LOCAL PLAN
for Bolsover District

Consultation Draft Local Plan

October 2016

Bolsover District Council
We speak your language

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CHAPTER 1 – INTRODUCTION

WHAT IS A LOCAL PLAN AND WHAT DOES IT COVER?

1.1 The development of the Local Plan for Bolsover District started by asking local people, businesses and key interest groups how they want to see their communities develop up to 2033. The Plan considers the overall likely levels of growth (for example increases in population), and the needs of people at different stages of their lives (people starting work, young families, or retired people).

1.2 The Local Plan draws on national planning policy and guidance and the Council’s own ambitions for growth and change in the district. It translates these ambitions into a plan to help deliver the growth the district needs whilst preserving the characteristics people value and features they cherish. By allocating sites for development it provides certainty for both developers to invest in the district, and local residents to see how their area is likely to change. The Local Plan is not just concerned with allocating land, it is a vehicle to bring about change; it translates what people want into how their aspirations can be fulfilled.

1.3 In short, the Local Plan is about making life better for people. It helps to deliver places with a high quality of life where people want to live, work and visit. Perhaps most importantly it offers a means for people to shape the future of the communities in which they live.

1.4 Once formally adopted the Local Plan will form the key part of the Development Plan for Bolsover District. This means that planning applications will have to be determined in line with the policies in this Plan unless there are material considerations (good planning reasons), not to do so.

HOW THE DOCUMENT HAS BEEN DEVELOPED

Commencement

1.5 Bolsover District Council resolved to commence the preparation of a new single Local Plan for Bolsover District to replace the Bolsover District Local Plan (February 2000) on the 15th October 2014.

1.6 The timetable for the preparation of the Local Plan for Bolsover District was published in the Council’s fifth Local Development Scheme which was approved on the 15th October 2014 and came into effect on the 17th October 2014. The Local Development Scheme was updated in October 2015 but this did not amend the timetable.

1.7 The Council is preparing its Local Plan for Bolsover District in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council’s own Statement of Community Involvement.

1.8 Regulation 18 of the 2012 Regulations requires the Council to:

   a) notify interested parties what the new Local Plan is intended to contain;
b) invite them to tell the Council what its Local Plan ought to contain.

1.9 An initial formal consultation on what the local plan should contain took place in October / November 2014. The Council received 128 submissions from a wide range of national and local organisations, planning agents acting on behalf of landowners and developers promoting sites and members of the public from across the District. These submissions represented in the region of 700 individual representations.

1.10 The Initial Consultation exercise was structured around the following three areas:

   a) Policy areas - are there any policy areas that you think the Council’s Local Plan ought to contain and what evidence should this be based on?
   b) Visions for places - if you live or work in one of the District’s towns or villages, what would you say the vision for your town or village should be and why?
   c) Development sites - if you own or wish to develop a site, we want to hear from you to see how suitable your site might be.

1.11 The submissions received indicated a wide range of policy areas for the Local Plan. Suggestions were made for the visions for the District’s settlements; and a large number of sites were proposed, including four strategic sites. These representations were used to inform the next stage of consultation - the Identified Strategic Options.

1.12 Part of the development of the Local Plan includes a Sustainability Appraisal in accordance with Section 19(5) of the Planning and Compulsory Purchase Act 2004. This is an iterative process, considering the environmental, economic and social implications of the Plan. It runs parallel to the development of the Plan, informing the policies and allocations within it. The Council will be tested on its compliance with this legal test by an Inspector at the Local Plan Examination.

1.13 The Council published and consulted on a Sustainability Scoping Report in May 2015. Following consultation responses, the draft framework set out in the report to assess proposals was revised. This appraisal framework has been used in the Sustainability Appraisals.

The Identified Strategic Options

1.14 Consultation on the Identified Strategic Options took place between 30th October and 11th December 2015, and involved public drop-in exhibitions across the District. The specific issues put forward for consultation were:

   a) The Vision for the District;
   b) A set of objectives for the Plan;
   c) A housing target for the plan period;
   d) An employment target for the plan;
   e) Suggested Strategic Sites;
   f) A spatial strategy for the district.

1.15 In response a total of 877 individual representations were made by:
a) 16 statutory consultees;  
b) 6 national organisations;  
c) 1 Parish / Town Council;  
d) 6 local community groups / organisations;  
e) 23 land owners or by their agents;  
f) 42 members of the public.

1.16 All of the responses were considered together with the findings of the Sustainability Appraisal and national policy.

1.17 In relation to the Local Plan Vision and Objectives, the development of these is an iterative process and it is expected that they will be refined as the Plan is developed. At this stage of the plan making process, whilst most of the responses were supportive of the Vision, it was considered that there was scope to amend the wording of the Vision moving forward to take account of some of the issues raised during consultation and to better reflect the findings of the Sustainability Appraisal.

1.18 In relation to the housing target, the following three options were consulted upon:

a) a housing target below objectively assessed need based on past delivery levels (185 dwellings a year);  
b) a housing target that meets the identified objectively assessed need (240 dwellings a year);  
c) a housing target that exceeds objectively assessed need (350 dwellings a year).

1.19 Option b) was supported by the three other Housing Market Area authorities, as well as Sheffield City Council and Rotherham Metropolitan Borough Council. It would provide the minimum the Council will be expected to provide at Examination and was also the best supported option by other respondents and was the best performing in the Sustainability Appraisal report.

1.20 In relation to the employment target, the following three options were consulted upon:

a) an employment target based on the lower end of the recommended range (approximately 65 hectares between 2015 and 2033);  
b) an employment target based on the amount of land with planning permission (approximately 80 hectares between 2015 and 2033);  
c) an employment target based on the highest end of the recommended range (approximately 100 hectares between 2015 and 2033).

1.21 Option b) was the most favoured option by local residents and neighbouring authorities. The Sustainability Appraisal report stated that pursuing options at the higher end of the range would deliver the greatest economic benefits, depending on potential adverse effects resulting from site allocations to deliver the target.
1.22 In relation to the strategic sites, the following four suggested strategic site options were consulted upon:

a) Bolsover North – a mixed use development, incorporating approximately 900 dwellings, a relocated Infant School, an Extra Care Facility, a new town park and associated highway, greenway and cycle route improvements;

b) Former Coalite Chemical Works – a mixed use development split across the Bolsover / North East Derbyshire District boundary and incorporating 70,000 sq.m. of employment land, a transport hub, an energy centre and a visitor centre / museum in Bolsover District, and approximately 800 dwellings and a local centre in North East Derbyshire District;

c) Clowne North – a mixed use development, incorporating 20 hectares of employment land, potentially 1,800 dwellings and land for educational and recreational uses;

d) Former Whitwell Colliery site – a mixed use development, incorporating 5.2 hectares of employment land, potentially 390 dwellings and a country park.

1.23 Support was greater for the brownfield sites at the suggested former Coalite Chemical Works and former Whitwell Colliery site, than at the suggested greenfield sites at Bolsover North and Clowne North where loss of good quality agricultural land and countryside were concerns. The Sustainability Appraisal report stated that these suggested strategic sites would have a mix of positive and significant positive effects in the areas of housing, economy, education, regeneration and health, but negative and significant negative effects in respect of water, loss of greenfield land (where relevant), resource use.

1.24 In relation to the spatial strategy, the following four options were consulted upon:

a) To focus on the more sustainable settlements;

b) To focus on the most viable settlements;

c) To focus on those settlements with key regeneration needs;

d) To focus on an East-West growth corridor.

1.25 Option c) was the most popular with local residents due to its focus on brownfield sites and there was a view that growth should be distributed to other settlements to reduce impact on the infrastructure of the District’s largest settlements. However, it was also noted that regeneration is laudable but undeliverable on the scale included in Option c).

1.26 Beyond Option c), Option a) was the next most supported and largely due to this option’s focus on guiding development to settlements that had greater employment opportunities, better transport links and services and facilities – essentially the key guiding principles of sustainable development.

1.27 After these, Option d) was less supported and this was largely due to the focus on guiding development to settlements that did not have as many employment opportunities; had poor transport links and no real services and facilities. Whilst there was some support for addressing the regeneration needs of Shirebrook as indicated above, and some support for better transport links and a Shirebrook Regeneration Road, there were some concerns about whether this would lead to
an increase in the concentration of low-paid employment and the social tensions being experienced in the south of Shirebrook.

1.28 Finally, Option b) was the least supported, with more objections than any other option. This was largely due to a rejection of the idea that the Council should select a spatial strategy that favoured developers. The lack of a focus on brownfield sites within this option also led to a higher number of objections.

1.29 The Sustainability Appraisal report advised that, on balance, Option a) and Option c) were considered to be the best performing options when assessed against the Appraisal objectives. This is mainly because under these options, housing and employment growth would be directed to those settlements in the District with the greatest capacity to accommodate growth and where there is the potential to realise regeneration opportunities. The report continues that conversely the implementation of Option d) would result in a larger proportion of future growth being directed to the District’s smaller settlements which do not benefit from accessibility to a good range of community facilities and services. Added to this, it is anticipated that more extensive greenfield land would be required to accommodate growth under Option d) and also Option b) so that the potential for significant adverse effects on biodiversity, land use and landscape and townscape may be increased.

The Preferred Strategic Options

1.30 Following consultation on the Identified Strategic Options, the Council considered the consultation feedback, the evidence and the findings of the Sustainability Appraisal report and in February 2016 selected its Preferred Strategic Options. These were:

- Housing Target – 3,600 dwellings over the plan period (240 dwellings per annum
- Employment Target – a range between approximately 80 and approximately 100 hectares over the plan period
- Strategic Sites – support for Bolsover North, former Coalite site, Clowne North and former Whitwell Colliery site
- Spatial Strategy – Option A with elements of Options C and B for the Spatial Strategy Option, meaning:

This Preferred Spatial Strategy Option will direct additional growth to the District’s more sustainable settlements in order to take advantage of their greater employment opportunities, better transport links and services and facilities, but ensuring that a larger share goes to settlements such as Clowne where viability is better and to Whitwell and Bolsover where key brownfield sites exist. This option will seek to take advantage of the preferred suggested strategic sites as the principal locations of growth in Bolsover, Clowne and Whitwell, with smaller sites being sought to deliver growth in the other more sustainable settlements of South Normanton and Pinxton and focusing on achieving the committed growth in the District’s other settlements. Where no committed growth currently exists, major development would be resisted in
order to support the Council’s Preferred Spatial Strategy Option but minor infill development would be accepted.

1.31 Since February, the Council has been examining and testing the Preferred Strategic Options in more detail. Based on this work, the Council has concluded that the Preferred Strategic Options are appropriate and subject to minor refinement provide a sound basis for the Local Plan for Bolsover District and have been carried forward into this Consultation Draft. More information is set out in Chapters 4: Spatial Strategy, Chapter 5: Living Communities and Chapter 6: Working Communities.

POLICY FRAMEWORK FOR THE LOCAL PLAN

National Policy

1.32 The UK Government’s five ‘guiding principles’ of sustainable development are set out in the UK Sustainable Development Strategy: Securing the Future, and are:

- living within the planet’s environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly.

1.33 The National Planning Policy Framework (NPPF) sets out the Government’s policies in relation to achieving sustainable development in the United Kingdom.

1.34 The NPPF firstly sets out that “the purpose of the planning system is to contribute to the achievement of sustainable development”. It continues by stating that the national policies on a wide range of forms of development contained within it, “taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system” (paragraph 6).

1.35 Crucially, the NPPF states that there are three key dimensions to ‘sustainable development’, namely:

a) An economic role: contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

b) A social role: supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well being: and

c) An environmental role: contributing to protecting and enhancing our natural, built and historic environment: and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution,
and mitigate and adapt to climate change including moving to a low carbon economy.

1.36 These three dimensions are reflected in the Vision and Objectives set out in chapter 3.

1.37 In relation to Local Plans, the NPPF states that “Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise” (paragraph 150). This underlines the central role of Local Plans within the UK planning system.

1.38 The National Planning Practice Guidance (PPG) states that Local Plans should be as focussed, concise and accessible as possible, concentrating on the district’s development needs and opportunities, paying careful attention to both deliverability and viability. The Local Plan should be clear in setting out the strategic priorities for the area and policies to address these and provide the strategic framework within which any neighbourhood plans may be prepared to shape development at the community level.

1.39 Before the Council can adopt the new Local Plan for Bolsover District, the Plan has to be examined by an independent Inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is “sound” (paragraph 128) – namely that it is:

a) **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

b) **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

c) **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities;

d) **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

Strategic Level Planning & Duty to Co-operate

1.40 The East Midlands Regional Plan was revoked in April 2013. Responsibilities for cross boundary strategic planning now rest with local planning authorities and key stakeholders under the Duty to Co-operate introduced through the Localism Act 2011.

1.41 The Planning Practice Guidance advises that the “Duty to Cooperate seeks to ensure that local planning authorities lead strategic planning effectively through
their Local Plans, addressing social, environmental and economic issues that can only be addressed effectively by working with other local planning authorities beyond their own administrative boundaries. For example, housing market and travel to work areas, river catchments and ecological networks may represent a more effective basis on which to plan for housing, transport, infrastructure, flood risk management, climate change mitigation and adaptation, and biodiversity. The aim is to encourage positive, continuous partnership working on issues that go beyond a single local planning authority’s area" (NPPG paragraph 008 reference ID: 9-008-20140306).

1.42 As a result of this change to the UK planning system, it is necessary for local planning authorities to address strategic matters within their individual plan making processes effectively through the Duty to Cooperate.

1.43 In developing the Local Plan the Council has sought to be aspirational but realistic. In developing the policies in this Plan, the council has worked with neighbouring authorities to address strategic matters, for example by the development of shared evidence bases.

1.44 The Strategic Housing Market Assessment (SHMA) (November 2013) identified that the most appropriate Housing Market Area (HMA) for Bolsover District is the North Derbyshire and Bassetlaw HMA, which covers the four authority areas of Bassetlaw, Bolsover, Chesterfield and North East Derbyshire.

1.45 The Strategic Housing Market Area also identifies that the Objectively Assessed Need for Housing across the North Derbyshire and Bassetlaw HMA is 1,080 - 1,350 new dwellings a year. Sensitivity Testing Analysis carried out in March 2014 revised this range to 1,071 – 1,270 new dwellings a year.

1.46 However, the Duty to Co-operate on the delivery of housing is not limited to authorities in the housing market area, as noted in the section above, the Council should aim to meet any requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

1.47 In this regard it is worth noting that all of the local authorities commenting on the Identified Strategic Options favoured the target of 240dpa (3,600 over the life of the Plan), namely Rotherham Metropolitan Borough Council; Bassetlaw District Council; Mansfield District Council; Chesterfield Borough Council; Sheffield City Council; and Derbyshire County Council. None made approaches to help deliver their objectively assessed housing needs at this time.

1.48 All local planning authorities in the North Derbyshire and Bassetlaw HMA recognise both the robustness of the evidence provided by the SHMA and the shared responsibility and challenge of meeting their own identified share of this housing requirement. Following the release of updated population and household projections by the Government, the Council is discussing commissioning an update of the Strategic Housing Market Assessment to reflect the new figures and ensure that the Assessment remains robust.
1.49 The Economic Development Needs Assessment (October 2015) identified that the Functional Economic Area (FEA) for Bolsover District principally covers the authority areas of Chesterfield, North East Derbyshire, Amber Valley, Bassetlaw, Mansfield and Ashfield. Beyond the strong links within this central area, the wider economic areas of the two LEPs to the north and south of the District also exert a weaker influence on the functional economic area of Bolsover District.

1.50 The Functional Economic Area covers more than one local planning authority area. Therefore, the delivery of employment land across the Functional Economic Area is legally a cross boundary strategic matter and thus subject to the Duty to Co-operate. However, as each local planning authority’s Functional Economic Area differs and overlaps the Functional Economic Areas of their neighbouring authorities, there is no fixed quantum of employment land to be distributed across the District’s Functional Economic Area. Therefore in accordance with national guidance, the Council's Economic Development Needs Assessment is being used to identify a range of employment land targets for Bolsover District.

1.51 In addition to working together to deliver the quantum of development, and assess the impact of development across a wider than local authority area, the Duty to Co-operate provides for local authorities to work together to deliver development on sites which cross local authority boundaries.

1.52 The former Coalite works straddles the border with North East Derbyshire District. In January 2015, both Councils agreed to set up a Coalite Project Control Board to secure the remediation and development of the site. Both members and officers of each authority together with the Home and Community Agency’s Advisory Team for Large Applications (ATLAS) have been involved in progressing this work. As noted above, the site owners have progressed planning applications for the development of the site parallel to putting the site forward as a strategic site. Both Councils have resolved to grant planning permission for the site. It is anticipated that both Councils will continue to work together with the site owners to ensure that the site is remediated and developed.

Local Aspirations and Initiatives

Sustainable Community Strategies

1.53 Sustainable Community Strategies aim to improve the economic, social and environmental wellbeing of local areas and have a strong focus on balancing the needs of the local economy together with environmental and social issues. The common vision for the Sustainable Community Strategy for Bolsover 2006 – 2020 is:

“Our Sustainable Community Strategy has a vision of a diverse, healthy, fair and prosperous district, building on the strengths of our industrial past to become a vibrant, thriving community capable of meeting the challenges and the opportunities of the future.”
1.54 The Corporate Plan identifies ‘Unlocking our Growth Potential’ as the Council’s top aim. By focusing on this area, the Council hope to grow the local economy, increase the number of businesses across the District and increase the supply and quality of housing on offer. All of this is designed to help the Council attract the income and funding it needs to deliver its services without being reliant on anyone else. However, the most important aspect of this aim is that it will help the District’s towns and villages to grow and thrive to become vibrant communities and places where people want to live, work and play.

Bolsover District Council Growth Strategy (June 2014)

1.55 The Council’s Growth Strategy identifies key challenges and opportunities in the District and outlines the following priorities:

   a) Supporting Enterprise
   b) Enabling Housing Growth
   c) Unlocking Development Potential

Bolsover District Council Economic Development and Housing Strategy (March 2015)

1.56 The Council’s Economic Development and Housing Strategy provides a framework that focuses on the Council’s core priorities with the intention of helping:

   a) Support economic growth
   b) Ensure a more balanced housing market
   c) Support the development of existing and new business
   d) Support the creation of employment pathways training opportunities
   e) Support housing growth

1.57 The Local Plan for Bolsover District forms one of the Council’s best tools to help deliver the aims of its Corporate Plan; Growth Strategy: and core priorities of its Economic Development and Housing strategy.

Bolsover District Regeneration Framework – Strategies for Towns and Villages

1.58 To support the preparation of the new Local Plan, the Council is also developing a Regeneration Framework for the district, focussing on our four largest settlements – Bolsover, Clowne, Shirebrook and South Normanton and their connections with local villages and hamlets.

1.59 The Regeneration Framework is bringing together the District’s local communities and the Council and its partner organisations in order to understand the making of place in a strategic and holistic manner, identifying priorities and potential projects to help foster a greater sense of place.

1.60 In many cases, the Framework supports existing planning principles such as sustainability, supporting existing retail centres, improving accessibility, promoting
good quality design and the regeneration of our towns. In these cases additional specific policies will not be required. However, as the Framework continues to develop alongside the Local Plan, any requirement for more specific policies or allocations will be noted and acted upon.

**Neighbourhood Planning**

1.61 Planning has a key role to play in helping communities to deliver growth and change in the way they want to deliver it. Whilst it cannot guarantee the delivery of all facilities and services a community may wish for, it can help to protect and enhance existing assets and provide a positive framework to help shape and guide development with the involvement of the community at its heart.

1.62 The National Planning Policy Framework gives local communities new rights to shape their neighbourhood by preparing Neighbourhood Development Plans. Unlike Local Plans, Neighbourhood Plans within Bolsover district would be prepared by Parish or Town Councils. When adopted these Plans form part of the statutory ‘Development Plan’ for that planning area alongside the District Council’s adopted Local Plan.

1.63 The Council supports communities seeking to put in place Neighbourhood Plans, but recognises that there is a significant amount of time and effort involved in creating one. To assist with this, the Council has adopted a Neighbourhood Planning Protocol to advise on the process and support available to Parish Councils if they choose to develop a Neighbourhood Plan.

1.64 At the present time there are no adopted Neighbourhood Plans within Bolsover District.

**NEXT STEPS**

1.65 The new Local Plan for Bolsover District is based on robust evidence. Specialist and technical assessments have been prepared to inform and justify the policies and proposals in the Plan. The evidence base covers a broad range of topics including housing and employment needs, landscape character, infrastructure delivery and open space and recreation needs to name but a few. Integral to the process is the Sustainability Appraisal and Habitats Regulations Assessment. The Council intends to carry out a viability study of the Plan before the next version of the Plan is published next year.

1.66 An essential part of the process of document development has been community engagement. We have set out our approach to involving local communities and stakeholders in formulating our Local Plan in our Statement of Community Involvement.

1.67 The table below outlines the various stages to the adoption of the new Local Plan for Bolsover District in 2018 based on the current timetable. The current consultation stage is highlighted.
Stage 1  
- Consultation on what the new Local Plan should contain  
- Consultation October/November 2014  
- Statutory Consultation Under Regulation 18 of the Town and Country Planning (Local Plan) (England) Regulations 2012

Stage 2  
- Consultation on Identified Strategic Options  
- Consultation October/December 2015  
- Non-Statutory Consultation

Stage 3  
- Consultation on Draft Local Plan  
- Consultation October/December 2016  
- Non-Statutory Consultation

Stage 4  
- Consultation on Publication version of the Local Plan  
- Consultation June/July 2017  
- Statutory Consultation Under Regulation 19 of the Town and Country Planning (Local Plan) (England) Regulations 2012

Stage 5  
- Submission to the Secretary of State for CLG for independent examination  
- November 2017  
- Regulation 22 of the Town and Country Planning (Local Plan) (England) Regulations 2012

Stage 6  
- Examination in Public  
- March 2018  
- Regulation 24 of the Town and Country Planning (Local Plan) (England) Regulations 2012

Stage 7  
- Receipt of the Inspector’s Report  
- July 2018

Stage 8  
- Adoption of the new Local Plan  
- Regulation 26 of the Town and Country Planning (Local Plan) (England) Regulations 2012
1.68 This period of consultation runs from 31st October to 12th December 2016. During this time the draft Local Plan will be available to view online, and at all of the council offices and libraries in the district. Representations can either be made online, or via representation forms.

1.69 Forms must be completed and received by the Council by 5:00pm on Monday 12th December 2016, to:

By e-mail: planning.policy@bolsover.gov.uk
By post: Planning Policy Team
Bolsover District Council
The Arc
High Street
Clowne
S43 4JY

If you have any questions, please contact us on 01246 242203.

