring year.

#### Policy SS4: Strategic Site Allocation Bolsover North

- 2.14 Number of housing units completed: Development commenced 2 years behind the Housing Trajectory in 2022/23. Consequently, the total number of units completed by the end of the monitoring year is 95 units, against a forecast total of 250. Although behind the overall trajectory, the completions in the monitoring year exceed the annual target set out in the annual forecast.
- 2.15 Required infrastructure delivered: Highway trigger for Phase 1 Road Network Contributions was reached and the contribution paid to Derbyshire County Council. Discussion continued on the Town Park. The Reserved Matters application for the subsequent phases was under discussion in the monitoring year.

#### Policy SS5: Strategic Site Allocation Clowne Garden Village

- 2.16 Number of housing units completed: The Local Plan Housing Trajectory anticipated that the development of Clowne Garden Village would commence in

2021/22 with 240 housing units completed by the end of 2023/24. In the monitoring year the Outline planning application (ref:17/00640/OUT) continued to proceed towards determination. The granting of planning permission for the application was resolved at Planning Committee in September 2024 with all required infrastructure to be funded through the planned Section 106 Legal Agreement.

#### Policy SS6: Strategic Site Allocation Former Whitwell Colliery Site

- 2.17 Number of housing units completed: Outline planning permission was granted in 2022/23 comprising in the region of 450 dwellings, 6 hectares of employment, public open space, convenience retail store and offices. In the same year, permission was granted by Derbyshire County Council for the reclamation, cut and fill, of the site to facilitate its mixed-use redevelopment, together with landscaping, ecology, and drainage.
- 2.18 The approvals that have been given show that the implementation of the policy to promote housing and employment growth on this Strategic Site is progressing. The granting of outline planning permission indicates progress towards development commencing on site in 2026/27 in line with the Local Plan Housing Trajectory.

#### Policy SS7: Coalite Priority Regeneration Area

- 2.19 The completion of the site in the monitoring year shows the successful implementation of the policy to promote employment growth on this Priority Regeneration Area allocation.

#### Policy SS8: Pleasley Vale Priority Regeneration Area

- 2.20 Four studies were commissioned in the monitoring year that address the particular characteristics of the natural and historic built environment together with flooding and access issues. These commissioned studies should contribute towards achieving the policy commitment of encouraging the sustainable regeneration of this area.

#### Policy SS9: Development in the Countryside

- 2.21 Number of planning permissions granted outside of development frameworks: Over the four years of monitoring the residential approvals that were in the countryside were within the policy categories to be considered acceptable. The majority were for the change of use of existing buildings, or for replacement dwellings.
- 2.22 Number of applications refused against this policy (new indicator): Of 11 applications refused two went to appeal. At Stony Houghton, an appeal for a single storey rear extension to a dwelling which was considered within the monitoring year, was dismissed.

#### Policy SS10: Development in the Green Belt

- 2.23 Number of planning permissions in the Green Belt that do not accord with the categories listed in the policy: All five proposals approved in the Green Belt since

the Local Plan was adopted accorded with the provisions in the Policy, coming within what is considered appropriate development in the Green Belt. The trend over the four years of the Plan is of an increasing number of applications being submitted and approved for appropriate development in the Green Belt, although the number submitted remains infinitesimal when considered against the total number of applications received.

#### Policy SS10: Development in Important Open Breaks

- 2.24 Number of planning permissions granted in Important Open Breaks that do not provide mitigation to keep the development in accordance with policy (amended indicator): The trend over the four years of the Plan is of one or two applications per year. They vary in type but have included two major housing developments. All planning applications that have been granted in Open Breaks during the first four years of the Plan have provided mitigation in accordance with the Policy.

#### General Policy Performance and Monitoring

- 2.25 Across the remaining policies of the Local Plan the majority have been successful in achieving their aim during the monitoring year.
- 2.26 There are some policies whereby performance is a potential area of concern such as the delivery of Custom and Self-build plots. Work is programmed to be done on this area of housing delivery with a review of the Custom and Self Build Register.
- 2.27 The gathering of data for the monitoring of some policies has proven to be problematic due to the data not being readily available. This will continue to be assessed to establish how monitoring can be improved.
- 2.28 Following the meeting of the Planning Committee, the Authority Monitoring Report will be published on the Council's website.

