

Bolsover District Council

Meeting of the Planning Committee on 16th April 2025

PREPARATION OF A NEW LOCAL DEVELOPMENT SCHEME

Report of the Assistant Director: Planning & Planning Policy

Classification	This report is Public
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PURPOSE / SUMMARY OF REPORT

- To seek approval to adopt the new Local Development Scheme, that it should take effect on 17th April 2025, and that it should be publicised on the Council's website.

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 February 2022. This was the seventh LDS that the Council had formally produced and the first one since the adoption of the Local Plan for Bolsover District in March 2020. As a consequence, this LDS set out a programme of work to cover the carrying out of a Local Plan Review and the preparation of Growth Plans for Shirebrook and Creswell and the preparation of Supplementary Planning Documents (SPDs). The document also outlined the timetable for the remaining stages of the preparation of the Tibshelf Neighbourhood Plan.
- 1.3 Since the publication of the seventh LDS, the Council has carried out several stages of preparation on the Shirebrook and Creswell Growth Plans, seen the

adoption of a new Local Parking Standards SPD and progress on preparing drafts of the updated Successful Places and the Historic Environment SPDs, together with progress on several Local Plan Implementation Projects and other statutory monitoring work. Crucially, the Council has completed the Local Plan Review work and this was reported to Planning Committee in February 2025.

- 1.4 Based on the outcome of the First Review of the Local Plan for Bolsover District, it was concluded that the Local Plan for Bolsover District has been very successful in delivering development within the District. Nevertheless, fundamental changes to national policy around increased Local Housing Need targets and the operation of Green Belt policy meant that it could not be concluded that the Council's strategic policies could be carried forward for a further five years. As reported at the February meeting, this means that an update to the Local Plan is necessary, although due to the Council's good supply of specific, deliverable sites the need for a new Local Plan is not immediate.
- 1.5 In accordance with the resolutions from the February meeting of Planning Committee, officers have prepared a new LDS to set out and take forward an updated timetable for the production of the Council's planning documents and this forms Appendix 1 to this report and is discussed in more detail below.

2. Details of Proposal or Information

Growth Plans

- 2.1 The Council is working on a number of non-statutory Growth Plan documents that are intended to sit on top of the Local Plan for Bolsover District and identify where additional growth would be acceptable to the Council. These Growth Plans are intended to ultimately be adopted as material considerations in the planning processes.
- 2.2 This work has progressed through several stages of public consultation and it is planned that final documents will be published later this year, subject to engagement with infrastructure providers and landowners on how preferred Growth Plan options could be delivered or dependant on critical infrastructure being delivered. Based on this situation, the timetables for the remaining stages of these Growth Plans are as follows:

Shirebrook Growth Plan

- April 2025 – Engagement with infrastructure providers and landowners on how preferred Growth Plan option
- December 2025 – Adoption of Shirebrook Growth Plan

Creswell Growth Plan

- April 2025 – Pause awaiting progress on new Creswell GP surgery
- October 2025 – Review of progress on new Creswell GP surgery
- December 2025 – Potential adoption of Creswell Growth Plan

Supplementary Planning Documents

- 2.3 The Local Plan for Bolsover District advises that the Council will prepare a number of SPDs. The remaining documents to be prepared are:
- Successful Places
 - Historic Environment
 - Section 106 Planning Contributions (covering affordable housing provision and green space and play provision)

- 2.4 Work has progressed on the first two of these documents and is due to start on the third in the summer. The next steps will be seeking authority to commence public consultation exercises on each of these documents and this will be reported to Planning Committee at future meetings.