FOLLOWING THIS CONSULTATION

1.70 The Council will consider all representations received and the findings of evidence reports, and based on this information the Council will develop, The Publication Draft Local Plan, for further consultation in the summer of 2017.

All personal information provided to Bolsover District Council will be held and treated in confidence in accordance with the Data Protection Act 1998.

Your personal information will only be used for the purpose for which it was given, which is to ensure your representation is recorded, to contact you regarding your representation and to keep you informed of the preparation of the Council’s Local Plan and of further opportunities to get involved.

However, the content of your representation including your name and address will be available for public inspection, and will be published online and in public reports and documents.

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CHAPTER 2 – SPATIAL PORTRAIT

CHARACTERISTICS OF BOLSOVER DISTRICT

2.1 Character is a way of describing an area in terms of what makes it different or special. There are a number of different ways of describing an area. It can be defined by:

a) Physical characteristics, such as landscape or landmarks;
b) Physical connections; the roads and other infrastructure that link places together;
c) Local features such as the level and types of wildlife spaces and important buildings that make up the district’s environmental and cultural heritage;
d) Where people live, and the available facilities;
e) The characteristics of the people who live in Bolsover district; their age, health, and whether they are employed;
f) The economy and job opportunities; what employment opportunities are available for people;
g) The patterns of where people work; whether they work in the area where they live or whether they travel to work;
h) The type of housing available in an area.

2.2 The key factors that give Bolsover district its character and that have implications for its future development are set out in the description below.

PHYSICAL SETTING

2.3 Bolsover District covers an area of 160.3 square kilometres and sits in the north-east area of Derbyshire. It shares a long eastern boundary with Nottinghamshire. It is situated at the northern edge of the East Midlands adjoining the southern edge of South Yorkshire.

2.4 The geology of the district has underpinned settlement patterns. Parts of the district were inhabited during the last ice age, and the limestone gorge at Creswell Crags contains examples of the northernmost cave art in Europe. Creswell Crags is an important archaeological site which is open to visitors and is on the UK tentative List for World Heritage Sites Status.

2.5 The Landscape Character of Derbyshire (2003) identifies that most of the district falls within two landscape types: the Derbyshire Coalfield in the west and south of the district, and the Magnesian plateau in the north and east. The Magnesian plateau is a dominant physical feature within the district and the escarpment and ridge provides the setting to two of the district’s most impressive buildings: Bolsover Castle and Hardwick Hall.

2.6 Whilst many settlements in the district date from early times, it was during the 19th century that population grew and settlements in the district expanded based on the needs of agriculture and coal mining.
2.7 Today the district contains two small towns (Bolsover and Shirebrook) and villages of a wide range of sizes. The rest of the district is predominantly rural with smaller settlements in the countryside.

2.8 Following the closure of collieries many former sites have been reclaimed and put to beneficial use as country parks or industrial estates. The district still has a number of brownfield sites remaining, although not all of these are close to services and facilities.

**PHYSICAL CONNECTIONS**

2.9 Bolsover benefits from excellent north-south road links and is strategically located adjacent to the M1 ‘growth corridor’. However, proximity to a motorway can be a mixed blessing, due to the associated congestion, noise, and air quality issues that can act as a constraint or deterrent to development.

2.10 The busiest roads in Bolsover District are those that form part of the strategic highway network, i.e. the M1 and A38. The Council’s transport evidence base, as summarised in the Interim Transport Evidence Information Note (April 2015), identifies that the key congestion issues are in the south of the district and in particular where the A38 meets the M1 at J28.

2.11 A network of ‘A’ roads runs across the district from east to west, linking the district with nearby sub-regional centres. Elsewhere the local transport networks reflect the semi-rural dispersed nature of the district.

2.12 The nearest main line stations on the rail network are located in Chesterfield and Alfreton. To the east of the district the Robin Hood railway line runs roughly north / south linking Nottingham and Mansfield with Worksop, with stations in the district at Shirebrook, Whaley Thorns / Langwith, Creswell and Whitwell.

**ENVIRONMENTAL AND CULTURAL HERITAGE**

2.13 Bolsover District contains 7 Sites of Special Scientific Interest, together with 3 local nature reserves, 119 local wildlife sites, and 15 Regionally Important Geological Sites. The range of wildlife sites is diverse and includes ancient woodland, ponds, and water meadows. These sites are home to a range of plant and animal species, some of which are rare. The district also contains country trails, and a network of greenspaces linked by footpaths (green infrastructure). Part of the Sheffield / North East Derbyshire Green Belt extends into the district around Barlborough / Clowne.

2.14 In terms of the built environment, the district contains 395 listed buildings and 27 conservation areas. The district is home to a number of ‘model village’ developments, which have been renovated and improved. Some of the most important buildings in the district are also tourist attractions and include Bolsover Castle (one of English Heritage’s top ten sites in the country); and Hardwick Hall, the district’s most popular visitor destination.
WHERE PEOPLE LIVE AND SERVICES

2.15 Bolsover District is unusual in that it does not contain a single large or dominant town. Instead there are two small towns, Bolsover and Shirebrook. Just over half of the population of the district (around 53%) live in the main settlements of: Bolsover, Shirebrook, South Normanton and Clowne. There are a number of large towns and sub-regional centres just outside the district which offer a wide range of goods and services.

2.16 There is no general hospital in the district. Services such as secondary schools and health facilities tend to be concentrated in the towns and larger villages. A recent analysis showed that the settlements with the highest population also had the highest number of services and facilities. The Citizen’s Panel survey, ‘About the services you receive from us’ (November 2014), suggested that a high percentage of residents in the two towns visited their town centres at least once a week. Almost half of the respondents thought their town could have a more distinctive character. The change most people wanted was a wider variety of shops and more independent shops. Overall, the survey suggests that on the whole people in the District are satisfied with their area as a place to live with an overall 69% satisfaction recorded.

2.17 Whilst some of the larger villages provide for local needs, some of the district’s smaller settlements are without basic facilities such as a shop, school or post office. Residents in many settlements who do not have access to a car can find their choices on employment, shopping or other activities to be very limited. The Settlement Hierarchy Study (April 2015) provides detailed information on the services available in each settlement.

PEOPLE

2.18 At the time of the 2011 Census, the population of Bolsover District was 75,866. The percentage of people living in Bolsover who were born in the UK is higher than the regional and English average. The district is not particularly ethnically diverse, with 96.3% of people describing themselves as ‘white British’.

2.19 The district has above average population in all age groups over 40 compared to the East Midlands and England averages. The percentage of retired households is also higher than the Region and England as a whole. Health is a significant issue for people in the district with 24.7% of people saying that their day to day activities are limited by their health, and 8.6% saying they have ‘bad’ health. Residents of Bolsover district have the highest obesity rates and lowest healthy eating rates in the county. It has high levels of smoking, and high levels of early deaths from cancer and circulatory conditions compared to the rest of the county and England has a whole.

2.20 The 2011 Census also identified that although there has been real progress in reducing the number of people in the district without any educational qualifications, this still lags behind the regional and national averages. Similarly, the number of people with a degree or diploma in the district is below the regional and national averages.
2.21 In the ONS 2014 Sub-National Population Estimates (August 2016), the population for the District is predicted to rise by around 10.2% to 83,626 by 2033.

ECONOMY AND EMPLOYMENT

2.22 The Oxford Economics Forecast (August 2013) identifies that the Gross Value Added (GVA) for Bolsover District is forecast to rise by an average of 2.9% pa to 2030 and that the District is forecast to enjoy the fastest rate of employment growth within Derbyshire. This is significantly above the projected rates of growth for Derbyshire, East Midlands and UK, and reflects recent high growth rates in the district. Most of the jobs in the district are in ‘micro-enterprises’ – businesses employing less than 9 employees. This is in line with the regional average. In contrast the district has few ‘large’ enterprises i.e. those employing 250 people or more.

2.23 The Forecast also identifies that at 2013 there were 30,100 employee jobs in the district. Of these 78.1% were full time jobs and 21.9% part time jobs. In terms of the breakdown between full and part time jobs, the percentage of full time jobs is higher than that in the rest of the East Midlands Region and Great Britain. Conversely there are fewer part time jobs in the district compared to the Region and nationally. The jobs density within the district (i.e. level of jobs per resident aged 16-64) is lower than that in the region or country as a whole.

2.24 In terms of the type of jobs in the district, the percentage of jobs in manufacturing is considerably higher in Bolsover than the rest of the country. A lower percentage of people are employed in the district in the service sector and in public administration, education and health (compared to other local authorities in Great Britain).

2.25 The Council’s Growth Strategy (March 2015) aims to both increase the overall number of jobs in the district and re-balance the type of jobs by aiming to increase the number of higher skilled and higher paid jobs.

TRAVEL PATTERNS

2.26 Based on the 2011 Census, the District has fewer than average people working from home than the regional or national levels.

2.27 Bolsover District does not have high frequency or extensive public transport services and use of public transport is low. It is therefore unsurprising that more people than average travel to work in a car. The average distance people travel to work is 16.5km (10.3 miles).

2.28 There is a substantial level of out-commuting to work by residents in the district and this increased between the 2001 and 2011 Censuses. Alongside this there is substantial in-commuting of people from neighbouring areas to work in the district. This also increased between 2001 and 2011. Combining these two pictures shows that Bolsover District has more people leaving the district to travel for work to
surrounding local authority areas than people travelling to the District for work from surrounding areas.

2.29 In relation to the destinations for both in and out-commuting, the 2011 Census shows that the District's commuting patterns are strongest with the neighbouring Derbyshire and Nottinghamshire authorities rather than the city and larger authorities of Sheffield, Nottingham, Rotherham, or Derby. In terms of journeys, this picture suggests a greater number of out-commuting journeys along the A632, A38, A617 and A619 corridors rather than the M1.

2.30 In terms of leisure travel, the district has an extensive network of trails that provide good access to the countryside and there is potential to further enhance this network.

HOUSING

2.31 At March 2014, the Settlement Hierarchy Study (April 2015) estimated that there were 34,714 dwellings in the district. In terms of tenure the 2011 Census shows that the majority of homes in the district (67.2%) were owner occupied. This is in line with regional figures and is more than national figures.

2.32 In terms of the type of accommodation, the Strategic Housing Market Assessment (SHMA) (November 2013) identified that the percentage of detached and terraced dwellings is roughly in line with the regional / national proportions. However, the district has a slightly higher percentage of semi-detached houses and low levels of flats / apartments (5.9% compared to 11.7% East Midlands and 22.1% England). 78% of the District’s stock falls within the lower council tax bands A and B, with just 4% of the District's properties being in the higher bands of E and above.

2.33 Whilst there is a significant theoretical need for affordable housing in the district, the SHMA notes in reality the private rented sector plays an important role in meeting housing need.

2.34 The Council’s Economic Development and Housing Strategy (March 2015) identifies that the condition of the District’s housing stock varies between tenures, but generally the highest levels of hazards, disrepair and poor energy efficiency are in private rented stock and pre-1919 stock.

2.35 As identified in the Affordable Housing Need and Viability Study (October 2012) identified that viability was a key issue for the District with housing viability being generally marginal. Whilst housing completions have recently increased, indicating that viability is improving and in particular in settlements in the west of the District along the M1 corridor, there are still likely to be issues around the delivery of affordable housing in the district.

2.36 The SHMA identified that the average age of first time buyers in the district is a relatively young 28. In terms of affordability, the district enjoys some of the cheapest housing in the East Midlands.
KEY ISSUES FOR BOLSOVER DISTRICT

2.37 In considering the above and related information a picture of the district can be built up which enables us to define the key challenges facing the district as a whole. This enables us to develop a Local Plan which will ensure that communities are better as a result of implementing the plan. We have recognised that we need to:

a) **accommodate new growth**, whilst ensuring the character of the district is retained and that major new development is supported by appropriate infrastructure;
b) **protect and enhance** identified heritage, and natural assets;
c) **support regeneration** of the towns and main villages, to enable them to fulfil their role as service centres, coupled with the need to address the regeneration needs of rural settlements and the few remaining large areas of previously developed land in need of restoration or re-use;
d) **improve health outcomes** in a district with an above average percentage of retired people, and people suffering poor health;
e) **improve employment opportunities** in the district by increasing the number and range of jobs in the district;
f) **provide significantly greater local job opportunities** to reduce out-commuting, improve sustainability and also to avoid the danger of turning some towns and main villages into ‘dormitories’ rather than settlements where people can live and work;
g) **ensure the delivery of new housing** in an area of marginal viability where deliverability has been challenging;
h) **put place making and development quality** at the heart of new development;
i) **provide improved accessibility** to better areas of green space.
CHAPTER 3 – VISION AND OBJECTIVES

CREATING A SUSTAINABLE DISTRICT

3.1 The Local Plan for Bolsover District needs to provide a long term spatial vision for the district. The starting point for this is the spatial portrait which describes the district as it is now. The Vision then sets out how the district will change, and how it will look and function at the end of the Plan period. The Objectives are the stepping stones that will move the district towards the Vision.

3.2 National policy underlines the importance of a Vision setting out what the Local Plan intends to facilitate and achieve. As far as possible the Vision should reflect the views of local organisations, businesses, and the wider community. The Vision and Objectives were the subject of earlier consultation (October / November 2015), and the views put forward, together with the findings of the Sustainability Appraisal have informed the Vision and Objectives in this draft Plan as set out below.

THE LOCAL PLAN VISION

<table>
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<th>The Local Plan Vision</th>
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<td>By 2033, Bolsover will be a growing district, undergoing an economic and visual transformation.</td>
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Economic Role

By 2033, Bolsover District will be an attractive location for new and growing businesses. The economy of the District will have benefited from wider initiatives in the Sheffield City Region and D2N2, as well as more local initiatives to improve the quantity, range and quality of jobs in the district.

Employment opportunities will have expanded into growing sectors such as advanced manufacturing, logistics and knowledge based sectors. The increased employment opportunities in the District mean that people will have access to a greater number and range of jobs without having to commute outside the District.

Brownfield sites in the District will have been remediated and brought back into productive use providing regeneration benefits to the local community and improvements to the natural environment. Development will have taken place in the towns and larger villages and the town centres that serve local residents will be vibrant, attractive and distinctive places. Rural settlements will also have benefited from appropriate and sensitive development to meet the needs of their local communities.

Social Role

A range of new housing will have met the needs of a growing and aging population. New infrastructure such as schools, roads, health facilities and open space provision will have been planned and delivered at the same
time as new developments. Access to outdoor recreation space and a network of footpaths and other facilities will have all been improved, providing opportunities for people to enjoy the natural environment and value the biodiversity it supports; thereby contributing to the health, wellbeing and economic prosperity of people and communities in the district.

The need to travel will be reduced through the spatial strategy of focussing development on the more sustainable settlements, whilst also supporting regeneration needs and tackling deprivation.

**Environmental Role**

The District's rich variety of environmental and historic assets (including their settings) will have been protected, enhanced, and extended and will be enjoyed by more people through increased tourism.

Increased open spaces, new, enhanced and better integrated green infrastructure and ecological and recreational networks will have improved settlements and their settings in the District, allowing wildlife to thrive, and contributing to a sense of place and well being, whilst creating opportunities for outdoor recreation, and improved health.

The high quality of design in new developments will have helped to address climate change and reduced the potential for anti-social behaviour. It will also have helped to create places where people want to live and reinforced the distinctive character of settlements in the District.

Overall, through the provisions of the Local Plan, by 2033 the District's valuable natural and built assets will have been retained and enhanced. Local people will have benefited from the opportunities for a healthier lifestyle, improved job opportunities, more housing, and the increase in facilities that this can help to deliver.

**THE LOCAL PLAN OBJECTIVES**

3.3 Whilst the vision sets out the changes that we expect to see in the District, how we get there is shaped by the objectives below. The objectives are not ranked in any order of importance.

**Objective A: Sustainable Growth**

To support sustainable growth and the prudent use of resources through:

a) sustainable patterns of development
b) the sustainable use of resources and minimisation of waste
c) the protection and enhancement of the quality of the District’s water sources
d) recognising the multiple benefits of blue and green infrastructure in new
development
e) maintaining the general integrity of the Green Belt
f) a careful consideration of the impacts of proposed development
g) provision of appropriate infrastructure to support development.

**Objective B: Climate Change**

To mitigate against and adapt to the impacts of climate change through:

a) the increased use of renewable energy resources
b) energy reduction to minimise pollution including greenhouse gas emissions
c) minimising carbon emissions in new development
d) promoting sustainable design that takes account of more extreme weather patterns and reduces the demands placed upon ecosystem services
e) avoiding inappropriate development in flood risk areas
f) promoting the efficient use of water resources, and water efficiency measures in new development to reduce the demand placed on water resources
g) protecting and supporting the ability of wildlife to respond and adapt to change
h) protecting, enhancing, extending and the better integration of green infrastructure and ecological networks.

**Objective C: Countryside, Landscape Character & Wildlife**

To conserve and enhance the quality and character of the countryside, its landscapes and villages through:

a) ensuring that development which takes place to meet identified rural development needs contributes positively to countryside character
b) protecting and enhancing the character and quality of local landscapes, including sites designated for their geological interest, and local landscape character
c) protecting, enhancing and extending habitats and ecological networks and the wildlife they support
d) Protecting and improving the water quality of rivers and streams in the district
e) Protecting ancient woodland and ancient/veteran trees.

**Objective D: Historic Environment**

a) To conserve, enhance, and where necessary regenerate the District’s distinctive historic environment, and cultural heritage assets including the wider settings associated with the District’s outstanding heritage assets
b) To recognise the contribution made by the historic environment to the character of landscapes and townscapes

c) To recognise the value of non-designated heritage assets and protect these where possible, and to tackle heritage at risk

**Objective E: Regeneration**

a) To support the regeneration needs of urban and rural settlements

b) To support suitable deliverable opportunities for the comprehensive redevelopment of brownfield sites

**Objective F: Tourism**

To increase the appeal of Bolsover District as a tourist attraction through the protection of identified international and national assets, and supporting the growth of suitable tourist facilities.

**Objective G: Infrastructure and New Facilities**

a) To ensure the timely delivery of any new physical infrastructure such as digital infrastructure, roads, sewers, waste and water facilities, and social infrastructure such as education, and health and social care facilities necessary to support new development

b) To safeguard existing community facilities and services where possible

**Objective H: Sustainable Transport**

To reduce the need for people to travel by car and reduce out-commuting through:

a) directing growth towards the most sustainable settlements

b) providing more employment in the District

c) working with others to improve public transport (bus and rail) services in the District

d) encouraging provision for walking and cycling to help develop walkable settlements.

**Objective I: Green Spaces and Green Infrastructure**

a) To recognise the value of open space within communities and to safeguard, and where possible expand an integrated network of well managed green infrastructure assets within and beyond communities as set out in the Council’s Green Infrastructure Study

b) To recognise the multiple benefits provided by green infrastructure and access to the natural environment on people, wildlife, health, wellbeing
and economic prosperity

\(\text{c) To address identified deficiencies and gaps in Green Infrastructure, improving accessibility and encouraging multiple uses where appropriate}
\(\text{d) To seek positive opportunities to include open space, natural greenspace, trees and woodland in new development}

**Objective J: Rural Areas**

To support rural areas by protecting the character of rural settlements, and ensuring that development outside the main settlements reflects the existing size of villages whilst sustaining local services; supporting the diversification of rural businesses; and making provision for affordable housing.

**Objective K: Health and Wellbeing**

To improve health outcomes, and increase life expectancy for residents by addressing the economic and environmental factors underpinning health and well being. This will be achieved by:

\(\text{a) working with healthcare partners to deliver new and improved health and social care facilities}
\(\text{b) promoting healthy lifestyles and address obesity and levels of physical activity}
\(\text{c) encouraging walking and cycling}
\(\text{d) improving access to the countryside and recreational, leisure and cultural activities}
\(\text{e) providing opportunities for people to enjoy the natural environment and value the biodiversity it supports}

**Objective L: Economic Prosperity**

\(\text{a) To promote economic prosperity by encouraging the growth of high value manufacturing businesses, business services, tourism, appropriate rural diversification initiatives and the cultural and creative industries}
\(\text{b) Recognising that environmental quality can help to attract inward investment}

**Objective M: Employment Opportunities**

\(\text{a) To create employment opportunities within the District through supporting the development of new enterprises and the growth of existing businesses}
\(\text{b) To increase local employment opportunities in order to reduce the gap between the number of households in the Districts’ settlements and the availability of local jobs}
c) To support the provision of employment opportunities for people with disabilities  
d) To help to deliver a diverse range of sites that are attractive to new investors in the District and also to enable the growth of existing businesses

**Objective N: Meeting Housing Needs**

a) To provide housing that addresses the needs of all sectors of the community  
b) To improve existing housing stock and promote lifetime homes  
c) To help to build / expand communities rather than just providing new housing

**Objective O: Place Making**

a) To ensure that place making is at the heart of the delivery of high quality well designed neighbourhoods and developments  
b) To promote high quality design that respects local character and distinctiveness  
c) To promote inclusive design that meets the needs of all members of the community  
d) To ensure that development takes place in a way that protects local amenity and does not undermine environmental quality  
e) To protect and enhance existing open space and allotment provision across the district where possible

**Objective P: Town Centres**

To sustain and improve retail, service, and leisure provision in town and local centres creating distinctive places, and sustaining and enhancing the vitality and viability of the District’s town centres and larger villages.

3.4 Whilst the objectives are intended to support and help realise the Vision for the district, it is the Local Plan spatial strategy which will set the basis for how the vision can be realised. The allocations and policies of the Local Plan will then build on the strategy to show how we will focus, support and control development to implement the strategy in order to achieve the objectives and realise the vision.
CHAPTER 4 – THE SPATIAL STRATEGY

INTRODUCTION

4.1 The purpose of this chapter is to set out the Spatial Strategy that Bolsover District Council will follow to achieve its Vision and Objectives.

4.2 The Local Plan for Bolsover District describes the Council’s strategy for delivering the Local Plan Vision and its supporting Objectives. It sets out how much development is planned to take place between 2018 (the planned adoption date for the Local Plan) and 2033 (the planned end date of the Local Plan’s period of authority) and where within the spatial area of Bolsover District this development will take place.

SUSTAINABLE DEVELOPMENT

4.3 Achieving sustainable development to create a more sustainable district as outlined in Chapter 3 is the fundamental aim and vision of the Plan. This will be achieved through a range of methods and approaches, strategically related to the basis of our distribution of housing and employment, through to specific policies about sustainable design, to policies aimed at protecting scarce resources.

4.4 As the main aim and intention of the Local Plan is to achieve sustainable development, the first consideration must be how the Council will judge what sustainable development is.