### **3. Reasons for Recommendation**

- 3.1 The Authority Monitoring Report provides an understanding the performance of the Council's Local Plan policies. Its publication is a legal requirement upon the local authority under Section 113 of the Localism Act 2011.

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

- 4.1 Preparation and publication of an Authority Monitoring Report (formerly Annual Monitoring Reports) has been a statutory requirement since 2011. Therefore, officers have not considered alternative options.

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## **RECOMMENDATION(S)**

1. **That Planning Committee note the contents of the Authority Monitoring Report 2023/24 and endorse its publication.**

Approved by Councillor John Ritchie, Portfolio Holder for Growth

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## **IMPLICATIONS:**

<b><u>Finance and Risk</u></b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Details:</b> The Authority Monitoring Report is part of 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 style="text-align: right;">On behalf of the Section 151 Officer</p>
<b><u>Legal (including Data Protection)</u></b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Details:</b> The Council has a statutory duty to publish an annual Authority Monitoring Report. There are no specific legal or data protection issues arising from this report. <p style="text-align: right;">On behalf of the Solicitor to the Council</p>
<b><u>Staffing</u></b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Details:</b> There are no human resources implications arising from this report. <p style="text-align: right;">On behalf of the Head of Paid Service</p>
<b><u>Equality and Diversity, and Consultation</u></b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Details:</b> 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.
<b><u>Environment</u></b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Details:</b> The policies set out within the Local Plan seek to achieve sustainable growth. The annual monitoring of their effectiveness contributes to the prudent use of resources, to mitigate against and adapt to the impacts of climate change and to enhance biodiversity across the district.

## **DECISION INFORMATION:**

<input checked="" type="checkbox"/> <i>Please indicate which threshold applies:</i>	
<b>Is the decision a Key Decision?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<p>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><b>Revenue (a)</b> Results in the Council making Revenue Savings of £75,000 or more or <b>(b)</b> Results in the Council incurring Revenue Expenditure of £75,000 or more.</p> <p><b>Capital (a)</b> Results in the Council making Capital Income of £150,000 or more or <b>(b)</b> Results in the Council incurring Capital Expenditure of £150,000 or more.</p> <p><b>District Wards Significantly Affected:</b>  <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 <b>All</b> if all wards are affected:</p>	<p><b>(a)</b> <input type="checkbox"/>      <b>(b)</b> <input checked="" type="checkbox"/></p> <p><b>(a)</b> <input type="checkbox"/>      <b>(b)</b> <input checked="" type="checkbox"/></p> <p><b>All</b> <input checked="" type="checkbox"/></p>
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<p><b>Is the decision subject to Call-In?</b>  <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><b>Consultation carried out:</b>  <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><b>Yes</b> <input type="checkbox"/>      <b>No</b> <input checked="" type="checkbox"/></p> <p><b>Yes</b> <input type="checkbox"/>      <b>No</b> <input checked="" type="checkbox"/></p> <p><b>Yes</b> <input type="checkbox"/>      <b>No</b> <input checked="" type="checkbox"/></p>
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<p><b>Links to Council Ambition: Customers, Economy, Environment, Housing</b></p>
<p><u>Economy</u></p> <ul style="list-style-type: none"> <li>Actively working with partners to support enterprise, innovation, jobs and skills.</li> <li>Unlocking regeneration and development potential of long-term vacant land and buildings, and stalled sites and deliver income generating capital projects. Promoting the District and working with partners to increase and support the creative, cultural and tourism sector.</li> </ul>

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

### Environment

- 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.
- Reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same.
- Enhancing biodiversity across the district.
- Working with stakeholders, strategic and local partnerships to deliver shared strategies and priorities that support the local environment.

### 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
A	Authority Monitoring Report 2023/24

## **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).***