Timetable for an updated / new Local Plan

- 2.5 Based on the conclusions of the First Review of the Local Plan for Bolsover District, the Council has decided that it will not seek to update the Local Plan under the existing legislative framework before the Government's deadline of December 2026. Instead, it is planned to commence work on an updated / new Local Plan in mid-2027 under the provisions of the Government's intended new plan-making system as introduced by the Levelling-up and Regeneration Act 2023. At present, this new plan-making system is expected to be implemented later this year.
- 2.6 This approach is intended to bring forward an updated / new Local Plan when this is required and to also enable the Council to see how the new plan-making system is implemented and rolled out across the country.
- 2.7 One aspect of the new plan-making system is expected to be the need to have plans prepared and adopted within a 30-month timeframe, with gateway assessments to control progress through key stages such as commencement, mid-way points and prior to submission of a Local Plan to the Planning Inspectorate.
- 2.8 As a result, a 30-month timeframe for this plan-making work is outlined below. However, at this stage the dates post-submission can only be estimated as they will be set by the Planning Inspectorate at the point of submission.
- June 2027 – Commencement of plan-making work
 - October 2027 – Initial public consultation on Local Plan
 - October 2028 – Pre-submission public consultation on Local Plan
 - February 2029 – Submission of Local Plan for Examination
 - June & July 2029 – Potential dates for Examination Hearings
 - October 2029 – Potential date for receipt of Inspector's Report
 - December 2029 – Potential date for Adoption
- 2.9 Related to this timetable, it is intended that work will take place on updating the Council's Statement of Community Involvement in advance of commencing plan-making work as per the timetable set out above. As such, work on

updating the Statement of Community Involvement would start in March 2026 and be completed by November 2026.

- 2.10 Members will be aware that in December 2024 the Government asked all local planning authorities to produce an updated LDS and to submit this to them no later than 6th March 2025. In accordance with this request, following consultation with the Portfolio Member for Growth this proposed LDS and work programme was submitted to the Government on 5th March 2025. Whilst this submission was acknowledged, no feedback on the contents and work programme was received.
- 2.11 Behind this formal timetable the Council will need to carry out further evidence base work to ensure that it would be able to meet the expected gateway assessment prior to commencement on a new Local Plan. At this stage, this evidence base work is going to focus on the assessment of all of the sites across the District promoted to the Council through the Land Availability Assessment (LAA) process for the full range of potential land uses. However, it is also clear that a new Green Belt Review piece of work will be required in the immediate term to help the Council respond to the changes to national planning policy. For completeness, a project plan to ensure that the Council would be ready for commencement in June 2027 will be prepared.
- 2.12 Beyond this, Members will be aware that the Planning Policy and Housing Strategy team undertakes a large number of statutory planning monitoring tasks for the Council, works to deliver the planning components of the Housing Strategy and leads on a range of Local Plan Implementation Projects. In addition, the demands on the team have increased recently as the team also leads on the Council's obligations under the Environment Act 2021.

3. Reasons for Recommendation

- 3.1 The report seeks approval of the proposed new Local Development Scheme and for this to be published on the Council's website. It is intended that the new Local Development Scheme would take effect on 17th April 2025.

4. Alternative Options and Reasons for Rejection

- 4.1 The Council is required to publish an LDS from time to time. Members could choose to not publish an LDS at this time but this would not aid the public understanding of its planned publication of Development Plan documents or for their review. If the Council chose to not publish an LDS at this time the Government may challenge this decision. For these reasons, this alternative option has been rejected.
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RECOMMENDATION(S)

That Planning Committee approve the adoption of the new Local Development Scheme (as attached at Appendix 1) so that it takes effect on 17th April 2025 and be publicised on the Council’s website.

Approved by Councillor Munro, Portfolio Holder – Growth

<u>IMPLICATIONS:</u>	
<u>Finance and Risk:</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Details: There are no specific finance or risk issues arising from this report. On behalf of the Section 151 Officer	
<u>Legal (including Data Protection):</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Details: There are no specific legal or data protection issues arising from this report. On behalf of the Solicitor to the Council	
<u>Environment:</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Please identify (if applicable) how this proposal / report will help the Authority meet its carbon neutral target or enhance the environment.</i>	
Details: In general, the Council’s planning policy work plan will make a notable contribution to this subject.	
<u>Staffing:</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Details: There are no human resources implications arising from this report. However, decisions around staffing levels within the Planning Policy and Housing Strategy team are due to be raised in a forthcoming report to the Employment and Personnel Committee. On behalf of the Head of Paid Service	

DECISION INFORMATION

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

District Wards Significantly Affected	All
<p>Consultation: Leader / 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>	No

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

Economy

- Actively working with partners to support enterprise, innovation, jobs and skills.
- 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.

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
1	Prepared Local Development Scheme
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>	