Policy SS1: Sustainable Development

In order to contribute to sustainable development in Bolsover District, development proposals should:

- a. Support the local economy by providing employment opportunities suitable for local people, contributing towards business expansion and growth in key sectors, and providing for lifelong learning and skills development;

- b. Promote the efficient use of land and the re-use of previously developed land in sustainable locations;

- c. Locate development with the aim of reducing the need to travel and to contribute to the improvement of sustainable transport;

- d. Reduce the need for energy in new development and ensure that it can use energy efficiently through the life time of the development;

- e. Promote the social and economic wellbeing of Bolsover District’s communities, contribute to reducing social disadvantages and inequalities and create a positive image of the District;
f. Support the hierarchy of centres and / or enhance their role as a focus for new services and facilities. Create well designed places that are accessible, durable, adaptable and enhance local distinctiveness;

g. Protect and enhance the character, quality and settings of towns and villages and heritage assets;

h. Protect, create and / or enhance the character, quality and diversity of the District’s green infrastructure and local landscapes, the wider countryside and ecological and biodiversity assets;

i. Protect and create the productive potential of the District’s best quality agricultural land and avoid sterilisation of mineral resources;

j. Support the provision of essential public services and infrastructure;

k. Play a positive role in adapting to and mitigating the effects of climate change to contribute to the health and wellbeing of the community and the environment, through the location, design and operation of the development and the use of sustainable drainage systems;

l. Take account of any coal mining-related land stability and / or other public safety risks and, where necessary, incorporate suitable mitigation measures to address them.

All major planning applications shall be accompanied by a Planning / Sustainability Statement which addresses all of the above points.

Key evidence base

- National Planning Policy Framework (March 2012)

You told us that...

Achieving sustainable development has many facets and that good access to jobs and services, re-using previously developed land and protecting the District’s environment were important in particular.

Alternative options considered but not selected...

This policy stems from the Vision and Objectives of the Local Plan, which were published for consultation in October 2015 and were also subject to the Sustainable Appraisal process. This work has seen the Vision and Objectives be refined rather than redefined and thus no alternative options have been considered in relation to this policy.
The NPPF tells us that...

When drawing up their Local Plans, LPAs must prepare them with the objective of contributing to the achievement of sustainable development (paragraphs 150 and 151).

Which Local Plan Objectives will it meet?

All

How will the policy be monitored?

**Indicator:** Percentage of major planning applications accompanied by a Planning / Sustainability Statement

**Target:** 100% of all major planning applications should be accompanied by a Planning / Sustainability Statement

**Trigger for Review:** Not meeting target

SCALE OF HOUSING, EMPLOYMENT AND RETAIL PROVISION

**Housing Provision**

4.5 The North Derbyshire and Bassetlaw Strategic Housing Market Assessment (SHMA) (November 2013) identifies the full, objectively assessed need for housing, both across the Housing Market Area and each of the component authority areas.

4.6 For Bolsover District, the SHMA identified the Objectively Assessed Need as being between 235-240 new homes per year. In light of subsequent updates to SHMA methodology best practice, the SHMA was subjected to sensitivity testing in April 2014 and this extended the range to between 221-251 new homes per year.

4.7 The NPPF states that to boost significantly the supply of housing, Local Plans should ensure that the full, objectively assessed need for their area is met. As a result, when establishing a target for housing provision the Council identified 240 new homes per year as one of the reasonable options it could select. Alongside this option, the Council also identified 185 and 350 new homes per year as two other reasonable options. The 185 new homes per year option was below the identified objectively assessed need but was based on past delivery levels. The 350 new homes per year option was above the identified objectively assessed need but was based roughly on the mid-point between the two previous higher level plans, namely the Structure Plan and Regional Plan at 310 and 400 new homes per year.
homes per year respectively. Consultation took place on these three potential housing target options in October to December 2015.

4.8 In February 2016, following consideration of the consultation feedback the Council selected 240 new homes per year as its preferred housing target for the Local Plan for Bolsover District in order to contribute to the delivery of the Local Plan Vision and Objectives regarding sustainable growth.

4.9 In developing this housing target, the Council has also had regard to the activities of the Local Enterprise Partnerships (LEPs). Both of the LEP Growth Plans and Economic Strategies are at an early stage of development in relation to the understanding of their impact upon population and housing. In addition, the combined effect of these Growth Plans upon authorities which fall within both LEPs has not been clarified. The figures for jobs growth are LEP-wide totals with no sub-regional breakdown. Consequently, it is difficult to determine whether there are any direct impacts of the LEP strategies upon the scale of housing in the Local Plan, although both strategies intend to assist with housing delivery. As they stand, their background information indicates that the job growth they aspire to would be possible from population growth already projected across the City Region and D2N2 areas.

4.10 This preferred target has been reconfirmed and included in this draft Local Plan. This target forms a central building block of the Council’s Spatial Strategy in that it contributes to explaining how much residential development is planned during the plan period.

Employment Land Provision

4.11 The Economic Development Needs Assessment (EDNA) (October 2015) identifies the need for employment land (B use classes only) for Bolsover District as being between 65 and 100 hectares of land during the plan period.

4.12 The NPPF states that when drawing up local plans, local planning authorities should plan positively for a strong, competitive economy. As a result, when establishing a target for employment land provision the Council identified three reasonable options based on the methods of establishing employment needs as set out in the National Planning Practice Guide (NPPG). This saw options for an employment target based on national forecasting models and past delivery levels, leading to options of 65, 80 and 100 hectares of employment land.

4.13 In February 2016, following consideration of the consultation feedback the Council selected a range of 80 to 100 hectares of new employment land across the plan period as its preferred employment target for the Local Plan for Bolsover District in order to contribute to the delivery of the Local Plan Vision and Objectives regarding sustainable growth.

4.14 This preferred target has been reviewed in light of the employment land availability assessment and the existence of two sites with sufficient flexibility to accommodate up to two large retail logistic developments. Based on this review, there is sufficient justification for a target at the higher end of the range and a
target of 100 hectares of employment land has been built into this draft Local Plan. This target also forms a central building block of the Council’s Spatial Strategy in that it contributes to explaining how much employment development is planned during the plan period.

Policy SS2: Scale of Development

During the plan period, the Local Plan will accommodate new growth and investment in Bolsover District by making provision for:

- sufficient land to accommodate the delivery of a minimum of 3,600 dwellings (240 new homes per year) plus any shortfall against that annual target in delivery between the period 2011 to 2018;
- sufficient land to accommodate 100 hectares of employment land.

Key evidence base

- Strategic Housing Market Assessment (November 2013)
- Economic Development Needs Assessment (October 2015)
- Bolsover Retail Capacity Assessment (March 2011)

You told us that...

It is important to set realistic housing and employment targets so that growth can be properly planned and that local communities can see that what happens in their area is what has been agreed following their involvement during the preparation Local Plan.

Alternative options considered but not selected...

As set out above, three housing and three employment target options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

When drawing up their Local Plans, LPAs should meet objectively assessed needs (paragraph 14), plan positively for a strong, competitive economy (paragraph 21), assess the need to expand town centres to ensure a sufficient supply of suitable sites (paragraph 23) and ensure that they meet the full objectively assessed needs of the housing market area (paragraph 47).
Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective L: Economic Prosperity
Objective M: Employment Opportunities
Objective N: Meeting Housing Needs
Objective O: Place Making
Objective P: Town Centres

How will the policy be monitored?

Indicators: 1) Net housing completions
             2) Net employment land approved & completed

Targets: 1) Annual housing delivery target (based on housing trajectory)
          2) Annual employment land target

Triggers for Review: 1) Performance against annual target
                      2) Performance against target (delivery behind target)

SETTLEMENT HIERARCHY AND DISTRIBUTION OF DEVELOPMENT

4.15 The NPPF reaffirms the legislative need for local plans to be prepared with the objective of contributing to sustainable development.

4.16 To ensure the Local Plan for Bolsover District achieves this, the Council has within the Settlement Hierarchy Study (April 2015) assessed the existing sustainability of the District’s settlements and ranked them from the most to the least sustainable. In doing so, the Study considers the following sustainability factors:

- level of population;
- level of jobs;
- level of services / facilities, such as schools, shops, GP surgeries, etc.;
- level of public transport services.

4.17 The Study finds that the District’s largest settlements tend to be the most sustainable settlements also. This is in large part due to them having the largest populations but is also indicative of them having higher numbers of destinations journeys are being made to, such as centres of employment, shops and services. In addition, the larger settlements also have the most frequent and commercially viable public transport services to provide greater opportunities for sustainable transport to other locations, such as nearby larger towns and cities.

4.18 This evidence provides an important consideration for the Council’s efforts to achieve sustainable development, including efforts to enhance the sustainability of
settlements through the planning of appropriate forms and levels of growth through this Local Plan. In addition, factors such as the environmental and deliverability constraints of settlements will also need to influence how the Local Plan seeks to deliver the Vision and Objectives through the distribution of development.

4.19 The Council carried out consultation on a range of potential spatial strategy options and potential strategic sites in October to December 2015. In February 2016 the Council selected an option that had a strong focus on sustainable development with an appropriate balance between achieving more difficult regeneration aims and securing immediately viable developments as its Preferred Spatial Strategy for the Local Plan for Bolsover District in order to contribute to the delivery of the Local Plan Vision and Objectives regarding sustainable growth. Further details of this consultation exercise are set out in the Introduction chapter of this plan.

4.20 Whilst a distribution of development based on an East-West growth corridor could not be proceeded with through the Local Plan at this time, separate work is ongoing to investigate its future potential.

4.21 The Preferred Spatial Strategy has been reviewed in light of the land availability assessment evidence and has been carried forward with limited revisions into this draft Local Plan. It directs growth to the District’s more sustainable settlements, such as Bolsover and Shirebrook, in order to take advantage of their greater employment opportunities, better transport links and services and facilities but ensures that a larger share goes to settlements such as Clowne where viability is better and to Whitwell and Bolsover where key brownfield sites exist. However, whilst South Normanton is identified as one of the District’s most sustainable settlements, it will have a lower level of growth due to the significant constraints on development represented by the EPC Rough Close works and the strategic highway network. Beyond this, lower levels of growth will be directed to the smaller settlements in recognition of their lower sustainability and often greater environmental constraints.

4.22 In light of the evidence provided by the Settlement Hierarchy Study and the decisions within the Preferred Spatial Strategy, taking into account the DEFRA Rural Urban Classification the Local Plan sets out the Settlement Hierarchy as recorded in Figure 4A.

Figure 4A: Settlement Hierarchy

<table>
<thead>
<tr>
<th>Type of settlement</th>
<th>Place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban: Small Town</td>
<td>Bolsover</td>
</tr>
<tr>
<td></td>
<td>Shirebrook</td>
</tr>
<tr>
<td>Transitional: Emerging Town</td>
<td>South Normanton</td>
</tr>
<tr>
<td></td>
<td>Clowne</td>
</tr>
<tr>
<td>Rural: Large Village</td>
<td>Barlborough</td>
</tr>
<tr>
<td></td>
<td>Creswell</td>
</tr>
<tr>
<td></td>
<td>Pinxton</td>
</tr>
<tr>
<td></td>
<td>Tibshelf</td>
</tr>
<tr>
<td></td>
<td>Whitwell</td>
</tr>
<tr>
<td>Rural: Small Village</td>
<td>Blackwell</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td></td>
<td>Bramley Vale / Doe Lea</td>
</tr>
<tr>
<td></td>
<td>Glapwell</td>
</tr>
<tr>
<td></td>
<td>Hilcote</td>
</tr>
<tr>
<td></td>
<td>Hodthorpe</td>
</tr>
<tr>
<td></td>
<td>Langwith</td>
</tr>
<tr>
<td></td>
<td>New Houghton</td>
</tr>
<tr>
<td></td>
<td>Newton</td>
</tr>
<tr>
<td></td>
<td>Palterton</td>
</tr>
<tr>
<td></td>
<td>Pleasley</td>
</tr>
<tr>
<td></td>
<td>Scarcliffe</td>
</tr>
<tr>
<td></td>
<td>Shuttlewood</td>
</tr>
<tr>
<td></td>
<td>Stanfree</td>
</tr>
<tr>
<td></td>
<td>Westhouses</td>
</tr>
<tr>
<td></td>
<td>Whaley Thorns</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rural: Small settlement in the countryside</th>
<th>Astwith</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ault Hucknall</td>
</tr>
<tr>
<td></td>
<td>Barlborough Low Common</td>
</tr>
<tr>
<td></td>
<td>Belph</td>
</tr>
<tr>
<td></td>
<td>Bentinck</td>
</tr>
<tr>
<td></td>
<td>Bolsover Woodhouse</td>
</tr>
<tr>
<td></td>
<td>Chesterfield Road (south of Holmewood)</td>
</tr>
<tr>
<td></td>
<td>Church Lane, Pleasley</td>
</tr>
<tr>
<td></td>
<td>Doe Hill Lane (near Tibshelf)</td>
</tr>
<tr>
<td></td>
<td>Elmton</td>
</tr>
<tr>
<td></td>
<td>Hardstoft</td>
</tr>
<tr>
<td></td>
<td>Locko Lane, Hardstoft Common</td>
</tr>
<tr>
<td></td>
<td>Low Road / Slayley Lane (near Clowne)</td>
</tr>
<tr>
<td></td>
<td>Newboundmill Lane, Pleasley</td>
</tr>
<tr>
<td></td>
<td>Old Blackwell</td>
</tr>
<tr>
<td></td>
<td>Out Lane (south of Holmewood)</td>
</tr>
<tr>
<td></td>
<td>Oxcroft Settlement</td>
</tr>
<tr>
<td></td>
<td>Penny Green (near Belph)</td>
</tr>
<tr>
<td></td>
<td>Pleasley Vale</td>
</tr>
<tr>
<td></td>
<td>Rowthorne</td>
</tr>
<tr>
<td></td>
<td>Stainsby</td>
</tr>
<tr>
<td></td>
<td>Steetley</td>
</tr>
<tr>
<td></td>
<td>Stony Houghton</td>
</tr>
<tr>
<td></td>
<td>Sunnybank (near Tibshelf)</td>
</tr>
<tr>
<td></td>
<td>Upper Langwith</td>
</tr>
<tr>
<td></td>
<td>Whaley Common</td>
</tr>
<tr>
<td></td>
<td>Whitwell Common</td>
</tr>
<tr>
<td></td>
<td>Worksop Road (A619)</td>
</tr>
</tbody>
</table>

4.23 As seen in Table 4A, the category of Transitional: Emerging Town is included to recognise the growth in South Normanton under the previous Local Plan that has seen its population grow above 10,000. Also, given the Preferred Spatial Strategy intends to direct a large share of growth to Clowne, it is recognised that this growth will see Clowne grow from a village to a town within this Local Plan.
Policy SS3: Spatial Strategy and Distribution of Development

To achieve sustainable development, the Local Plan will direct development and service provision within Bolsover District in accordance with the following settlement hierarchy:

1. firstly to the Small Towns of Bolsover and Shirebrook and the Emerging Towns of South Normanton and Clowne;
2. then to the Large Villages of Creswell, Pinxton, Whitwell, Tibshelf and Barlborough.

Beyond these more sustainable settlements, the Local Plan will support limited development in a small number of the Small Villages.

Each of the settlements in the hierarchy above has a settlement framework defined on the Policies Map, within which urban forms of development will generally be acceptable in principle.

The Small Settlements in the Countryside are considered to not be sustainable settlements and the Local Plan will not support urban forms of development beyond infill development on single plots and conversion of agricultural buildings to employment uses where appropriate.

Based on this spatial strategy, the following distribution of the scale of development set out in policy SS2 will be delivered.

<table>
<thead>
<tr>
<th>Type of settlement</th>
<th>Place</th>
<th>Residential (dwellings)</th>
<th>Employment (hectares)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban: Small Town</td>
<td>Bolsover</td>
<td>1,723</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>Shirebrook</td>
<td>658</td>
<td>10.82 ha</td>
</tr>
<tr>
<td>Transitional:</td>
<td>South Normanton</td>
<td>207</td>
<td>34.62 ha</td>
</tr>
<tr>
<td>Emerging Town</td>
<td>Clowne</td>
<td>1196</td>
<td>20 ha</td>
</tr>
<tr>
<td>Rural: Large Village</td>
<td>Creswell</td>
<td>277</td>
<td>0.78 ha</td>
</tr>
<tr>
<td></td>
<td>Whitwell</td>
<td>200</td>
<td>5.00 ha</td>
</tr>
<tr>
<td></td>
<td>Pinxton</td>
<td>0</td>
<td>1.23 ha</td>
</tr>
<tr>
<td></td>
<td>Tibshelf</td>
<td>227</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>Barlborough</td>
<td>157</td>
<td>5.94 ha</td>
</tr>
<tr>
<td>Rural: Small Village</td>
<td>Blackwell</td>
<td>0</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>Bramley Vale / Doe Lea</td>
<td>0</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>Glapwell</td>
<td>16</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>Hilcote</td>
<td>0</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>Hodthorpe</td>
<td>38</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>Langwith</td>
<td>0</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>New Houghton</td>
<td>21</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>Newton</td>
<td>20</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>Palterton</td>
<td>0</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>Pleasley</td>
<td>0</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>Scarcliffe</td>
<td>0</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>Shuttlewood</td>
<td>0</td>
<td>0 ha</td>
</tr>
<tr>
<td></td>
<td>Stanfree</td>
<td>0</td>
<td>0 ha</td>
</tr>
</tbody>
</table>
Consultation Draft Local Plan – Chapter 4 The Spatial Strategy
Page 38

Key evidence base

- Settlement Hierarchy Strategy (April 2015)
- Land Availability Assessments (September 2016)

You told us that...

Achieving sustainable development is important to you, as is the idea of focusing on brownfield sites.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

The 12 national principles of planning should underpin plan-making, including actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable (paragraph 17).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective B: Climate Change
Objective C: Countryside, Landscape Character and Wildlife
Objective E: Regeneration
Objective H: Sustainable Transport
Objective J: Rural Areas
Objective L: Economic Prosperity
Objective M: Employment Opportunities
Objective N: Meeting Housing Needs
Objective O: Place Making
Objective P: Town Centres

Notes:
* total also includes dwellings expected to be built prior to adoption of Local Plan
** total also includes employment land delivered since 1st April 2015
How will the policy be monitored?

**Indicators:**
1) Net housing completions
2) Net employment land approved & completed

**Targets:**
1) Annual housing delivery target (based on housing trajectory)
2) Annual employment land target

**Triggers for Review:**
1) Performance against annual target
2) Performance against target (delivery behind target)

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**STRATEGIC SITES**

4.24 In order to assist in the delivery of the Preferred Spatial Strategy (Policy SS2), the Plan allocates four strategic sites. The first three are considered critical to achieving the Plan’s overall strategy for sustainable and deliverable growth and regeneration. The sites are:

1. Bolsover North;
2. Clowne Garden Village;
3. Former Whitwell Colliery site.
4. Former Coalite Chemical Works site

4.25 The first three strategic sites are expected to deliver substantial growth in Bolsover, Clowne and Whitwell respectively during the plan period, enabling a planned approach to sustainable growth that will contribute to the delivery of the infrastructure required to achieve sustainable development. This is considered to contribute to the delivery of the Local Plan Vision and Objectives regarding sustainable growth.

4.26 The fourth site, the former Coalite Chemical Works site, has recently been shown to be part of a potential re-routing of the proposed HS2 line, and it is recognised that this may influence the nature of the final development and the potential to see it completed within the Plan period. For these reasons the Plan does not rely on the development of the Coalite site within the Plan period, although the support for its development remains the same and the site is considered as a Strategic regeneration site.

**Bolsover North**

4.27 The Bolsover North site is approximately 38 hectares in size and is situated just to the north of Bolsover town centre and so offers an excellent opportunity to grow the town significantly within close proximity to its services and facilities and key public transport nodes.
4.28 From testing of this suggested strategic site, the site is expected to accommodate approximately:

a) 900 dwellings;
b) the creation of a new highway through the site to relieve traffic pressures on Welbeck Road / Marlpit Lane;
c) the creation of a new town park;
d) the relocation of the Infant School on Welbeck Road into the site and facilitate its expansion to provide additional capacity;
e) an extra care facility.

4.29 The site has house builder support and an outline planning permission (ref. 14/00080/OUTEA) has been considered by the Council in March 2016 and it was resolved to grant permission subject to conditions and the completion of the S106 agreement. The proposal is expected to be delivered over 11 years via 6 phases following a start in 2017. A reserved matters application is being prepared for the first phase of the development which will incorporate approximately 300 dwellings and related highway improvements.

4.30 The outline planning permission site boundary and the approved masterplan for the Bolsover North site are below.
4.31 The Council has previously prepared a Design Brief to guide the general planning principles for the development of the site. This will be updated and prepared as a Supplementary Planning Document to ensure the planning principles are brought into the development plan and can respond in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the above masterplan.

**Policy SS4: Strategic Site Allocation - Bolsover North**

As part of the growth requirement for Bolsover set out in Policy SS3, land at Bolsover North as indicated in Figure 4B and defined on the Policies Map is allocated as a Strategic Site within the Local Plan. Proposals for the development of this strategic site will be permitted where they are guided by the approved masterplan for the site (see Figure 4C) and:

- a) Enable completion of the site by 2033;
- b) Optimise the use of the site or make best use of land;
- c) Provide in the region of 900 dwellings;
- d) Deliver an improved highways link between Bolsover and Clowne through the re-routing of Welbeck Road through the site to connect with Marlpit Lane;
- e) Improve the existing local highway network in Bolsover as related to the development;
f) Provide for the expansion of primary phase education provision in Bolsover through the relocation of the existing Bolsover Infant and Nursery School to within the site and providing for its expansion as related to the development;
g) Provide for the expansion of primary phase education provision in Bolsover through the expansion of the existing Bolsover Church of England Junior School as related to the development;
h) Deliver an Extra Care / social housing scheme within the site;
i) Meet green space standards through the creation of a town park within the site;
j) Contribute to the planned Bolsover Town cycle network through the provision of cycling facilities within the site;
k) Contribute to the development of the planned wider greenways network through the retention and improving of Elmton Lane as a principal green corridor to the countryside;
l) Contribute towards minimising the need to travel by private car through provision of convenient access via sustainable modes of transport to locations of employment and services;
m) Contribute towards place making through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood utilising as appropriate public art;
n) Contribute towards conserving and enhancing the biodiversity of the District through the protection and incorporation of existing hedgerows and orchard site within the site’s general layout, design and orientation;
o) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site’s general layout, design and orientation.

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan.

Key evidence base

- Bolsover North Design Brief (June 2013)
- Land Availability Assessments (September 2016)

You told us that...

Achieving sustainable development is important to you, but that brownfield sites should be prioritised to avoid loss of good quality agricultural land and countryside.

Alternative options considered but not selected...

Following selection of directing growth to Bolsover town as part of the Preferred Spatial Strategy, the Council has considered several options for alternative site options around Bolsover town based on the known available land. These alternative options were subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.
The NPPF tells us that...

Local planning authorities should boost significantly the supply of housing (paragraph 47) and that the supply of new homes can sometimes be best achieved through planning for larger scale development (paragraph 52).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective G: Infrastructure and New Facilities
Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: 1) Net housing completions
2) Delivery of required infrastructure

Targets: 1) Site housing completion delivery target (based on housing trajectory)
2) By agreed development programme

Triggers for Review: 1) Performance against target
2) Performance against programme

Clowne Garden Village

4.32 The Clowne Garden Village site is approximately 140 hectares in size and is situated to the north of Clowne along the A616 and encompasses a stretch of the A618 between the A616 and A619. It offers an excellent opportunity to grow Clowne significantly within reasonable proximity to its services and facilities and key public transport nodes.

4.33 From testing of this suggested strategic site, the site is expected to accommodate approximately:

  a) 1,500 dwellings (1,000 dwellings during the plan period);
  b) 20 hectares of B-use employment land;
  c) 5 hectares of non B-use employment land;
  d) improved highway connection to town centre;
  e) a new western link highway to the A616 / Boughton Lane junction;
  f) a new primary school within the site;
  g) a new substantial and central village green;
  h) greenways through the site that connect to the enhanced Clowne Linear Park proposal;
i) significant landscape planting, especially to the east, north and western boundaries and in other appropriate locations.

Figure 4D: Strategic Allocation – Clowne Garden Village

4.34 As stated above, the Clowne Garden Village proposal will provide at least 500 further dwellings beyond the plan period. This land will be reserved within this local plan for this future use.

4.35 In addition, this proposal has the potential to create a new western gateway to Clowne through locating employment development within the Green Belt (land in question indicated with an asterisk on the policies map). At this stage of the plan making process, the case as to whether ‘exceptional circumstances’ exist to justify this release of Green Belt land is being explored and no decision has yet been reached. However, in reaching its decision, the Council will take into account the consultation responses received on this part of the Draft Local Plan.

4.36 The site is being promoted by a master developer and detailed analysis of the potential deliverability of the proposal has been undertaken. At this stage, the master developer is preparing to market the site for developer partners in advance of making an outline application for the whole site.

4.37 The Council expects the development of this strategic site to be guided by a masterplan and it will prepare a Design Brief as a Supplementary Planning Document to guide the general planning principles for the proposal. However, it is
expected that the site will take forward the indicative layout set out in Figure 4E below.

Figure 4E: Clowne Garden Village – Indicative Layout Diagram

**Policy SS5: Strategic Site Allocation - Clowne Garden Village**

As part of the growth requirement for Clowne set out in Policy SS3, land at Clowne Garden Village as indicated in Figure 4D and defined on the Policies Map is allocated as a Strategic Site within the Local Plan. Proposals for the development of this strategic site will be permitted where they are guided by the indicative layout diagram for the site (see Figure 4E) and:

a) Enable completion of 1,000 dwellings within the site by 2033;

b) Optimise the use of the site or make best use of land;

c) Deliver 20 hectares of B-use employment land;

d) Provide 5 hectares of non B-use employment land;

e) Improve highway connection to town centre;

f) Create a new western link highway to the A616 / Boughton Lane junction;

g) Provide for a new primary school within the site;

h) Create a new substantial and central village green;

i) Provide greenways through the site that connect to the enhanced Clowne Linear Park proposal;

j) Create significant landscape planting, especially to the east, north and western
boundaries and in other appropriate locations;
k) Contribute towards minimising the need to travel by private car through provision of convenient access via sustainable modes of transport to locations of employment and services;
l) Contribute towards place making through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood utilising as appropriate public art;
m) Contribute towards conserving and enhancing the biodiversity of the District through the protection and incorporation of existing hedgerows and woodlands within the site’s general layout, design and orientation;
n) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site’s general layout, design and orientation.

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the indicative layout diagram.

Key evidence base

- Land Availability Assessments (September 2016)

You told us that...

Achieving sustainable development is important to you, but that brownfield sites should be prioritised to avoid loss of good quality agricultural land and countryside.

Alternative options considered but not selected...

Following selection of directing growth to Clowne as part of the Preferred Spatial Strategy, the Council has considered several options for alternative site options around Clowne based on the known available land. These alternative options were subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Local planning authorities should boost significantly the supply of housing (paragraph 47) and that the supply of new homes can sometimes be best achieved through planning for larger scale development (paragraph 52).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective G: Infrastructure and New Facilities
Objective L: Economic Prosperity  
Objective M: Employment Opportunities  
Objective N: Meeting Housing Needs  
Objective O: Place Making

How will the policy be monitored?

**Indicators:** 1) Net housing completions  
2) Delivery of required infrastructure

**Targets:** 1) Site housing completion delivery target (based on housing trajectory)  
2) By agreed development programme

**Triggers for Review:** 1) Performance against target  
2) Performance against programme

**Former Whitwell Colliery site**

4.38 The former Whitwell Colliery site is approximately 13 hectares in size and is situated to the south of the village and across the Robin Hood railway line. The site is largely the spoil heap from the former Whitwell Colliery that closed in 1986, which now forms an incongruous feature in the wider Magnesian Limestone landscape. It offers an excellent opportunity to address one of the few large areas of post-industrial land within the District.

4.39 From testing of this suggested strategic site, the proposal is expected to involve:

- mineral workings;
- remodelling of resulting landform to an appropriate landscape form and creation of a country park;
- a minimum of 200 dwellings;
- 5 hectares of B-use employment land;
- improved and convenient access to Whitwell train station.

4.40 The site is being promoted by the land owner and detailed analysis of the potential deliverability of the proposal has been undertaken. At this stage, the land owner is preparing a minerals application for submission to Derbyshire County Council as the minerals authority. An outline planning application is also been prepared for the built development elements of this proposals for submission to the District Council as local planning authority.
4.41 The Council expects the development of this strategic site to be guided by a masterplan and it will prepare a Design Brief as a Supplementary Planning Document to guide the general planning principles for the proposal. However, it is expected that the site will take forward the indicative layout set out in Figure 4G below.

Figure 4G: Former Whitwell Colliery site – Indicative Layout Diagram
Policy SS6: Strategic Site Allocation - Former Whitwell Colliery site

To deliver the growth requirement for Whitwell set out in Policy SS3, land at the former Whitwell Colliery site as indicated in Figure 4F and defined on the Policies Map is allocated as a Strategic Site within the Local Plan. Proposals for the development of this strategic site will be permitted where they are guided by the indicative layout diagram for the site (see Figure 4G) and:

a) Remodel the site to an appropriate landscape form;
b) Create a country park;
c) Enable completion of at least 200 dwellings within the site by 2033;
d) Optimise the use of the site or make best use of land;
e) Provide 5 hectares of B-use employment land;
f) Improve access to Whitwell train station;
g) Contribute towards minimising the need to travel by private car through provision of convenient access via sustainable modes of transport to locations of employment and services;
h) Contribute towards place making through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood utilising as appropriate public art;
i) Contribute towards conserving and enhancing the biodiversity of the District through the protection and incorporation of existing hedgerows and woodlands within the site’s general layout, design and orientation;
j) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site’s general layout, design and orientation.

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the indicative layout diagram.

Key evidence base

- Land Availability Assessments (September 2016)

You told us that...

Achieving sustainable development is important to you and that brownfield sites should be prioritised to avoid loss of good quality agricultural land and countryside.

Alternative options considered but not selected...

Following selection of directing growth to Whitwell as part of the Preferred Spatial Strategy, the Council has considered several options for alternative site options around Whitwell based on the known available land. These alternative options were subject to the Sustainability Appraisal process. For more information on the alternative options not...
selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Local planning authorities should boost significantly the supply of housing (paragraph 47) and that the supply of new homes can sometimes be best achieved through planning for larger scale development (paragraph 52).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective C: Countryside, Landscape Character and Wildlife
Objective E: Regeneration
Objective H: Sustainable Transport
Objective L: Economic Prosperity
Objective M: Employment Opportunities
Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

**Indicators:**
1) Net housing completions
2) Delivery of required infrastructure

**Targets:**
1) Site housing completion delivery target (based on housing trajectory)
2) By agreed development programme

**Triggers for Review:**
1) Performance against target
2) Performance against programme

STRATEGIC REGENERATION SITE

4.42 The regeneration of brownfield sites forms a key part of the Local Plan Vision and providing support to the comprehensive redevelopment of brownfield sites is one of the accompanying Objectives.

4.43 Due to the greater challenges of brownfield sites associated with their previous uses and often the significant costs of remediation, it is not always possible to ensure that the development of brownfield sites will be deliverable within the plan period. The NPPF advises that pursuing sustainable development requires careful attention to viability and that Local Plans should be deliverable. As a result, an alternative policy response may be required in order to support the appropriate regeneration of brownfield sites whilst not fundamentally undermining the delivery of the Local Plan.
4.44 Whilst the former Whitwell Colliery site is considered to be deliverable during the latter half of the plan period, another key brownfield site that the Council wishes to see regenerated, has additional issues. The former Coalite Chemical Works site has recently been identified as part of a potential route for the proposed HS2 rail link and at this time it is not clear how this may influence the nature of the final development and the potential to see it completed within the Plan period. For these reasons the Plan does not rely on the development of the Coalite site within the Plan period, although the support for its development remains the same and the site is considered as a Strategic Regeneration Site.

Former Coalite Chemical Works site

4.45 The former Coalite Chemical Works site is approximately 61 hectares in size and is situated to the west of Bolsover close to Markham Vale and straddles the administrative boundary with North East Derbyshire District Council. The site is predominately brownfield, particularly within Bolsover District, but does include a sizeable adjacent greenfield parcel of land within North East Derbyshire District.

Figure 4H: Strategic Regeneration Site Allocation – former Coalite site

4.46 From testing of this suggested strategic site, the proposal could deliver:

a) the remediation of the site;
b) approximately 660 dwellings;
c) 70,000 sq.m. of employment land;
d) a transport hub;
e) an energy centre;
f) a visitor centre / museum;
g) a local centre;
h) land for a new primary phase school.

4.47 The site is being promoted by the land owner and detailed analysis of the potential deliverability of the proposal has been undertaken. At this stage, outline planning permission has been granted for the Bolsover District part of the site in December 2015 (ref. BDC 14/00089/OUTEA) and a decision to approve the outline application was taken by North East Derbyshire District Council for their part of the site in April 2016 (ref. NEDDC 14/00145/OL) subject to conditions and the completion of the S106 agreement.

Figure 4I: Strategic Regeneration Site Allocation – Approved masterplan

4.48 Based on information provided, the proposal requires approximately 5 years of remediation works prior to the delivery of any built development with a potential first delivery of housing (within North East Derbyshire District) in 2023. No information has been received in relation to the timescale for the employment development in Bolsover District.

4.49 It is noted that High Speed Two (HS2) Limited announced on 7th July 2016 alternative recommendations for HS2’s route and station proposals in South Yorkshire. This indicates that the proposed route for HS2 through the East Midlands has been realigned, with the consequence of running through the former Coalite site to a greater degree than previously expected. Whilst at the time of writing the Governments’ response to the HS2 announcement is awaited, it is noted the new route proposals cast doubt over the above masterplan. However,
the land owner has advised that from a very high level assessment, it would appear the route will prevent Plot R1.1 and Plot C4.0 from being developed. The route is also very close to the proposed roundabout access off Chesterfield Lane so this will likely need to be reviewed.

4.50 These concerns over the deliverability of the approved proposals, together with those relating to the substantial remediation required to make the land available for development, mean that the Council cannot rely on the employment land proposed to contribute to the delivery of the Local Plan’s employment target. However, the Council still supports the site’s remediation and therefore in accordance with the regeneration ambitions of the Local Plan, the Council will allocate the site as a Priority Regeneration Site and will prepare a Design Brief as a Supplementary Planning Document to guide the general planning principles for the development of the site.

4.51 Due to the former Coalite Chemical Works site straddling the district boundary with North East Derbyshire District Council, this policy approach has been discussed and formulated jointly with North East Derbyshire District Council to ensure that this strategic matter, and thus the Duty to Co-operate, is addressed appropriately.

Policy SS7: Strategic Regeneration Site - Former Coalite Chemical Works site

Whilst not part of the growth requirement for Bolsover, land at the former Coalite Chemical Works site as indicated in Figure H and defined on the Policies Map is allocated as a Priority Regeneration Site within the Local Plan. As such, the site will be safeguarded from development which would jeopardise the comprehensive remediation, reclamation and redevelopment of the site.

Proposals for the development of this priority regeneration site will be permitted where they are guided by the approved masterplan for the site (see Figure 4I) and:

a) form part of a comprehensive masterplan for re-development on the whole site, including the land in North East Derbyshire District including infrastructure requirements and delivery, agreed jointly with North East Derbyshire District Council and Bolsover District Council; and

b) enable the full reclamation of the site prior to the development commencing, in line with a programme of work and delivery plan agreed with both authorities.

These principles will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan.

Key evidence base

- Land Availability Assessments (September 2016)
You told us that...
You supported the idea of redeveloping this brownfield site, addressing a blot on the landscape as quickly as possible to make the area an asset for the town. However, you also had concerns that geographic location of the site means it will need its own education and health services and that transport links to the town centre are not good enough.

Alternative options considered but not selected...
Following selection of directing growth to Bolsover town as part of the Preferred Spatial Strategy, the Council has considered several options for alternative site options around Bolsover town based on the known available land. These alternative options were subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...
Local planning authorities should boost significantly the supply of housing (paragraph 47) and that the supply of new homes can sometimes be best achieved through planning for larger scale development (paragraph 52).

Which Local Plan Objectives will it meet?
Objective A: Sustainable Growth
Objective C: Countryside, Landscape Character and Wildlife
Objective E: Regeneration
Objective H: Sustainable Transport
Objective L: Economic Prosperity
Objective M: Employment Opportunities
Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?
Indicators: 1) Net housing completions
2) Delivery of required infrastructure

Targets: 1) Site housing completion delivery target (based on housing trajectory)
2) By agreed development programme

Triggers for Review: 1) Performance against target
2) Performance against programme
COUNTRYSIDE

4.52 As a predominately rural area, Bolsover District has large swathes of countryside where urban forms of development would not be appropriate or sustainable and not in accordance with the Preferred Spatial Strategy. This restraint on the amount of land removed from the countryside for development also contributes to the delivery of the Local Plan Vision and Objectives regarding conserving and enhancing the quality and character of the countryside, its landscapes and villages.

4.53 For the purpose of the Local Plan, countryside is defined as that land outside the settlement frameworks of the Small Towns, Emerging Towns, Large Villages and Small Villages as defined on the Policies Map.

4.54 As well as providing leisure and recreational opportunities, the countryside is a constantly changing workplace. It is necessary to balance and integrate the requirement to protect the countryside with the need to sustain and encourage the vitality and viability of the rural economy, including agriculture and tourism. Whilst many of the activities in the countryside are outside the scope of the planning control, there are other forms of development which can be accommodated without detrimental effect on the countryside.

4.55 Within the countryside, there are buildings that are no longer suitable for their original purposes. The majority are likely to be agricultural buildings, but there may be other buildings which are no longer in use for their original purpose and for which an alternative use is being sought. Many of these buildings make a positive contribution to the character and appearance of the area. Provided that they are structurally sound, conversion of these buildings, for example to employment or community use, visitor accommodation or housing, can safeguard their future. By re-using existing resources, conversions can also meet the aims of sustainable built development. However there are some buildings which are not suitable for conversion, including those which are structurally unsound, roofless, missing substantial sections of wall, or so ruined that only vestiges remain of the original structure; of temporary construction; eyesores which should be removed in the interests of landscape conservation; unsuitable in terms of size and forms of construction; or at risk of flooding.

4.56 New buildings should respect the style and character of the locality. Proposals for new buildings in the countryside outside of the settlements listed within the settlement hierarchy will be strictly controlled.

Policy SS8: Development in the Countryside

Development proposals in the countryside outside settlement frameworks will only be granted planning permission where it can be demonstrated that they fall within one or more of the following categories:

a) involve a change of use; replacement building, or re-use of vacant, derelict or previously developed land;
b) are necessary for the efficient or viable operation of agriculture, horticulture, forestry and other appropriate land based businesses, including the diversification of activities on an existing farm unit;

c) are small scale employment uses related to local farming, forestry recreation, or tourism;

d) secure the retention and / or enhancement of a community facility;

e) are in accordance with a made Neighbourhood Development Plan;

f) the building is of exceptional quality or innovative design.

In all cases, where development is considered acceptable it will be required to respect the form, scale and character of the landscape, through careful location, design and use of materials.

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**Key evidence base**

- Settlement Hierarchy Study (April 2015)

**You told us that...**

Protecting the countryside from inappropriate development is important to you.

**Alternative options considered but not selected...**

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

**The NPPF tells us that...**

We should recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it (paragraph 17).

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**Which Local Plan Objectives will it meet?**

Objective A: Sustainable Growth
Objective C: Countryside, Landscape Character and Wildlife
Objective E: Regeneration
Objective J: Rural Areas

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**How will the policy be monitored?**

**Indicators:** Appeals upheld contrary to policy
Targets: None upheld at appeal

Triggers for Review: Increasing trend of appeals upheld contrary to policy

GREEN BELT

4.57 Bolsover District includes a small part of the Green Belt that surrounds the Sheffield and Rotherham conurbation. Within Derbyshire this Green Belt is called the North East Derbyshire Green Belt, which was first drawn up in 1955 with the intention to limit the sprawl of the Sheffield and Rotherham conurbation and prevent it joining up the settlements of north eastern Derbyshire. The extent of the North East Derbyshire Green Belt was incorporated into and carried forward by the Derbyshire Structure Plan in 1990, into the previous Bolsover District Local Plan in 2000 and into the Derby and Derbyshire Joint Structure Plan in 2001.

4.58 The NPPF indicates that Green Belt boundaries should only be designated or altered though the preparation of a Local Plan. As a result, in light of suggestions to alter the boundary through the submission of potential development sites during the Regulation 18 consultation exercise in October to December 2014 and following the selection of a Preferred Spatial Option in February 2016 that involves the direction of growth to Barlborough and Clowne, the Council has commissioned a local review of whether land currently within the Green Belt as defined in the adopted Local Plan but adjacent to the settlement framework fulfils any of the five Green Belt purposes stated in the NPPF, namely:

a) to check the unrestricted sprawl of large built-up areas;
b) to prevent neighbouring towns merging into one another;
c) to assist in safeguarding the countryside from encroachment;
d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.59 The findings of this review alongside further work and considerations will inform the next stage of the plan making process, the Regulation 19 Publication version of the Local Plan for Bolsover District.

4.60 Therefore, in the interim the Green Belt boundary is proposed to be carried forward as defined on the Policies Map accompanying this Local Plan and that the openness of the Green Belt will be protected from inappropriate development.

Policy SS9: Development in the Green Belt

Within the Green Belt as defined on the Policies Map, the construction of new buildings will be regarded as inappropriate and will not be permitted. Exceptions to this, where they accord with other policies in the Plan are:

a. Buildings necessary for the purposes of agriculture or forestry;
b. Provision of appropriate facilities for outdoor sport and outdoor recreation, and for cemeteries, which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
c. Limited and proportionate extensions or alterations to a building;
d. Replacement of an existing building for the same use, providing it is not materially larger than the one building it replaces;
e. Limited infilling in villages and limited affordable housing;
f. Limited infilling or the partial or complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt than the current use.

Other forms of development which may be appropriate in the Green Belt, provided it preserves the openness and does not conflict with its purpose include:

- Mineral extraction;
- Waste development;
- Engineering operations;
- Transport infrastructure which can demonstrate a requirement for a Green Belt location;
- The re-use or conversion of an existing building which is of permanent and substantial construction;
- Development brought through a Community Right to Build Order; and
- Large scale renewable energy projects where very special circumstances can be demonstrated.

**Key evidence base**

- National Planning Policy Framework (March 2012)

**You told us that...**

Certain parcels of land within the Green Belt should be considered for development, but that the Green Belt is also important to you in order to protect settlements from merging into each other.

**Alternative options considered but not selected...**

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

**The NPPF tells us that...**

Inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstance. The construction of new buildings in the Green Belt should be regarded as inappropriate, but there are exceptions, which include permitting limited infilling or the partial or complete redevelopment of previously developed sites.
either redundant or in continuing use (paragraphs 79 to 92).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective C: Countryside, Landscape Character and Wildlife
Objective E: Regeneration

How will the policy be monitored?

Indicators: Number of planning applications and type of development approved in the GB under this policy

Targets: No planning applications approved in the GB contrary to this policy

Triggers for Review: Applications approved with no exceptional circumstances demonstrated

IMPORTANT OPEN AREAS

4.61 The Bolsover District Local Plan (2000) identified a number of Important Open Areas (IOAs) with the purpose of helping to maintain the distinctiveness of a number of the District’s settlements. The IOAs act as an extra constraint on most forms of development over and above that provided by general countryside policies, providing a clear and strong statement as to where settlements will be prevented from growing in order to prevent settlement coalescence, loss of a settlement's individual character or where open character to the margins of the M1 acts as an environmental cordon.

4.62 The boundaries of the IOAs as shown on the Policies Map were specifically drawn up in order to prevent ribbon development along highways linking towns and villages and to put a check on urban sprawl in the following locations:

a) Woodfield Road, Pinxton-M1
b) Storth Lane, Pinxton-South Normanton
c) Brookhill Lane, Pinxton-South Normanton
d) Sough Road, South Normanton-M1
e) Fulwood, South Normanton-Huthwaite
f) Alfreton Road, South-Normanton-Alfreton
g) Berriistow Lane, South Normanton-Hilcote
h) Fordbridge Lane, South Normanton-Blackwell
i) Newton Road, Tibshelf-Newton
j) Mansfield Road, Bramley Vale-Glapwell
k) Rowthorne Lane, Glapwell-Rowthorne
l) Mansfield Road / Chesterfield Road, Glapwell-New Houghton / Pleasley
4.63 In view of the role of the IOAs and their contribution to the delivery of the Local Plan Vision and Objectives regarding conserving and enhancing the quality and character of the countryside, its landscapes and villages, there is considered to be no justification for a comprehensive review at this stage of the preparation of the Local Plan. However, it is considered necessary to make minor alterations to the boundaries of the IOAs for l) Mansfield Road / Chesterfield Road, Glapwell-New Houghton / Pleasley in light of recently built development and for e) Fulwood, South Normanton-Huthwaite to facilitate the Wincobank Farm employment land allocation and this alteration is shown on the Policies Map.

Policy SS10: Development in Important Open Areas

Within the Important Open Areas as defined on the Policies Map, planning permission will only be granted for development where it does not detract from the purpose of preventing settlement coalescence, maintaining a settlement’s individual character and identify, or acting as an open environmental cordon.

Key evidence base

- Bolsover District Local Plan (February 2000)

You told us that...

Certain parcels of land within the Important Open Areas should be considered for development, but preventing settlements from merging into each other is important to you in order to preserve the settlement identity.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

A core principle of planning should be to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Also planning should be plan-led, empowering local people to shape their surroundings (paragraph 17).
Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective C: Countryside, Landscape Character and Wildlife
Objective O: Place Making

How will the policy be monitored?

**Indicators:** Number of planning applications and type of development approved in the LSGs

**Targets:** No planning applications approved in LSGs without mitigation

**Triggers for Review:** Applications approved with no mitigation
Figure 4J: Strategic Key Diagram
CHAPTER 5 – LIVING COMMUNITIES

INTRODUCTION

5.1 Housing affects everyone, from people wanting to take their first step on the housing ladder to people wishing to downsize and still live locally. It can have a significant impact on an area, whether in terms having enough housing to be attractive to new employers, or by helping to create physically attractive places.

5.2 Key housing issues facing Bolsover District are:

a) Low viability over much of District;
b) High levels of in and out commuting to work;
c) Low housing delivery;
d) The need to plan for an aging population.

5.3 In addition, there is a need to:

a) Meet national guidance;
b) Meet the fully objectively assessed need for the district and contribute to that for the wider housing market area;
c) Help to provide affordable housing;
d) Help to meet the needs of gypsies, travellers, and travelling showpeople;
e) Ensure that the needs of people who need to live in the countryside by virtue of their work are met.

5.4 The suite of policies below sets out the Council’s approach to addressing these key issues; delivering identified housing needs, and helping to ensure new housing development enhances the attractiveness of the District.

HOUSING LAND REQUIREMENTS

5.5 Within Chapter 4, policies SS2: Scale of Development and SS3: Spatial Strategy and Distribution of Development set out the housing land requirement and spatial distribution of this requirement for the Local Plan for Bolsover District.

5.6 In relation to the scale of residential development being planned within the Local Plan, given that the shortfall will vary prior to the plan adoption of the Local Plan in 2018 at the time of writing this equates to:

<table>
<thead>
<tr>
<th>Period</th>
<th>Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan Period (2018-2033)</td>
<td>3,600 dwellings</td>
</tr>
<tr>
<td>Period 2016 – 2018 (2 years @ 240 pa)</td>
<td>480 dwellings</td>
</tr>
<tr>
<td>Shortfall (the shortfall at the 31st March 2016)</td>
<td>241 dwellings</td>
</tr>
<tr>
<td>TOTAL</td>
<td>4,321 dwellings</td>
</tr>
</tbody>
</table>
5.7 In relation to the supply of sites to meet this total, at the time of writing the potential supply is:

Allocations supported through the Local Plan spatial strategy 4,740 dwellings

5.8 This situation illustrates the potential supply of sites to deliver the Local Plan housing land requirement. However, it should be noted that a number of the sites that have allocations supported through the Local Plan spatial strategy are expected to build out prior to the planned adoption of the Plan in 2018.

5.9 In addition, whilst the role in housing delivery of minor sites with planning permission (windfalls) is noted, and can be significant, for the purposes of the Local Plan this type of site is not being relied upon to deliver the housing land requirement. The Council is also not relying on sites that may have planning permission but which do not accord with the spatial strategy.

5.10 Finally, there are a number of sites across the District that have planning permission where there are deliverability concerns and / or a history of unimplemented permissions. In a number of instances, these sites are also in less sustainable settlements or unsustainable locations. As a result, for the purposes of the Local Plan this type of site is not being relied upon to deliver the housing land requirement.

HOUSING ALLOCATIONS

5.11 Sites which have been allocated in the Local Plan to provide the supply of sites to meet the housing land requirement during the plan period are listed in policy LC1: Housing Allocations.

5.12 Allocations have been made by balancing a range of considerations, such as the site’s availability, suitability and deliverability, and also the findings of the Sustainability Appraisal process.

5.13 A brief description of the sites allocated for housing development is given below.

Small Town - Bolsover

Bolsover North Strategic Site

5.14 This strategic site is described in more detail in Chapter 4. However, it is expected to deliver approximately 900 dwellings between 2017 and 2028.

Land off Langwith Road and Mooracre Lane

5.15 This site is situated to the east of Bolsover, is approximately 17.9 hectares in size and is expected to deliver approximately 360 dwellings between 2018 and 2028. The site has outline planning permission and a reserved matters application is being prepared for the first phase of the development. The site is expected to contribute to increasing the capacity of the local highway network and schools, to provide sufficient green space within the site and affordable housing.
Land at Blind Lane

5.16 This site is situated to the north-west of Bolsover, is approximately 12 hectares in size and is expected to deliver approximately 250 dwellings between 2025 and 2033. The site has outline planning permission and a reserved matters application is being prepared for the first phase of the development. The site is expected to contribute to increasing the capacity of the local highway network, GP surgery and schools, and to provide sufficient green space within the site.

Land between Shuttlewood Road and Oxcroft Lane

5.17 This site is situated to the north of Bolsover, is approximately 11.8 hectares in size and is expected to deliver approximately 200 dwellings between 2028 and 2033. The majority of the site has outline planning permission, with the southern most part having a partially implemented full permission. The remainder of the site does not yet have permission but following permission being granted for the majority of the site, discussions with the affected landowners are now taking place and it is expected that these discussions will lead to a new and comprehensive proposal to come forward. The site is therefore expected to facilitate the reprioritisation of Shuttlewood Road through the site and to connect to Oxcroft Lane so increasing the capacity and traffic flow of the local highway network, to contribute to increasing the capacity of local schools and GP surgery, and to provide sufficient green space within the site and affordable housing.

Land to the South of Carr Vale Working Men’s Club

5.18 This site is situated to the south of Bolsover and is approximately 0.5 hectares in size. The site has full planning permission and is expected to deliver 13 dwellings between 2017 and 2018.

Small Town - Shirebrook

Land at Brookvale

5.19 This site is situated to the south of Shirebrook, is approximately 24 hectares in size and is expected to deliver approximately 650 dwellings between 2016 and 2029. The site has outline planning permission with a reserved matters permission for the first phase of the development which is now under construction. A reserved matters application is being prepared for later phases of the development. The site is expected to contribute to providing a substantial green space within the site, a small area of commercial development in the south west corner of the site, to provide a highway connection to Bracken Road to the north and footpath / greenway connections to the Archaeological Way on the east of the site.

Model Infants School, Central Drive

5.20 This building is situated to the south of Shirebrook town centre and is expected to deliver 20 residential units within the former school building by 2020. The proposal has full planning permission and listed building consent for the conversion works.
Emerging Town - South Normanton

Land at Carter Lane West

5.21 This site is situated to the east of the residential part of South Normanton and is approximately 1.9 hectares in size. The site has full planning permission and is currently under construction and is expected to deliver its remaining 12 dwellings by 2017.

Land to the rear of 1 to 35 Red Lane

5.22 This site is situated to the south-west of South Normanton, is approximately 1.6 hectares in size and is expected to deliver approximately 50 dwellings between 2018 and 2020. The site has outline planning permission and a reserved matters application is being considered by the Council. The site is expected to contribute to increasing the capacity of local schools and to provide sufficient green space within the site and affordable housing.

Land at Rosewood Lodge Farm, Alfreton Road

5.23 This site is situated to the south-west of South Normanton, is approximately 6.2 hectares in size and is expected to deliver approximately 145 dwellings between 2018 and 2023. The site has been considered by the Council in July 2016 and it was resolved to grant permission subject to conditions and the completion of the S106 agreement. The site is expected to provide sufficient green space within the site and contribute to off-site formal recreation facilities, increasing the capacity of local schools and GP surgery but not affordable housing unless the site is built out more slowly than expected (based on interim affordable housing policy at time of approval).

Emerging Town - Clowne

Clowne Garden Village Strategic Site

5.24 This strategic site is described in more detail in Chapter 4. However, it is expected to deliver approximately 1000 dwellings between 2020 and 2033.

Land at Woodside Stables

5.25 This site is situated to the north of Clowne and is approximately 2.13 hectares in size. The site has full planning permission and is currently under construction and is expected to deliver its remaining 25 dwellings by 2017.

Land to rear of 169-207 Creswell Road

5.26 This site is situated in the north-east of Clowne and is approximately 0.77 hectares in size. The site has full planning permission and is currently under construction and is expected to deliver its 28 dwellings by 2017.
Land west of Mansfield Road

5.27 This site is situated in the south-west of Clowne and is approximately 13 hectares in size. The site involves several full planning permissions that are currently under construction, with outline planning permission on the southern-most part of the site. The site is expected to deliver the remaining 143 dwellings by 2020.

Large Village - Barlborough

Land north of Chesterfield Road

5.28 This site is situated to the west of Barlborough, is approximately 4.67 hectares in size and is expected to deliver approximately 150 dwellings between 2018 and 2022. The site has outline planning permission and a reserved matters application is being prepared for the development. The site is expected to contribute to increasing the capacity of local schools and to provide sufficient green space within the site and affordable housing.

Large Village - Creswell

Land at Skinner Street

5.29 This site is situated to the north of the centre of Creswell, is approximately 3.79 hectares in size and is expected to deliver 87 dwellings between 2022 and 2026. The site has full planning permission and is expected to provide vehicular access to Creswell Church of England Infant School and provision of a footpath across Derbyshire County Council land to the town centre.

Land south of Creswell Model Village

5.30 This site is situated to the south of Creswell, is approximately 6 hectares in size and is expected to deliver approximately 190 dwellings between 2018 and 2025. The site currently has a partially implemented full planning permission but a revised scheme is expected to bring forward development on the site. Due to the site being adjacent to the Creswell Conservation Area, the proposal will be expected to preserve the setting of the conservation area through the relationship and the creation of appropriate green spaces between the new buildings and the Model Village properties.

Large Village - Tibshelf

Land south of Overmoor View

5.31 This site is situated to the east of the northern half of Tibshelf, is approximately 7.25 hectares in size and is expected to deliver 170 dwellings between 2017 and 2023. The site has detailed planning permission and is expected to contribute to increasing the capacity of local schools and to provide sufficient green space within the site but not affordable housing unless the site is built out more slowly than expected (based on interim affordable housing policy at time of approval).
Land west of Spa Croft

5.32 This site is situated to the west of the southern half of Tibshelf, is approximately 1.8 hectares in size and is expected to deliver 57 dwellings between 2017 and 2019. The site has full planning permission and is expected to contribute to increasing the capacity of local schools and neighbouring green spaces but not affordable housing unless the site is built out more slowly than expected (based on interim affordable housing policy at time of approval).

Large Village - Whitwell

Former Whitwell Colliery Strategic Site

5.33 This strategic site is described in more detail in Chapter 4. However, it is expected to deliver approximately 200 dwellings between 2026 and 2033.

Small Village - Newton

Land to rear of 27 to 53 Alfreton Road

5.34 This site is situated to the south of Newton and is approximately 1.63 hectares in size. The site has detailed planning permission and is currently under construction and is expected to deliver its remaining 20 dwellings by 2017.

Small Village - Glapwell

Land at Glapwell Nurseries

5.35 This site is situated to the north of Glapwell and is approximately 0.45 hectares in size. The site has detailed planning permission and is expected to deliver its 16 dwellings by 2018.

Small Village - New Houghton

Land off Appleby Road

5.36 This site is situated in the centre of New Houghton and is approximately 3 hectares in size. The site has full planning permission and is currently under construction and is expected to deliver its remaining 21 dwellings by 2017.

Small Village - Hodthorpe

Land at Queens Road Allotments

5.37 This site is situated to the south of Hodthorpe, is approximately 1.8 hectares in size and is expected to deliver its 38 dwellings between 2018 and 2022. The site has outline planning permission and is expected to relocate and expand the allotment provision in the village in advance of development, to provide a 1 ha community woodland and a permissive path to the south of the allotment.
relocation site and a 400sqm parking area within the site to reduce on-street parking on Queens Road.

**Policy LC1: Housing Allocations**

The following sites are allocated on the Policies Map for housing to deliver the housing land requirement set out in policy SS2: Scale of Development and in accordance with the strategy set out in policy SS3: Spatial Strategy and Distribution of Development:

- a) Bolsover North Strategic Site
- b) Land off Langwith Road and Mooracre Lane, Bolsover
- c) Land at Blind Lane, Bolsover
- d) Land between Shuttlewood Road and Oxcroft Lane, Bolsover
- e) Land to the South of Carr Vale Working Men’s Club, Bolsover
- f) Land at Brookvale, Shirebrook
- g) Model Infants School, Central Drive, Shirebrook
- h) Clowne Garden Village Strategic Site
- i) Land at Woodside Stables, Clowne
- j) Land to rear of 169-207 Creswell Road, Clowne
- k) Land west of Mansfield Road, Clowne
- l) Land at Carter Lane West, South Normanton
- m) Land to the rear of 1 to 35 Red Lane, South Normanton
- n) Land at Rosewood Lodge Fm, Alfreton Road, South Normanton
- o) Land north of Chesterfield Road, Barlborough
- p) Land at Skinner Street, Creswell
- q) Land south of Creswell Model Village, Creswell
- r) Land south of Overmoor View, Tibshelf
- s) Land west of Spa Croft, Tibshelf
- t) Former Whitwell Colliery Strategic Site
- u) Land to rear of 27 to 53 Alfreton Road, Newton
- v) Land at Glapwell Nurseries, Glapwell
- w) Land off Appleby Road, New Houghton
- x) Land at Queens Road Allotments, Hodthorpe

In order to achieve sustainable development, the local planning authority will impose conditions on planning permissions or seek to enter into a planning obligation under S106 of the Town and Country Planning Act 1990 to secure the expected requirements for each site set out in paragraphs 5.14 to 5.37 and where relevant elsewhere in this Plan.

**Key evidence base**

- Land Availability Assessments (September 2016)

**You told us that...**

Achieving sustainable growth in the District’s most sustainable settlements is important to you provided they contribute to the local community’s infrastructure requirements.
Alternative options considered but not selected...

Following selection of the Preferred Spatial Strategy, the Council has considered several options for alternative site options to deliver the spatial strategy based on the known available land. These alternative options were subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Local planning authorities should boost significantly the supply of housing by identifying key sites which are critical to the delivery of the housing strategy over the plan period, i.e. years 1-5, years 6-10 and years 11-15 (paragraph 47).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective C: Countryside, Landscape Character and Wildlife
Objective D: Historic Environment
Objective E: Regeneration
Objective G: Infrastructure and New Facilities
Objective H: Sustainable Transport
Objective I: Green Spaces and Green Infrastructure
Objective J: Rural Areas
Objective K: Health and Well Being
Objective L: Economic Prosperity
Objective M: Employment Opportunities
Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicator: Net housing completions (per site)

Target: Annual housing delivery target (based on housing trajectory per site)

Trigger for Review: Performance against target (site delivery behind target)

HOUSING NEED, RANGE AND CHOICE

Affordable Housing

5.38 The definition of ‘affordable housing’ is currently set out in national guidance and covers social rented, affordable rented, and intermediate housing whose needs
are not met by the market. The current definition does not cover private rented accommodation. Affordable housing is based on need.

5.39 Two key studies have been used to inform the issue of affordable housing in this Plan. These are:

a) The SHMA and Economic Viability Study Review (David Couttie Associates and Levvel 2012)
b) The North Derbyshire and Bassetlaw (Housing Market Area wide) Strategic Housing Market Assessment (GL Hearn 2013)

5.40 The most important issues relevant to a discussion of affordable housing in Bolsover district are:

a) The level of need for affordable housing in the district;
b) The reasons for the level of need;
c) How the need is being met; and
d) Viability and the level of affordable housing that can reasonably be delivered through planning agreements.

5.41 In relation to the need for affordable housing, both of the studies identify a high theoretical need for affordable housing in the district. The Couttie and Levvel study notes that generally affordable need levels result from the relationship between local house prices and incomes. In the case of Bolsover the level of need arises not so much from the high level of house prices (as Bolsover is one of the UK’s least expensive housing markets), but rather as a result of extremely low incomes.

5.42 There are already high levels of social housing in the district, with some parts of the district having levels of over 26% compared with national levels of 17%. In addition, both studies note that there is a large private rented sector in the district which meets the needs of a significant number of households. A considerable amount of housing in this private rented sector is made up of former National Coal Board (NCB) properties. These are let at rents not dissimilar to Council rents. The result of this is that in some parts of the district over 43% of the housing stock is made up of social and private rented properties. Lettings information suggests that the existing social stock is not under pressure.

5.43 In essence the demand for affordable housing is already well met by the Council and the private sector across the district. However, there is no guarantee that the private sector provision will either maintain affordable rent levels or maintain the quality that the public sector seeks to achieve. Therefore where it is possible to add to the public sector provision, without adversely affecting the viability of a scheme, affordable housing will be sought.

5.44 Whilst as a core principle, affordable housing targets should be based on evidence of ‘need’, other key factors include viability and deliverability. If the affordable housing requirement is too high, it runs the risk of making market housing unviable, affecting delivery and possibly meaning that less or little housing gets built. National guidance requires that planning obligations should not be so onerous as to prevent development coming forward.
5.45 In terms of viability, the Couttie and Level Study noted that the viability of residential development over much of the District is marginal even with no requirement for a percentage of affordable housing provision. If the Council were to propose an affordable housing requirement for all new residential developments, developers and the Council would inevitably become involved in complicated discussions of viability, but the end result would only be a small number of affordable homes.

5.46 In response to the study in 2012 the Council changed the operation of its affordable housing policy. Under the revised requirement, the delivery of affordable housing is negotiated on sites of 25 houses or more, based on a detailed viability analysis of the development proposal. However the Council currently waives this requirement where the developer enters into a planning obligation to deliver 10% of the housing on site within 3 years and 50% within 5 years. The aim of this is to increase the overall level of housing delivered in the district, and meet the five year supply.

5.47 Most of the planning permissions granted for housing development of over 25 dwellings since the change in the operation of the affordable housing have been the subject of a legal agreement to either provide affordable housing (typically around 10% of the total housing delivered on site), or deliver 50% of the site within five years. In terms of delivery, as has been noted, the authority, and wider Housing Market Area are characterised by low levels of housing delivery, and none of the authorities in the housing market achieve a year on year 5 year build rate against their respective housing targets. However, in recent years out of the authorities in the housing market area, Bolsover has come closest to meeting its housing target. In the absence of other identified factors, it seems likely that the current approach to the delivery of affordable housing is a factor in this.

5.48 National guidance requires that planning obligations should be flexible, to prevent planned development being stalled, and should not be so onerous as to prevent development coming forward. Low cost market housing has not previously fallen with the definition of ‘affordable housing’. Currently, the Government is keen to encourage the supply of ‘starter homes’ and further guidance on this is anticipated shortly.

5.49 Given the current market uncertainties and possible new Regulations to provide new starter homes the Council is proposing to commission further work to inform an up to date policy on affordable housing, which is flexible, and seeks to ensure that overall housing delivery continues; but that affordable housing is delivered where viable and when economic conditions permit. Policy LC2 aims to ensure that new affordable housing will be delivered where viable.

**Policy LC2: Affordable Housing**

The Council will require applications for residential development comprising 25 or more dwellings to provide 10% as affordable housing, on site, or to pay for a detailed viability analysis of the development proposal to negotiate a lower level of provision.
Key evidence base

- Strategic Housing Market Assessment (November 2013)
- Affordable Housing Needs and Viability Study (October 2012)
- National Planning Policy Framework (March 2012)

You told us that...

Although this issue has not been the subject of specific consultation previously, several people supported the objective to provide housing that meets the needs of all sectors of the community.

Alternative options considered but not selected...

Three housing target options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the need to ensure that the District’s housing needs are met. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Councils should ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing as far as is consistent with the policies in the NPPF. Councils should help to deliver a wide choice of quality homes to create sustainable, inclusive, and mixed communities, setting policies for meeting identified affordable need (paragraph 47).

Which Local Plan Objectives will it meet?

Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: The number of affordable homes delivered on housing sites of 25 or more dwellings

Targets: To provide affordable homes on all sites of 25 or more dwellings

Triggers for Review: Trend of successful appeal decisions against this policy
Rural Exceptions Sites

5.50 Much of the District is rural in character. The principles of planning for sustainability give great weight to concentrating new development in urban areas. However, a substantial proportion of the District’s population live and / or work in small settlements and rural areas. Whilst it is usually desirable to minimise housing development in rural areas, this can create difficulties in rural communities for people who want or need to live in the villages in which they have been born or bought up in, or in which they have found employment, but who cannot afford to buy or rent open market housing.

5.51 National guidance encourages consideration of rural exception sites, and their possible facilitation through an element of market housing.

5.52 To ensure ‘exceptions’ development does not become part of the private housing market over time (and once again beyond the affordability of local people), the provision of affordable homes on any ‘exceptions sites’ would need to continue in perpetuity. Policy LC3 aims to facilitate the provision of additional affordable housing to meet local needs in rural areas.

Policy LC3: Rural Exceptions Sites

The development of sites for affordable housing in rural settlements to meet the needs of the local community will be permitted where:

a) The majority of the homes provided are affordable;
b) There is a proven need for affordable housing from households who have a strong local connection with the parish or an adjoining parish, supported by an up to date housing needs survey;
c) They are of size, type, tenure, occupancy and cost suitable to meet identified local needs;
d) The site adjoins a settlement and does not have a disproportionate impact on local environment or historic assets;
e) The type of affordable housing and scale of provision are limited to meeting the proven local need;
f) A planning obligation is enforced which retains all the dwellings and gives priority to occupation by those with a strong local connection with the parish or adjoining parishes;
g) The housing market element is limited in proportion to that which is essential to enable the delivery of a viable affordable housing scheme to meet local needs, as demonstrated through a viability assessment.

Key evidence base

- National Planning Policy Framework (March 2012)
You told us that...

Although this issue has not been the subject of specific consultation previously, several people supported the objective to provide housing that meets the needs of all sectors of the community.

Alternative options considered but not selected...

Three housing target options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the need to ensure that the District’s housing needs are met. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

In rural areas Councils should plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (paragraph 54).

Which Local Plan Objectives will it meet?

Objective J: Rural Areas
Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: Number of houses built on rural exception sites

Targets: None

Triggers for Review: Trend of successful appeal decisions against this policy

Type and Mix of Housing

5.53 The type and mix of housing developed in the district can help ensure the needs of local people are met. However, it can also play a role in ensuring inclusive communities; attracting industry; and improving the physical environment and the overall image of the District.

5.54 National policy is that local authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities.
5.55 The joint Strategic Housing Market Assessment (SHMA) recognises these factors and makes recommendations in relation to the mix of housing. The SHMA recommends that the mix for new market housing should comprise:

a) 0-5% 1 bedroom homes  
b) 30-35% 2 bedroom homes  
c) 40-45% 3 bedroom homes  
d) 20-25% 4 or more bedrooms

5.56 Nationally and locally there is an aging population with people living longer, and needing more accessible accommodation. The district is characterised by an aging population, with a higher than average percentage of retired households. In addition, poor health is a significant issue for many in the district. 32% of all households have one or more members with identified support needs. Demographic trends are expected to lead to a growth in the number of households with support needs by 2,800 to 2031.

5.57 It should be noted that these figures are indicators against which delivery is monitored rather than a target for each individual site. Policy LC4 aims to provide the type of housing the district needs and to help to create inclusive mixed communities.

**Policy LC4: Type and Mix of Housing**

Development proposals for new housing should seek to ensure an appropriate mix of dwelling types, and sizes, taking account of existing imbalances in the housing stock, site characteristics, the characteristics of adjoining development, and viability and market considerations.

The Council will support the provision of housing for older people and specialist housing provision across all tenures, including level access flats, houses, bungalows, and sheltered housing or extra care schemes, in appropriate locations, close to services and facilities. The Council will also support the provision of specialist housing, including nursing homes and residential facilities, in appropriate locations and where there is an identified need and where proposals accord with other Policies of the Plan.

In order to ensure that older people are able to secure and sustain their independence in a home appropriate to their circumstances, the Council actively encourages developers to build new homes to standards such as Lifetime Homes, so that they can be readily adapted to meet the needs of those with disabilities and older people as well as assisting independent living at home.

Large development proposals will be expected to consider the contribution self-build can make to the mix and type of development.

**Key evidence base**

- National Planning Policy Framework (March 2012)
Consultation Draft Local Plan – Chapter 5 Living Communities

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- Strategic Housing Market Assessment (November 2013)

You told us that...

Although this issue has not been the subject of specific consultation previously, several people supported the objective to provide housing that meets the needs of all sectors of the community.

Alternative options considered but not selected...

Three housing target options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the need to ensure that the District’s housing needs are met. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Councils should plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community including; families with children; older people; people with disabilities; service families; and people wishing to build their own homes (paragraph 50).

Which Local Plan Objectives will it meet?

Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: Diversity of housing in new housing delivered
Targets: Compliance with policy requirements
Triggers for Review: Trend of successful appeal decisions against this policy

Specialist Housing

5.58 As noted above and elsewhere in this Local Plan, significant numbers of residents in the district suffer from ill health and require support needs. In addition to this, a quarter of households in the District contain older people. The number of households including people of a pensionable age is expected to increase by a very substantial 3,600 to 2031 (an increase of 43%). This may create significant demand for specialist accommodation. It is likely to support demand for bungalows.
5.59 Without additional specialist accommodation and bungalows it is predicted that the number of households’ under-occupying homes will increase by 2,000 as people wanting to downsize will be unable to do so. Provision of housing targeting older age groups can help to release family homes. Policy LC5 aims to ensure that the needs of elderly and vulnerable residents are met and family housing can be released as people can downsize into accommodation better suited to their needs.

**Policy LC5: Specialist Housing**

Planning permission for ten or more dwellings, or for sites with a gross area of 0.3 hectares or above, will be granted if at least 10% of the dwellings are bungalows or specially adapted housing for the elderly or vulnerable groups*, unless the development is specifically for apartments.

*Part M4(2) or M4(3) of the Building Regulations 2010 - 2015 Edition

**Key evidence base**

- National Planning Policy Framework (March 2012)
- Affordable Housing Needs and Viability Study (October 2012)
- Strategic Housing Market Assessment (November 2013)

**You told us that...**

Although this issue has not been the subject of specific consultation previously, several people supported the objective to provide housing that meets the needs of all sectors of the community.

**Alternative options considered but not selected...**

Three housing target options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the need to ensure that the District’s housing needs are met. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

**The NPPF tells us that...**

Councils should ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing as far as is consistent with the policies in the NPPF. Councils should help to deliver a wide choice of quality homes to create sustainable, inclusive, and mixed communities (paragraph 47).
Which Local Plan Objectives will it meet?

Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

**Indicators:** Amount of specialist housing delivered

**Targets:** Compliance with policy requirements

**Triggers for Review:** Trend of successful appeal decisions against this policy

5.60 The government wants to enable more people to build or commission their own homes. The Council has set up a register of individuals and associations who are looking for serviced plots of land in the district on which to build their own homes. To date, very few people have expressed an interest in this type of house building. However, the register has only recently been set up (April 2016), and it is therefore considered that it would be appropriate to make provision to enable this type of house building. Policy LC6 aims to ensure that the aspirations of people who want to build their own homes can be met.

**Policy LC6: Custom and Self Build Dwellings**

Planning permission for ten or more dwellings, or for sites with a gross area of 0.3 hectares or above, will be granted if at least 5% of the dwelling plots (or a minimum of one) are set aside as serviced plots for sale to custom or self builders, unless the development is for apartments or involves the change of use / conversion of existing buildings. Plots will be made available and marketed appropriately* for at least 12 months and if they have not been sold, the plot(s) may either remain on the open market as custom build or be offered to the council or a housing association before being built out by the developer as an affordable housing unit.

*Marketing should be through an appropriate agent as well as through the council’s website. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application.

**Key evidence base**

- National Planning Policy Framework (March 2012)
- The Self-Build and Custom Housebuilding (Register) Regulations 2016
You told us that...

This issue has not previously been the subject of specific consultation.

Alternative options considered but not selected...

Three housing target options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the need to ensure that the District’s housing needs are met. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Local authorities should help to deliver a wide choice of high quality homes (paragraphs 47-55).

Which Local Plan Objectives will it meet?

Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: Amount of custom and self build housing delivered
Targets: Compliance with policy requirements
Triggers for Review: Trend of successful appeal decisions against this policy

GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

5.61 National policy requires local planning authorities to carry out assessments of the future accommodation needs of gypsies and travellers in the form of Gypsy and Traveller Accommodation Assessments (GTAA). In accordance with the Duty to Co-operate a GTAA was jointly commissioned by the authorities in Derbyshire and East Staffordshire. The assessment was agreed in September 2015, and covers a twenty year period from 2014-2034. The study identifies the following need for Bolsover:
Figure 5A: Bolsover District Council’s objectively assessed need for Gypsy and Traveller accommodation as shown in the Derbyshire and East Staffordshire Gypsy and Traveller Accommodation Assessment 2015

<table>
<thead>
<tr>
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</tr>
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<tbody>
<tr>
<td>Residential Pitches</td>
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<td>2</td>
<td>3</td>
<td>3</td>
<td>17</td>
</tr>
<tr>
<td>Housing</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>7</td>
</tr>
<tr>
<td>Showpeople’s plots</td>
<td>8</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>13</td>
</tr>
</tbody>
</table>

5.62 Since 2014, 1 pitch has been granted planning permission at Planning Committee on 4th May 2016 at land between, and to the rear of 3 and 5 Brookhill Lane, Pinxton, for a residential traveller site for 1 mobile home and two touring caravans. This planning permission has been implemented and reduces the district’s requirement over the plan period from 17 to 16 pitches.

5.63 The Council has issued a call for sites and it is hoped that willing landowners will submit site suggestions for Gypsy and Traveller Pitches and Travelling Showpeople’s Plots, for the Council’s consideration. Small extensions to existing Gypsy and Traveller sites at Shuttlewood and Pinxton are also under consideration. It is the intention to allocate sites to meet the identified need if enough willing landowners come forward with suitable sites. Policy LC7 will be used to guide site allocations and will also be used to decide applications. It aims to ensure the needs of Gypsies, Travellers, and Travelling Showpeople are met.

**Policy LC7: Gypsies, Travellers and Travelling Showpeople**

Planning permission for new sites will be granted if the proposed development:

a) is shown to meet a need identified in an independent assessment;
b) will result in an acceptable living environment for its residents;
c) is located within a reasonable distance (preferably within 2 kilometres) of a convenience food store, a primary school, and a doctor’s surgery;
d) has safe highway access with adequate provision for parking and servicing; and in the case of sites for travelling showpeople has good access to the strategic highway network;
e) is so located, designed and landscaped that its use will not significantly detract from the character of the area or from the amenity of adjoining or nearby land and so enclosed as to prevent encroachment onto adjoining land;
f) is appropriate to the scale of the nearest settlement, its local services and infrastructure;
g) will not cause unacceptable nuisance to existing neighbours by virtue of noise and other disturbance caused by on-site activity and/or movement of vehicles to and from the site;
h) is not within the green belt, or in areas at high risk of flooding;
i) provides for a S106 agreement that ensures that the future use of the site shall only be to meet the identified need.
In exceptional circumstances consideration may be given to development adjacent to existing permitted sites where it has been demonstrated that there are benefits to the social grouping and that overall impacts meet the criteria of this policy.

Where it is possible that a proposal may cause material harm to nearby uses, a temporary permission may be granted to assess its actual impact provided that there are strong compassionate or other personal grounds on behalf of the applicant to do so. In such cases the temporary permission will be restricted to a personal permission for the applicant only.

Applications for new sites and refurbishment of existing sites should meet the design guidelines as detailed in National Guidance, where possible and relevant.

The Council will meet any new need deemed to be necessary for further provision of sites to accommodate Gypsies, Travellers or Travelling Showpeople as the Gypsy and Traveller Accommodation Assessment is updated over the plan period.

**Key evidence base**

- Derbyshire Gypsy and Traveller Accommodation Assessment (2014)
- National Planning for Traveller Sites (2015)

**You told us that...**

Although this issue has not been the subject of specific consultation previously, several people supported the objective to provide housing that meets the needs of all sectors of the community.

**Alternative options considered but not selected...**

Three housing target options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the need to ensure that the District’s housing needs are met. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

**National Planning for Traveller Sites (2015) tells us that...**

Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions where applications come forward.

**Which Local Plan Objectives will it meet?**

Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

**Indicators:** The number of Gypsy and Traveller Pitches, and Travelling Showpeople’s plots granted planning permission, developed, refused, granted on appeal and appeal’s withheld.

**Targets:**
1) 16 Gypsy and Traveller Pitches developed by 2034
2) 9 Pitches developed by 2019
3) 13 Showpeople’s Plots developed by 2034
4) 8 Showpeople’s Plots developed by 2019

**Triggers for Review:** Either 0 Gypsy and Traveller Plots and 0 Travelling Showpeople’s Pitches granted within 5 years of Adoption

**Agricultural, Forestry, and Other Occupational Dwellings in the Countryside**

5.64 As noted above, much of the district is rural in character. In many instances it will be possible for workers in agricultural and land-based occupations to live in a town or village near to their business location. However, occasionally the nature of agricultural and other rural businesses make it essential for someone to live on, or in close proximity to the business.

5.65 Such dwellings should be commensurate with the needs of the holding and not the person requiring the accommodation. Unusually large dwellings in relation to the needs of the unit, or expensive construction in relation to the income it can sustain, will not be permitted.

5.66 Where a new dwelling is permitted, this will be the subject of a condition ensuring the occupation will be limited to a person solely or mainly working, or last working in the locality in agriculture, horticulture, forestry, equestrian activities or other rural business (or a surviving partner of such a person, and any resident dependents). Policy LC8 aims to ensure the housing needs of people working in essential rural occupations are met.

**Policy LC8: Agricultural, Forestry and Other Occupational Dwellings in the Countryside**

Planning permission for a new dwelling in the countryside based upon the essential needs of agriculture and forestry shall be permitted where all of the following criteria are met:

a) an independent appraisal is submitted with the application demonstrating that there is a functional need for the proposed dwelling which cannot be met by existing
suitable accommodation available in the area, or by rearranging duties and responsibilities between workers;

b) the size of the proposed dwelling is appropriate to its functional need;

c) in all cases a financial test is also submitted to demonstrate the viability of the business proposed or as proposed to be expanded;

d) the dwelling cannot be provided by adapting or converting an existing building on the holding;

e) the proposed dwelling is located within or adjacent to the existing farm buildings or other dwellings on the holding;

f) the proposed dwelling does not involve replacing a dwelling disposed of as general market housing;

g) the design of the proposed dwelling is in harmony with the landscape character type and appearance of the countryside;

h) occupancy is limited by way of a planning condition or obligation.

Any proposal for a farm unit which has been subject to fragmentation, or is known to be about to be affected by it, shall be subject to planning obligations to tie the dwellings to adjacent farm buildings to prevent them being sold separately.

Key evidence base

- National Planning Policy Framework (March 2012)

You told us that...

This issue has not previously been the subject of specific consultation.

Alternative options considered but not selected...

Three housing target options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the need to ensure that the District’s housing needs are met. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Councils should avoid new isolated homes in the countryside unless there are special circumstances including the essential need for a rural worker to live permanently at or near their place of work in the countryside (paragraph 55).

Which Local Plan Objectives will it meet?

Objective J: Rural Areas
Objective N: Meeting Housing Needs
How will the policy be monitored?

**Indicators:** Compliance with policy

**Targets:** All occupational dwellings in the countryside to be in accordance with this policy

**Triggers for Review:** Trend in appeals granted contrary to policy

5.67 In order to retain the property for its intended use, a restrictive condition will be included on any planning approval for a dwelling allowed under the above policy limiting its occupation to a person solely or mainly, or last working in agriculture, forestry or a rural enterprise.

5.68 However, it is accepted that there will be circumstances where these dwellings are no longer required for the purpose for which they were originally intended. Any application to remove a restrictive occupancy condition for any dwelling in the countryside will need to demonstrate that the need for which the dwelling was approved originally, no longer exists. Policy LC9 below sets out the criteria the Council will apply to any application to remove a restrictive condition to ensure that such dwellings can remain available. An applicant would be expected to appropriately market the dwelling for a reasonable period at a realistic market price for an agricultural tied dwelling to establish whether it could meet the existing functional needs of another local farm or rural business. Evidence demonstrating how this requirement has been investigated will need to be included to support any application to vary or remove a restrictive occupancy condition. Policy 9 aims to provide guidance on the removal of agricultural occupancy conditions, and avoid the proliferation of new dwellings in unsustainable locations.

**Policy LC9: Removal of Agricultural and Other Occupancy Conditions**

Planning permission for the removal of a restrictive occupancy condition for an agricultural, forestry or other similar worker on a dwelling will only be given where it can be evidentially shown:

a) That there is no longer a continued need for the property on the holding or for the business;

b) There is no long term need for a dwelling with restricted occupancy to serve a need in the locality;

c) The property has been marketed locally for an appropriate period (minimum 18 months) at an appropriate price and evidence of marketing is demonstrated.

**Key evidence base**

- National Planning Policy Framework (March 2012)
You told us that...

This issue has not previously been the subject of specific consultation.

Alternative options considered but not selected...

Three housing target options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the need to ensure that the District’s housing needs are met. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Councils should avoid new isolated homes in the countryside unless there are special circumstances including the essential need for a rural worker to live permanently at or near their place of work in the countryside (paragraph 55).

Which Local Plan Objectives will it meet?

Objective J: Rural Areas

How will the policy be monitored?

Indicators: Compliance with policy

Targets: Changes in the use of all former occupational dwellings in the countryside to be in accordance with this policy

Triggers for Review: Trend in appeals granted contrary to policy
CHAPTER 6 – WORKING COMMUNITIES

INTRODUCTION

6.1 A key role of the Local plan is to set out the quantity and the type of employment land that would meet the needs of the District. This is identified through analysis of housing, population and economic growth, in line with the Spatial Strategy.

6.2 The strength of Bolsover District’s economy is vital to the future prosperity and quality of life of its residents. Economic development can help increase employment opportunities and income, help regenerate deprived communities and create the confidence needed to encourage long term investment.

6.3 The decline of mining and related industries in the latter part of the last century left the District facing severe economic challenges. However, these challenges were faced head on. Between 1985 and 2003 the amount of commercial and industrial floor space in Bolsover grew by 57% compared with 23% in England as a whole. Between 2000 and 2016 126.12 hectares of B Class employment land was developed in the district, at an average of 7.4 hectares per year. 63% of this development has been for B8 Warehousing (Storage Distribution). This reflects the district’s position alongside junctions 28, 29, 29A, and 30 of the M1 and the A38 that intersects with the M1 at Junction 28.

6.4 Bolsover District Council’s Economic Development and Housing Strategy aims to support the local economy and deliver new housing and commercial growth up to 2020. The core priorities of the Strategy are to:

a) Support and encourage economic growth;
b) Ensure a more balanced housing market;
c) Support the development of existing and new business;
d) Support the creation of employment pathways training opportunities;
e) Support housing growth.

6.5 Unlocking the capacity of major employment sites is a key element in supporting the delivery of these ambitions. However, the strategy also highlights a number of key challenges associated with this process, including:

a) A legacy of large scale Brownfield sites, which require significant remediation and investment;
b) The poor viability of commercial development may require assistance to help the area deliver its GVA and jobs growth forecast;
c) The need to ensure that sufficient employment land is available to meet future job growth forecasts.
ECONOMIC GROWTH AND EMPLOYMENT LAND PROVISION

B Class employment uses

6.6 The Economic Development Needs Assessment (2015) recommends that the Council should allocate a target of between 65 and 100 hectares of B class Employment land. Whereby a target of 65 hectares would be made up of:

   a) 10 ha - B1 (a & b) uses
   b) 20 ha for B1 (c) and B2 Manufacturing uses
   c) 35 ha to accommodate likely levels of indigenous B8 uses

6.7 A target of between 65 and 100 hectares would only be justifiable if sites can be identified with sufficient flexibility to accommodate up to two large retail logistic developments covering up to 35 ha between them. Two sites have been identified to meet this requirement.

   a) a second large warehouse and associated land already developed at Brook Park, Shirebrook;
   b) a large warehouse, already developed, and an adjacent new allocation for another large warehouse at Castlewood Business Park.

Non – B class employment uses

6.8 Whilst the District has made a successful transition to a post-mining economy, there is a perceived need for a broader economic base, and for provision of higher skilled, higher paid employment. The Council has in the past taken a flexible approach to employment uses and has allowed a wider range of employment uses to occupy land on its employment sites. For example, a diagnostic and treatment centre (hospital), garden centre and A2 Offices, Hotel, Pub and restaurants, are located at Barlborough Links. This accords with National Planning Policy Guidance relating to the increasing diversity of employment generating uses (Paragraph: 033 Reference ID: 2a-033-20140306).

6.9 During the plan period there will be demand from non B class employment uses in the district, but the number, scale and nature of these uses will be difficult to predict. The types of location sought after by each non – B class will differ according to the needs of each use. It is possible that such uses will seek to locate on either allocated employment land, or to recycle sites within existing employment areas.

6.10 Rather than allocate land specifically for non B class employment uses, it is proposed that the plan should have a flexible approach to these uses coming forward over the plan period. If there is development pressure for such uses to locate on allocated employment sites, such applications should be treated on their merits and the situation monitored and reviewed over the plan period.
EMPLOYMENT LAND ALLOCATIONS

6.11 Policy WC1 below allocates just under a target of 100 hectares of B1, B2 and B8 employment land. This is made up of:-

   a) 10.98 ha have already been developed;
   b) 8.58 hectares is under construction;
   c) 5 sites totalling 29.39 ha have planning permission, and these sites are considered to be deliverable over the earlier to mid part of the plan period.

6.12 The following sites have either in part or whole been developed or development has started.

   o Sports Direct, Brook Park (Including Land off Blacksmiths Way), Shirebrook (9.75 ha)
   o Beaufit Lane, Brookhill Industrial Estate, Pinxton (1.23 ha)
   o Land off Midland Way, Barlborough (1.5 ha)
   o Castlewood Business Park, North (7.13 ha)

6.13 In addition to these, seven sites with a combined site area of 50.72 ha are allocated, and are considered to be more likely to deliver over the mid to later part of the plan period.

6.14 The allocated sites have been assessed through the Strategic Employment Land Availability Assessment and are considered to be available, suitable and achievable. These are discussed in more detail below.

Land at Seymour, Markham Vale

6.15 This site has outline planning permission and is divided into two plots by a road that forms part of Markham Vale (North). The site is currently being prepared for development purposes. The Seymour Link Road from Erin Road is currently being constructed to adoptable standards to be completed by October 2016. Developer Henry Boot Developments Ltd is investing in the site. The site is likely to come forward between 2016-2021.

Explore Industrial Park, Steetley

6.16 A cross boundary site (between Bolsover and Bassetlaw) covering 98ha (48.4ha of which is within Bolsover), including spine roads, extensive structural landscaping and ecological mitigation areas. Development platforms have been created for all four plots within Bolsover and planning permission exists for up to 38,750 m² B1/B2/B8/ancillary staff accommodation floorspace. All structural landscaping and ecological mitigation is in place. Zone 5B has been part-developed. Remaining zones are development-ready and total 10.7 hectares. The site is likely to be completed by 2026.
Land West of Farmwell Lane, Castlewood, South Normanton

6.17 This site is the last remaining plot within Bolsover’s side of the large cross boundary (with Ashfield) Castlewood Business Park, covered by an outline planning permission. The site is suitable for B1 (offices).

Land between Brickyard Farm and Barlborough Links, Barlborough

6.18 The site has outline planning permission for B1/B2/B8 uses, although a new application is currently being considered.

Land off Weighbridge Road (South), Brook Park, Shirebrook

6.19 This site is surrounded by uses associated with Sports Direct and the Tangent Business Centre to the north. The site currently has a temporary planning permission for the storage of containers.

Park View (South), Whaley Thorns

6.20 The site owners have made concerted efforts to attract employment uses to the site, and are confident that a firm will occupy the site in the near future, subject to planning permission.

Land South of Maisie’s Way, South Normanton

6.21 This 1.05 ha site is currently vacant and was intended to be a further phase of B1 (offices), but this part of the original planning permission lapsed. Access is available via Maisie’s Way. The agent expects the site to come forward within 5 years.

Wincobank Farm, South Normanton

6.22 A well located site to the strategic highway network, and the remaining part of a site that was allocated in the Bolsover District Local Plan (February 2000) as a reserve site for large firms. It is suitable for a variety of employment uses.

Land South of Farmwell Lane, Castlewood Business Park, South Normanton

6.23 This site would be a southern extension to the successful Castlewood Business Park, and suitable for a large warehouse.

Clowne Garden Village Strategic Site

6.24 This strategic site allocation will be a mixed use scheme providing for 20 hectares of B class employment use.

Colliery Road, Creswell

6.25 This site would be suitable for a continuation of the small business units of a similar size to those that currently exist along Colliery Road.
Former Whitwell Colliery Strategic Site

6.26 A masterplan has been prepared for the redevelopment of the former Whitwell Colliery strategic site, including 5 hectares of B class employment, either side of Colliery Road. Due to the complex issues concerning the removal of the tip and decontamination of the site, the sites are not likely to come forward until the latter half of the plan period.

Former Coalite Works Strategic Regeneration Site

6.27 This strategic regeneration site has planning permission for development but due to uncertainties surrounding contamination and HS2, whilst the Council fully support employment uses here, the Plan does not rely on its development to achieve our strategy.

6.28 Whilst the Council has provided sufficient sites to meet the employment targets for each of the B class uses, it is recognised that it is important to allow sufficient flexibility for the market to respond to the variety of sites in the district and changing market demands. However, it is expected that over the plan period most land will be developed for warehousing and less land will be developed for B1 (offices) which reflects the relative attractiveness of the district for those two uses. Policy WC1 below provides an indication of the likely B class use for each site.

Policy WC1: Employment Land Allocations

The Council will support the development of the following sites for B1, B2 and B8 uses over the plan period:

<table>
<thead>
<tr>
<th>Developed during 2015 / 2016</th>
<th>Ha</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sports Direct, Brook Park (Including Land Off Blacksmiths Way)</td>
<td>9.75</td>
<td>B8</td>
</tr>
<tr>
<td>Beaufit Lane, Brookhill Industrial Estate, Pinxton.</td>
<td>1.23</td>
<td>B8</td>
</tr>
<tr>
<td><strong>Already Developed Total</strong></td>
<td><strong>10.98</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sites under construction 2016 / 2017</th>
<th>Ha</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land off Midland Way, Barlborough</td>
<td>1.50</td>
<td>B1/B8</td>
</tr>
<tr>
<td>Castlewood Business Park, North</td>
<td>7.13</td>
<td>B8</td>
</tr>
<tr>
<td><strong>Under Construction Total</strong></td>
<td><strong>8.63</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sites with Planning Permission</th>
<th>Ha</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land at Seymour (Markham Vale)</td>
<td>10.05</td>
<td>B2 / B8</td>
</tr>
<tr>
<td>Explore Industrial Park, Explore Way (off A619), Steetley</td>
<td>10.70</td>
<td>B2/B8</td>
</tr>
<tr>
<td>Land West of Farmwell Lane, Castlewood, South Normanton</td>
<td>3.13</td>
<td>B1</td>
</tr>
<tr>
<td>Land between Brickyard Farm and Barlborough Links</td>
<td>4.44</td>
<td>B1/B8</td>
</tr>
<tr>
<td>Land off Weighbridge Road, Brook Park, Shirebrook</td>
<td>1.07</td>
<td>B1/B8</td>
</tr>
<tr>
<td><strong>Sites with Planning Permission Total</strong></td>
<td><strong>29.39</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Local Plan Allocations</th>
<th>Ha</th>
<th>Use</th>
</tr>
</thead>
</table>
Key evidence base

- Economic Development Needs Assessment (October 2015)
- Employment Land Portfolio (October 2015)
- Strategic Economic Land Availability Assessment (October 2016)

You told us that...

This is the first time this policy has been consulted on in the local plan process. The local plan objectives associated with the plan have been consulted on in the Identified Strategic Options (2015) and were generally supported. Responses can be viewed in the Statement of Consultation.

Alternative options considered but not selected...

Other employment sites were considered in the Strategic Economic Land Availability Assessment and were also subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

When drawing up their Local Plans, LPAs should plan positively for a strong, competitive economy (paragraph 21), Paragraphs 18-22, and 161 are also relevant to this policy.

Which Local Plan Objectives will it meet?

Objective E: Regeneration
Objective L: Economic Prosperity
Objective M: Employment Opportunities
How will the policy be monitored?

**Indicators:** The amount of allocated employment land developed per year

**Targets:** 5.5 ha per year (100 ÷ 18 years)

**Triggers for Review:** 50% or 50 hectares has been developed or 3 years with no growth

PROTECTED EMPLOYMENT SITES

6.29 The industrial estates and business parks in the district are home to a large proportion of jobs in the district and an important element of the district's employment portfolio. Over the plan period some businesses may cease to operate. Given the costs involved in building new employment units, it is important that, wherever possible, sustainable land and premises are recycled for another employment use. Some sites that are on the edge of employment areas may come under pressure for residential development (the policy below also includes the Mansfield Designer Outlet Shopping centre, not because it is considered to be a B class employment use, but in recognition of its employment role).

6.30 The NPPF is clear that sites should not be protected if there is no reasonable prospect of the site being used for employment in the future. In order to demonstrate this, an applicant will need to provide evidence that the site has been marketed for alternative employment uses. Such evidence will list all enquiries received by companies and reasons why they concluded that the site was not suitable.

6.31 A flexible approach will be taken to existing employment sites not protected by this policy. It is noted that permitted development rights apply to the conversion of some employment uses to other uses. The policy will be applied where such rights do not exist.

Policy WC2: General Principles for Economic Development

The sustainable growth of the District’s economy will be supported through:

a) Requiring proposals likely to create over 50 jobs to be accompanied by site specific travel plans to promote sustainable travel choices;

b) Encouraging proposals which help to create a higher wage higher skilled low carbon economy which develops, retains and enhances local skills. Job creating developments will be encouraged to demonstrate how they will maximize opportunities for employing local people and developing skills.

The following important existing and proposed employment areas (as shown on the Policies maps) are key economic drivers for the district for employment uses and will be protected:
i. Barlborough Links
ii. Station Road, Clowne
iii. Southfield Lane, Whitwell
iv. Explore Business Park, Steetley
v. Colliery Road, Creswell
vi. Crags Industrial Estate, Creswell
vii. Hillstown Business Centre, Bolsover
viii. Station Road, Bolsover inc (Castle Industrial Estate, Riverside Way, Bolsover Business Park, Intake Way)
ix. Park View, Whaley Thorns
x. East View Industrial Estate, Shirebrook
xi. Portland Street / Vernon Street / Sookholme Road, Shirebrook
xii. Brook Park, Shirebrook
xiii. Rotherham Road, New Houghton
xiv. Pleasley Vale Mills & Vale Engineering Park
xv. Mansfield Road, Bramley Vale
xvi. Saw Pitt Lane, Tibshelf
xvii. High View Road / Berristow Lane, South Normanton
xviii. Maisie’s Way, South Normanton
xix. Clover Nook Industrial Estate, South Normanton
xx. Castlewood Business Park and the Mansfield Designer Outlet Centre
xxi. EPC Explosives, Carnfield Hill, South Normanton
xxii. Fordbridge Lane, near Blackwell
xxiii. Brookhill Lane, Industrial Estate, Pinxton

This protection will be sustained unless it can be shown that the land or building is no longer physically suitable for employment uses and there is no realistic prospect of re-use or redevelopment for such uses by providing the following evidence:

1) The site has been marketed for a minimum of 2 years, with an estate agents board placed in a visible location on the site;
2) A list of enquiries received with reasons stated as to why the site was unsuitable for employment purposes, be submitted as part of any application;
3) Evidence that explains what attempts have been made to rectify the problems that prohibit the site from being re-used for employment, and explains why these problems cannot be overcome.

Proposals for the recycling of existing employment areas or the use of allocated employment land for other employment generating uses will be treated on their merits.

Key evidence base

- Economic Development Needs Assessment (October 2015)
- Employment Land Portfolio (October 2015)
- Strategic Economic Land Availability Assessment (October 2016)
You told us that...

This is the first time this policy has been consulted on in the local plan process. The local plan objectives associated with the plan have been consulted on in the Identified Strategic Options (2015) and were generally supported. Responses can be viewed in the Statement of Consultation.

Alternative options considered but not selected...

Three employment target options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the need to promote a strong economy which offers high quality local employment opportunities. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

When drawing up their Local Plans, LPAs should plan positively for a strong, competitive economy (paragraph 21), Paragraphs 18-22, and 161 are also relevant to this policy. Paragraph 157 states that Local Plans should identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation; Paragraphs 18-22, 36 and 161 are also relevant to this policy.

Which Local Plan Objectives will it meet?

Objective E: Regeneration
Objective L: Economic Prosperity
Objective M: Employment Opportunities

How will the policy be monitored?

Indicators: The amount of protected employment land lost to non-employment uses per year

Targets: None

Triggers for Review: If protected employment land is lost to non-employment uses through the Council losing an appeal

SUPPORTING THE RURAL ECONOMY

6.32 The NPPF supports the growth and expansion of all types of sustainable business and enterprise in rural areas. To enable this to happen it is important that planning policies facilitate rather than frustrate sustainable rural economic regeneration.
Some of the District’s villages and rural areas can provide appropriate locations for small businesses, particularly those which might be inappropriate in a built up urban area, or which need or benefit from a rural location.

**Policy WC3: Supporting the Rural Economy**

Sustainable rural employment and diversification will be supported in villages and within the countryside where this does not conflict with other local plan policies.

Employment generating developments of a scale appropriate to a small settlement and / or rural surroundings will be supported in rural areas where the development or activities are necessary to meet the needs of farming, forestry, recreation, tourism and other enterprises with an essential requirement to locate in the countryside, or where the business has no negative implications for the area and will help to support a sustainable rural economy and contribute to rural environmental or social regeneration. Such proposals should meet at least one of the following criteria:

a) secures a significant improvement to the environment or the conservation of a feature of acknowledged importance;
b) provides community facilities which meet a local need, where that need cannot be met in a settlement within the hierarchy;
c) re-uses brownfield land or existing buildings;
d) retains or expands existing businesses or enable existing small businesses to diversify;
e) provides for renewable energy generation, of a scale and design appropriate to its location.

**Key evidence base**

- Economic Development Needs Assessment (October 2015)

**You told us that...**

This is the first time this policy has been consulted on in the local plan process. The local plan objectives associated with the plan have been consulted on in the Identified Strategic Options (2015) and were generally supported. Responses can be viewed in the Statement of Consultation.

**Alternative options considered but not selected...**

Three employment target options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the need to promote a strong economy which offers high quality local employment opportunities. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.
The NPPF tells us that...

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (paragraph 28).

Which Local Plan Objectives will it meet?

Objective E: Regeneration
Objective L: Economic Prosperity
Objective M: Employment Opportunities

How will the policy be monitored?

Indicators: The amount of small scale employment related development built / converted in rural locations

Targets: None

Triggers for Review: If no new small scale employment related development has been built / converted in rural locations within 5 years after adoption

RETAIL, TOWN CENTRE AND LOCAL CENTRE DEVELOPMENT

6.33 Bolsover District contains four small town centres that were first identified in the adopted Bolsover District Local Plan (February 2000). At the time of the last surveys undertaken in 2013 and 2014 the centres had the following amount of floorspace devoted to town centre uses:

a) Clowne – 13,470 m²
b) Shirebrook – 12,095 m²
c) Bolsover – 9,891 m²
d) South Normanton – 5,500 m²

6.34 Below these town centres in the hierarchy are four local centres that have the following amount of town centre floorspace at the time of the last surveys in 2015:

a) Creswell – 4,600 m²
b) Pinxton – 3,350 m²
c) Tibshelf – 3,500 m²
d) Whitwell – 3,800 m²

6.35 A Retail Capacity Study Update, in 2011 identified a quantitative and qualitative need for convenience retail in Bolsover, Clowne and Shirebrook town centres and
recommended that the town centre boundaries be expanded to accommodate this need. Planning permissions for a new Tesco in Shirebrook, an extension to a Tesco store in Clowne, and a Morrisons store in Bolsover soon followed, but all have since lapsed, and neither retailer intends to continue with these schemes. However, the area included within the Morrisons application is included within the town centre because a building has been demolished within the application area that has implemented the permission.

6.36 The Council has commissioned a new Retail and Leisure Study with Chesterfield Borough Council and North East Derbyshire District Council, and without the evidence from this new study, extensions to town centres have no justification. The town and local centre boundaries shown on the policies maps therefore reflect the extent and coverage of town centre uses at the time of the last survey only. If the new study identifies a need for retail development, suitable sites will be allocated, if available, in the Publication Local Plan. The study will also advise whether the threshold for Retail Impact Assessments should change.

6.37 Over the last 10 years the town and local centres in the district have experienced limited change. Town and local centre pubs have decreased, and hot food takeaway outlets have increased. The District still only has one of the big 4 supermarkets; Tesco at Clowne, which was followed, soon after, by a Wilkinsons and an Aldi.

6.38 In Bolsover, the Somerfield supermarket was replaced by a Factory comparison store, and Wetherspoons opened a pub / restaurant close to Bolsover Castle. South Normanton has benefited through a Joint Services centre, called The Hub, where a number of community services are located. Shirebrook has seen a small increase of shops catering for the growth in the Polish community in that area. There has also been an increase in out of town shopping mainly at Barlborough Links and at Brook Park, Shirebrook and the success of the East Midlands Designer Outlet has continued.

6.39 The centres of the Towns and Villages are key destinations for local people to shop, access services, and access the public transport network. They also function as hubs for leisure and social activities such as eating and drinking and can also provide an important role for residential development too. The Local Plan policy below defines a hierarchy of retail and service centres in the district, where additional retail and service development should be focussed. Promoting the District’s centres in this way will also help to support more sustainable communities by ensuring that development, which needs to be as accessible as possible, is located in the most accessible locations.

6.40 The Council seek to ensure that each town centre in the District serve the day to day convenience, comparison and service needs of their respective populations as well as those of nearby villages. Local centres in villages would be expected to serve the basic day to day convenience and service needs of their respective populations as well as that of nearby small settlements.

6.41 Proposals for town centre uses should follow guidance set out in the National Planning Policy Framework directing development in the first instance to locations...
within town centre boundaries. However, it is accepted that the modest size of town centres in the District means that it can be difficult to find sites to accommodate large scale development.

6.42 The policy below has been informed by the Bolsover Retail Capacity Assessment Update (2011) which recommended that retail impact assessments be required for all applications outside town centres which include over 500 square metres gross retail floorspace. This threshold reflects the small size and low turnover of the District’s town centres and the small average size of units within them.

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**Policy WC4: Retail, Town Centre and Local Centre Development**

Support will be given to proposals which maintain or enhance the vitality and viability of the following hierarchy of town and local centres:

**Town Centres**: Bolsover, Clowne, Shirebrook, South Normanton

**Local Centres**: Creswell, Pinxton, Tibshelf, Whitwell

Retail and other town centre development of a scale and nature appropriate to these roles will be supported in each centre, provided that the development respects the character of the centre, and assists in maintaining its retail and service function.

Retail development must demonstrate that it is:

a) Appropriate in scale and function to its location;

b) Located and designed to minimise its impact on the amenity of adjoining or nearby properties and that any impact will be at an acceptable level;

c) Accessible by an appropriate level of public transport.

A sequential and retail impact assessment will be required for applications in edge-of-centre or out-of-centre locations which include over 500 square metres of gross retail floorspace.

When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.

Where appropriate conditions will be used to define permissible changes of use and the range and type of goods or services sold.

Within the settlement frameworks defined on the adopted Proposals Map, shops designed to meet the needs of local residents, compatible in scale and character to the locality, and which do not materially harm the vitality and viability of town or local centres, will be approved.
Key evidence base

- Bolsover Retail Capacity Assessment (March 2011)
- Town and Local Centre Surveys (2014 and 2015)

You told us that...

This is the first time this policy has been consulted on in the local plan process. The local plan objectives associated with the plan have been consulted on in the Identified Strategic Options (2015) and were generally supported. Responses can be viewed in the Statement of Consultation.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the promotion of regeneration, tackle deprivation an ensure accessibility for all. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. Also refer to NPPF (paragraphs 23-27).

Which Local Plan Objectives will it meet?

Objective E: Regeneration
Objective L: Economic Prosperity
Objective M: Employment Opportunities
Objective P: Town Centres

How will the policy be monitored?

**Indicators:** The amount of town centre uses (A1-A5) developed within town and local centres

**Targets:** Zero units of above 500m developed outside of town centres

**Triggers for Review:** The target being exceeded. The next retail survey within 3 years of plan adoption.
TOURISM AND THE VISITOR ECONOMY

6.43 Tourism is a growth industry and an important component of the local economy. The district has a number of key tourist sites that are internationally recognised such as Bolsover Castle, Hardwick Hall and Creswell Crags. It is also in close reach of tourism destinations in other areas of the northern east midlands such as the Peak District and Sherwood Forest. In addition to this there are a number of smaller sites of tourist interest, and a number of sites which have largely unrealised tourist potential e.g. the trails network. The proximity of this diverse range of archaeological, natural, built and industrial heritage to the M1 is a significant attraction.

6.44 In order to derive full benefit from tourism, there is a need to provide appropriate tourism infrastructure including hotels, visitor attractions, conference centres and interpretation facilities. Many tourists unfortunately do not spend more than a day in the district. Good accommodation would encourage more visitors to stay overnight, thereby increasing the amount of money spent in the district.

6.45 Recent planning permissions have been granted as extensions to existing hotels at Hotel Van Dyke, near Clowne for 101 bedrooms, and also in South Normanton at the Derbyshire Hotel (54 bedrooms), and the Premier Inn (18 bedrooms).

6.46 In settlements such as Bolsover and Creswell, the tourist economy could clearly play an enhanced role in economic regeneration.

6.47 It is important that tourism related development takes place in a sustainable manner, in ways that conserve the countryside and wherever possible enhance access by non-car modes. Directing the development of significant visitor accommodation (e.g. hotels and hostel accommodation) to the towns, emerging towns and large villages will help to achieve these aims.

6.48 There are also benefits that can accrue from allowing existing facilities to expand, or through the conversion or re-development of existing buildings. New tourist accommodation would be particularly welcome in Bolsover Town which has potential to develop its tourism role taking advantage of its natural and historic assets and convenient location near to the M1 motorway. The town provides a particularly suitable location for accessing a number of nearby tourist destinations as well as being convenient for Markham Vale Business Park.

6.49 In rural areas a flexible approach is required which supports small scale developments which can help provide local jobs. The Council would also wish to support where suitable the creation and provision of tourist facilities in terms of recreational or supportive uses such as activity centres and recreational opportunities.

Policy WC5: Tourism and the Visitor Economy

Support will be given to proposals which would provide facilities, opportunities or accommodation for visitors to the District, both in terms of business trips and tourism.
related visits. Such proposals would be particularly welcome in Bolsover Town.

Existing tourist facilities and infrastructure will be protected and enhanced including those at Bolsover Castle, Creswell Crags, Hardwick Hall, Stainsby Mill, Pinxton Canal, Pleasley Pit and the multi-user trails network.

The majority of new tourism facilities, not directly related to a specific tourist destination, will be directed towards the towns, emerging towns and large villages. Tourism proposals will be promoted and supported where:

a) they contribute to the achievement of regeneration aims and objectives;
b) development is at a scale which is in keeping with local character and which conserves or improves the quality of the natural and built environment;
c) visitor attractions that could attract large numbers of people are accessible by a choice of means of transport, and offer good access by non-car modes.

Key evidence base

- Economic Development Needs Assessment (October 2015)

You told us that...

This is the first time this policy has been consulted on in the local plan process. The local plan objectives associated with the plan have been consulted on in the Identified Strategic Options (2015) and were generally supported. Responses can be viewed in the Statement of Consultation.

Alternative options considered but not selected...

Three employment target options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the need to promote a strong economy which offers high quality local employment opportunities. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Local Plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside (paragraph 28).

Which Local Plan Objectives will it meet?

Objective E: Regeneration
Objective L: Economic Prosperity
Objective M: Employment Opportunities
Objective F: Tourism

**How will the policy be monitored?**

**Indicators:** The amount of town centre uses (A1-A5) developed within town and local centres

**Targets:** None

**Triggers for Review:** If hotels are developed in locations outside of towns, emerging towns and large villages.
CHAPTER 7 – SUSTAINABLE COMMUNITIES

INTRODUCTION

7.1 The issue of sustainability is central to the plan as is clear within Chapter 4 on the Spatial Strategy. Policy SS1 within Chapter 4 provides the over-arching policy in relation to the Sustainable Development of the District. This chapter focuses on the need for development to take place in accordance with the principles of sustainable development. It sets out the Council’s proposed policies in relation to sustainable new development and design, climate change, and the district’s natural and historic assets.

7.2 The planning system is underpinned by the principle of sustainable development. Government policy refers to sustainable development as being ‘a golden thread running through both plan making and decision taking’ (paragraph 14). At its core, sustainable development is an approach to development that looks to balance different, and often competing, needs against an awareness of the environmental, social, and economic limitations we face as a society. It’s about meeting the diverse needs of all people in existing and future communities. Probably the most commonly used definition of sustainable development is from the Bruntland report 1987 which states:

"Sustainable development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs."

7.3 The Local Plan is about changing the district for the better. To help achieve this, the Local Plan sets out a positive approach to meet the development needs of the District. This approach is supported by the policies below.

DEVELOPMENT WITHIN THE SETTLEMENT FRAMEWORK

7.4 In addition to the development of strategic and other sites allocated in the Plan, opportunities will come forward during the plan period for additional development. Such opportunities are likely to be small scale, possibly involving development on previously developed land or redevelopment of existing buildings.

7.5 Policy SC1 applies to development proposals within Settlement Framework as defined on the Policies Map. Development proposals outside of built up areas will be considered against Policy SS8 (Development in the Countryside). This approach complies with the plan-led approach advocated in national policy (NPPF); since the Local Plan has identified a housing provision for the District and, through allocations, sufficient land for the whole of the Plan period. Policy SC1 aims to encourage suitable development within the district by directing growth towards the most sustainable settlements.
Policy SC1: Development within the Settlement Framework

Development proposals on sites within the Settlement Framework will be permitted, provided that the proposed development:

a) Is appropriate in scale, design and location to the character and function of the settlement;
b) Does not result in the loss of a settlement’s last remaining community building or facility (of the type which is the subject of the proposals) unless it can be demonstrated that it is no longer viable;
c) Is compatible with, and does not prejudice any existing or intended use of adjacent sites;
d) Accords with other policies of this Plan, or Neighbourhood Plan if applicable.

Key evidence base

- National Planning Policy Framework (March 2012)
- Localism Act (2011)

You told us that...

The District’s countryside was an irreplaceable asset, and that you had an overwhelming preference for new development to be focussed on brownfield land and existing settlements.

Alternative options considered but not selected...

None to this policy, but see also Chapter 4 Spatial Strategy which sets out the overarching spatial strategy for the district.

The NPPF tells us that...

The presumption in favour of sustainable development should be applied when assessing and determining development proposals that are not allocated in the Local Plan or Neighbourhood Plan. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural, and historic environment, as well as in people’s quality of life, including making it easier for jobs to be created in towns and villages, achieving net gains for biodiversity, achieving better design and better places, as well as widening the choice of high quality homes (paragraphs 11-16).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective B: Climate Change
Objective O: Place Making
How will the policy be monitored?

**Indicators:** The number and percentage of housing units completed on unallocated sites outside of settlement envelopes, by settlement and by sub-area

**Targets:** None

**Triggers for Review:** More than 20% appeal losses against the application of this policy

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**SUSTAINABLE DEVELOPMENT**

7.6 The design and construction of new developments is a complicated issue involving a number of factors and considerations. However, it can be seen as having two main aspects, sustainability and aesthetics. Policies SC2 & SC3 below reflect these elements. Taken together they form a blueprint for sustainable development in the district.

7.7 The sustainability of a design relates to the materials used, the resources required and the way in which the development will meet the challenges of climate change. To achieve sustainable development, the development industry needs to implement sustainable design and construction practices. It is generally acknowledged that designing-in sustainability measures at the outset of a development’s design can minimise any additional perceived costs.

7.8 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Policy SC2 below aims to help to deliver sustainable development in the district.

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**Policy SC2: Sustainable Design and Construction**

The Council will permit proposals for new development, including extensions, where it:

- a) promotes the efficient use of land and infrastructure, including developments which include a sustainable and complementary mix of uses;
- b) mitigates and adapts to the effects of climate change;
- c) supports and promotes the efficient use of energy and resources including renewable energy schemes, water management, and waste minimisation and recycling;
- d) minimises levels of pollution, and protects and enhances the quality of natural resources including water, air, land and biodiversity;
- e) has regard to flood risk, and does not put new development in areas liable to flood
or existing settlements at increased risk of flooding;
f) adopts sustainable drainage principles and avoids detrimental changes to the characteristics of groundwater drainage and surface water run-off, and protects the capacity of natural surface water drainage systems and access to them for maintenance and improvement;
g) protects and enhances the character and quality of local landscapes and the wider countryside;
h) protects and enhances the distinctiveness, character, townscape and setting of settlements;
i) protects and enhances heritage assets of acknowledged importance and their settings;
j) supports the provision of essential public services and infrastructure;
k) has regard to the mineral assets and safeguarding zones: and the waste strategies of Nottinghamshire, and Derbyshire County Councils;
l) ensures that development takes account of any coal mining related land stability and / or other public safety risks;
m) ensures that any development on brownfield sites affected by contamination is remediated;
n) is not in close proximity to hazardous substances, or hazardous substance zones unless it can be proved that there would be no risk to the potential occupants of the proposed development.

Key evidence base

- National Planning Policy Framework (March 2012)

You told us that...

Necessary development needed to take place in a sustainable way, respecting existing assets, and having regard to existing constraints.

Alternative options considered but not selected...

None to this policy, but see also Chapter 4 Spatial Strategy which sets out the overarching spatial strategy for the district.

The NPPF tells us that...

All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally (paragraph 15).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective B: Climate Change
How will the policy be monitored?

**Indicators:** The number of developments constructed in compliance with this policy

**Targets:** All to comply

**Triggers for Review:** More than 40% appeal losses against the application of this policy

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**DELIVERING QUALITY PLACES**

7.9 Successful places tend to be those that have a distinct identity or sense of place. Good design and the creation of attractive places are not just about how buildings look. It is also about taking the opportunities available for improving the character and quality of the area as well as the way it functions as a place. Respect needs to be given to local character and context, the quality of the buildings and the spaces around them, both public and private. Good design can also help to improve quality of life, equality of opportunity and economic growth. All development should contribute positively to the creation of well designed buildings and spaces and aid resilience to the impacts of climate change.

7.10 The Sustainable Community Strategy identifies safer communities as one of its top priorities. The Local Plan recognises that the design of buildings and space can make a significant contribution towards reducing opportunities for crime, and to create more pleasant and reassuring environments. Care must be taken, therefore, with the design and layout of new developments.

7.11 Local Plan policies seek to protect environmental assets, and ensure that development in the area enhances and protects its local distinctiveness and quality of life. At a wider scale, the Plan encourages proposals that are designed to assist vitality and create a definable ‘sense of place’ in communities and neighbourhoods. At the level of individual developments the Plan promotes buildings that are sustainable in construction and also in use.

7.12 The Council’s adopted Interim Supplementary Planning Document Successful Places: A Guide to Sustainable Housing Layout and Design notes that there is link between the quality of housing and the ability of places to attract and retain businesses and employees. However, it is not just the calibre of housing that matters. The quality of places and the quality of life that they offer is just as important. Quality of place therefore plays a direct and central role in supporting local economic competitiveness.

7.13 The design quality of new development is therefore very important, and policy SC3 promotes the key objectives of design. Further detailed guidance in relation to
housing design can be found in the Supplementary Planning Document referred to above. Policy SC3 aims to ensure a high quality sustainable built environment.

**Policy SC3: High Quality Development**

All development will be required to achieve a high quality of design in terms of place making, buildings and landscaping. Approval will be given for proposals that meet the following requirements, where relevant:

- **a)** Creates good quality, durable, adaptable places through well designed development that is locally distinctive;
- **b)** Responds positively to their local context and contributes to local identity and heritage in terms of scale, density, layout and materials;
- **c)** Protects important local and longer distance views of important landmarks or landscapes such as Bolsover Castle, Creswell Crags, Hardwick Hall and Estate;
- **d)** Makes use of locally sourced sustainable, quality materials appropriate for the development and its surroundings including recycled materials wherever feasible;
- **e)** Promotes vibrant mixed use proposals that support the vitality of the communities where opportunities arise;
- **f)** Provides a positive sense of place improving existing public spaces and/ or creating new spaces which are safe, attractive and provide a sense of place;
- **g)** Takes account of the need to reduce opportunities for crime and the fear of crime, disorder and antisocial behaviour, and promote safe living environments;
- **h)** Provides streets and spaces that are shaped by buildings, clearly defined boundaries and incorporate recognisable vehicular and pedestrian routes;
- **i)** Provides appropriate access for people with physical and/or mobility difficulties to both individual buildings and the wider built environment;
- **j)** Address opportunities for biodiversity, conservation, and enhancement ensuring that local semi-natural features are created or enhanced as integral parts of development;
- **k)** Accords with and respond to the established character and local distinctiveness of the surrounding landscape;
- **l)** Creates connected places that are easy to get around and facilitate access through sustainable forms of transport including walking, cycling, horse riding, bus and rail public transport;
- **m)** Promotes the health, economic and social well-being, amenity and safety of the population, through both overall design; and the provision of open and public spaces.

All proposals in excess of 1,000 sq metres floorspace, 1 hectare in land area or 10 dwellings, should demonstrate a design led approach which demonstrates an understanding of site context, constraints and opportunities, and use of this information to develop conceptual ideas and design responses.

All proposals in excess of 10,000 sq metres floorspace, or 100 dwellings, or 3 hectares in land area should make provision for new works of public art which enhance the local sense of place, and are designed and established, with the engagement and support of the local community.
Key evidence base

- National Planning Policy Framework (March 2012)
- Successful Places: A Guide to Sustainable Housing Layout and Design (October 2013)

You told us that...

New developments need to respect existing places, and integrate well, both in terms of the delivery of any necessary infrastructure, and physically. The sustainability of new development was important and that the individual character and identity of places needed to be reinforced.

Alternative options considered but not selected...

None, given the emphasis in the NPPF on sustainable development.

The NPPF tells us that...

All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally (paragraph 15).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective G: Infrastructure & New Facilities
Objective O: Place Making
Objective P: Town Centres

How will the policy be monitored?

Indicators: The number of developments constructed in compliance with this policy
Targets: All to comply
Triggers for Review: More than 40% appeal losses against the application of this policy
COMPREHENSIVE DEVELOPMENT

7.14 Large developments are often brought forward in phases. This means that the proposed facilities and mix of uses can change over time. This policy aims to ensure that what is delivered reflects the approved masterplan or outline planning permission on which the overall strategy of this Plan depends.

7.15 The policy also seeks to ensure that a site’s layout does not stop adjoining land from being developed which may otherwise be suitable. Other aims of the policy are to avoid piecemeal development and to ensure that schemes are not designed in a way which means planning obligations are avoided, for instance by applying in phases so that S106 requirements are not triggered.

7.16 The strategic sites proposed in Chapter 4 above are expected to make major contributions to the District's housing requirements over the plan period. It is important therefore that these sites are brought forward in accordance with the outline planning permissions, on which assumptions within this Plan are based.

7.17 In addition there are a number of other sites where it is important that the relevant masterplan, outline planning permission or development briefs is followed. This helps ensure: the proper integration of green infrastructure and open space throughout a scheme; the provision of facilities and resources; and, that early phases provide proper access and servicing opportunities for the future development of the site. Policy SC4 aims to ensure a joined up approach to the development of large sites.

Policy SC4: Comprehensive Development

Unless viability indicates otherwise, proposals to revise an existing planning permission, or which vary the council’s plans for a particular allocated site, will be permitted provided that they maintain or enhance:

a) the required levels of necessary infrastructure and facilities;

b) the balance of uses, where applicable.

Proposals will be supported where they do not prejudice the comprehensive delivery of development sites and assist in the provision of any necessary physical, social or environmental infrastructure. Any new or revised development proposal will be granted permission if, through its design and layout, it does not:

c) preclude the development of adjoining land with longer term potential;

d) lead to piecemeal forms of development;

e) seek to avoid planning contributions by limiting the size of the development to avoid relevant thresholds.

On large sites (of three hectares or more) a masterplan will be required to be submitted as part of any planning application. This should show how the site as a whole will be comprehensively planned and developed in line with agreed design and development objectives, including phasing and the cumulative infrastructure needs.
Key evidence base

- National Planning Policy Framework (March 2012)
- Successful Places: A Guide to Sustainable Housing Layout and Design (October 2013)

You told us that...

New developments need to respect existing places, and integrate well, both in terms of the delivery of any necessary infrastructure, and physically; and, the individual character and identity of places needs to be reinforced.

Alternative options considered but not selected...

None at this stage.

The NPPF tells us that...

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks (paragraph 58).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Development
Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: Number of non-comprehensive schemes permitted

Targets: None to avoid Section106 contribution requirements or not to provide for development expected by the Plan

Triggers for Review: New developments avoiding Section106 requirements
CHANGE OF USE AND CONVERSIONS

7.18 The re-use and adaptation of existing buildings can be considered as a sustainable form of recycling, creating something new, whilst maximising the value of the existing infrastructure and the resources that went into the original building.

7.19 Such activities help to reduce the need for greenfield sites for new development; diversify the range and type of development; and, stem the gradual deterioration of the fabric of the buildings. Vacant buildings are often prone to vandalism and dereliction, which can detract from the visual amenity of the general surroundings.

7.20 The re-use or adaptation of agricultural and other rural buildings for new uses is generally acceptable provided that the proposal is in accordance with other policies within the plan (countryside and Green Belt if applicable) and their form, bulk and general design are in keeping with their surroundings. However, where buildings in the countryside have either become so derelict that re-use is only possible following complete or substantial reconstruction or their construction and materials are such as to require considerable alteration to make the building suitable for residential use, the proposal will be assessed as if it were for an entirely new development in the countryside.

7.21 It is important to ensure that in allowing the re-use and adaptation of agricultural and rural buildings, the changes that are made do not have a detrimental impact upon the character of the building or the surrounding area in which they are situated. Additionally such buildings provide ideal habitats for protected species such as bats and barn owls which must be protected.

7.22 In many cases, planning permission may not be required for the change of use or conversion. However, where it is policy SC5 will apply.

7.23 Proposals for conversion should respect local building styles and materials. The building should be large enough for the proposed use and not require significant enlargement or alteration. It should also be structurally sound and capable of conversion without the need for major rebuilding. Buildings that have become so derelict that they could be brought back into use only by complete or substantial reconstruction are not considered to come within the terms of these guidelines for conversion or change of use. Attention will also be given to proposals for the curtilage of the building to ensure that they do not have a detrimental impact upon the surrounding area.

7.24 In rural areas, the re-use of existing buildings can assist in employment diversification and usually requires only limited adaptation. This type of re-use of buildings provides genuine farm diversification, helping to ensure continued income for the farm enterprise and is preferable to residential conversion which has only a minimal impact on the rural economy.

7.25 Any new residential use in the countryside will need to be sympathetic to the rural character of the immediate area. The residential curtilage around newly converted buildings can itself have a harmful effect on the character of the countryside. This is particularly true in Green Belt and Special Landscape Areas where such
urbanisation and changes to the character of the countryside are contrary to the policy objectives for these areas. Similar considerations apply for all changes of use within these areas.

7.26 Change of use can also apply to land as well as buildings, for example the change of use of agricultural land to a recreation ground or domestic garden. Although this does not involve any physical structures or buildings it can still affect the appearance and character of an area, especially in the open countryside. Policy SC5 aims to ensure that new uses and development assimilate with their surroundings.

Policy SC5: Change of Use and Conversions

Proposals for the conversion of an existing building or structure to a new use will be permitted provided they comply with all of the following criteria:

a) the building is worthy of retention, structurally sound and capable of conversion without substantial reconstruction; and
b) the conversion is in keeping with the original character of the building and enhances the fabric and character of any adjacent buildings, or the landscape character type generally; and
c) the number of units and/or density of development is appropriate to the building’s location; and
d) the building would have an existing curtilage or a curtilage can be created which does not adversely affect the landscape character type, the building itself or any adjacent structure; and
e) utilities can be provided and the building has adequate access to a metalled road without creating traffic hazards and without involving road improvements incompatible with the character of the area.

Key evidence base

- National Planning Policy Framework (March 2012)
- Successful Places: A Guide to Sustainable Housing Layout and Design (October 2013)

You told us that...

New developments need to respect existing places, and integrate well. The countryside is a valued asset in the district. Buildings in the countryside should be re-used, if they are no longer needed for their original purpose.

Alternative options considered but not selected...

None at this stage.
The NPPF tells us that...

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. However, isolated homes in the countryside should be avoided unless there are special circumstances including: where development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting (paragraph 28).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective J: Rural Areas

How will the policy be monitored?

Indicators: The number of planning permissions granted contrary to the policy
Targets: None
Triggers for Review: Increasing number of permissions granted contrary to policy

RENEWABLE AND LOW CARBON ENERGY

7.27 Climate change is now a widely accepted scientific fact, and everyone has a part to play in reducing its impact. The Government has reviewed the delivery of national energy policies and recognises that the two major long term challenges are tackling climate change and delivering secure, clean energy at an affordable price. Renewable energy sources are key to a sustainable, economic and environmental future. The development of clean sources of electricity is essential to cutting down carbon dioxide emissions - a major contributor to climate change and global warming.

7.28 The UK Renewable Energy Road map 2011 (‘The Roadmap’) outlines the UK Government’s commitment to increasing the use of renewable energy. The document identifies that the UK has the potential to meet its 2020 target of 15% of the UK energy consumption from renewable energy resources, and deliver an operational capacity of 29 GigaWatts (GW) of renewable energy by this same year.

7.29 National guidance sets out the Government’s commitment to facilitating the development of renewable energy sources, but recognises that this must be consistent with protecting the local as well as global environment. In particular,
care should be taken in assessing proposals for renewable energy projects in sensitive, designated areas.

7.30 The District can play a part both in meeting the national and regional targets for energy use reduction and improving the quality of life in the district. Policies on energy are underpinned by the following hierarchy:

a) To reduce the need for energy;

b) To use energy more efficiently;

c) To use renewable energy;

7.31 The District Council also recognises that different energy technologies and CO2 reduction strategies will suit different parts of the District and different types of development. In some cases better CO2 savings are achieved at less cost by improving a building’s fabric rather than by generating energy use from renewable energy technologies, this is reflected in Policy SC3 above.

7.32 A Renewable Energy and Low Carbon Study for Bolsover District was completed in May 2009. It identified areas of the district where wind speeds are sufficient to encourage wind turbine activity. However, these areas also have high landscape value and would affect the setting of heritage assets. More recently government policy has been less favourable towards wind turbine development where communities oppose schemes on valid planning grounds. The plan does not identify suitable areas for wind turbine development and therefore applications for wind turbines will be considered against the policy below. The Council will continue to support applications for large scale ground-mounted solar photovoltaic farms, on brownfield land or Grade 3, 4 and 5 Agricultural land, subject to meeting the policy below. In the last few years, four sites have been granted planning permission, for solar photovoltaic farms on sites that range between 9 and 12 hectares.

Policy SC6: Renewable and Low Carbon Energy

Development proposals for the generation of renewable energy will be granted unless either individually or cumulatively with other renewable energy development, there would be:

a) significant harm to the visual appearance and character of the area;

b) significant harm to the amenity of local residents, either individually or cumulatively with other renewable energy development particularly from noise, dust, odour, traffic or visual intrusion;

c) significant harm to the ecology of the area, in particular in relation to protected species and to any sites of biodiversity value, ancient woodland, and veteran trees;

d) significant harm to the historic environment, including the effect on the significance of heritage assets and their setting and important views associated with valued landscapes and townscapes;

e) significant adverse impacts on airport radar and telecommunications systems.
In determining planning applications for renewable energy generation, significant weight will be given to the achievement of wider environmental and economic benefits.

Proposals should include details of associated developments including access roads and ancillary buildings; and transmission lines which should be located below ground wherever possible in order to reduce the impact on the open countryside. Planning applications will also need to include a satisfactory restoration scheme which will be implemented following decommissioning.

Major new developments will be expected to connect to or be designed to connect in the future to district or community heating networks where appropriate. Where no district heating scheme exists or is proposed in the proximity of major development the potential for developing a new scheme on site should be explored and pursued where feasible.

Proposals for large scale photovoltaic solar panels on Grade 2 Agricultural Land will only be permitted under exceptional circumstances.

**Key evidence base**

- National Planning Policy Framework (March 2012)
- A Renewable Energy and Low Carbon Study (May 2009)

**You told us that...**

The Plan should help to address the impacts of climate change, and encourage renewable energy, providing that landscapes were protected.

**Alternative options considered but not selected...**

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the effects of climate change. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

**The NPPF tells us that...**

One of the core planning principles is to support the transition to a low carbon future in a changing climate, and encourage the use of renewable resources, such as renewable energy development. The planning system has an environmental role in helping to mitigate and adapt to climate change including moving to a low carbon economy. It plays a key role in delivering renewable and low carbon energy and its infrastructure. Local Planning Authorities should have a positive strategy to promote energy from renewable and low carbon sources (paragraph 17).
Which Local Plan Objectives will it meet?

Objective B: Climate Change

How will the policy be monitored?

**Indicators:** The amount of wind turbines, solar panels and biomass facilities developed per year

**Targets:** None

**Triggers for Review:** Successful Appeals against refusal of planning permission where this policy has been adjudged not to have been met

FLOOD RISK AND SUSTAINABLE URBAN DRAINAGE TECHNIQUES

7.33 Increased flooding can be a consequence of global warming. Increased flood risk can be caused in one area by development taking place in another. Development must therefore take careful account of where these issues could arise, and how to mitigate them. Key parts of the Council’s evidence base in this regard are:

a) Strategic Flood Risk Assessment (March 2009) Undertaken jointly with the neighbouring authorities of Chesterfield Borough Council and North East Derbyshire District Council; &

b) The Bolsover Outline Water Study (October 2010)

7.34 National policy is clear that planning policy should minimise vulnerability and provide resilience to impacts arising from climate change. As a principle, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

7.35 The Strategic Flood Risk Assessment classified all land within the District into one of four Flood Zones. This classification has been undertaken at the strategic level and is intended primarily for guidance purposes in the overall planning process. Flood Zone 3 is shown on the Policies Maps. Flood Zone 3 includes both land with a high probability of flooding (3a) and the functional floodplain (3b) This information has been taken from the Environment Agency website dated July 2016. The Council advise that developers check the Environment Agency website for the most up-to-date flooding information concerning both fluvial and surface water flooding.

7.36 Bolsover District contains the headwaters of the River Poulter and tributary headwaters of the Rivers Meden, Doe Lea, Erewash, and Amber. It lies within the Humber River Basin District (as defined for the Water Framework Directive), and
its catchments are covered by the Trent and Don Catchment Flood Risk Management Plans (CFMPs).

7.37 The Outline Water Cycle Study concludes that if assessed properly and mitigated, flood risk should not constrain development in Bolsover. However, it identifies two locations where flood risk needs to be carefully managed at South Pinxton, where there has been recurring flooding, and along the Doe Lea Valley. The Study recommends that the Council pursues a sequential approach to development to avoid new development in areas of flood risk.

7.38 Derbyshire County Council is responsible for coordinating the management of flood risk related to surface water across Derbyshire and is the Lead Local Flood Authority (LLFA).

7.39 The Water Cycle Study recommended that the Local Plan included policies that promote sustainable drainage techniques, rather than using traditional piped systems. Sustainable Urban Drainage Systems (SUDS) mimic natural drainage by reducing the amount and rate of water flow following rainfall, therefore reducing the risk of surface water flooding.

7.40 Sustainable Urban Drainage Systems have several other benefits such as removing pollutants from urban run-off at source, ensuring that new developments do not increase flood risk downstream, and combining water management with green space which can increase amenity, recreation and biodiversity value. Sustainable Urban Drainage Systems (SUDS) can also be used to assist flood management from new and existing developments with respect to surface water drainage discharges. Furthermore, SUDS are cost effective, environmentally and aesthetically attractive solutions with low environmental impact that allows surface water run-off to be released slowly back into the environment. The inclusion of Sustainable Urban Drainage Systems should be done at the earliest stages of the process to ensure that they are successfully designed, built and maintained.

7.41 The aim of policy SC7 below is to appropriately manage flood risk from all sources, and encourage the use of Sustainable Urban Drainage Systems to help achieve this.

Policy SC7: Flood Risk

All development proposals will be required to consider the affect of the proposed development on flood risk, both on-site and off-site, commensurate with the scale and impact of the development. This should be demonstrated through a Flood Risk Assessment (FRA), where appropriate. Development will not be permitted unless:

a) In the functional floodplain (flood zone 3b), it is water compatible or essential infrastructure;

b) In flood zones 2 and 3a, it passes the Sequential Test, and if necessary the Exceptions Test, as required by national policy;

c) In flood zone 1, it can be demonstrated for sites over 1 ha. in area through an FRA that the development, including access, will be safe, without increasing flood risk.
elsewhere and where possible will reduce flood risk overall.

Surface Water Flood Risk

d) There is no net increase in surface water runoff for the lifetime of the development on all new development. Run off rates for development on greenfield sites should not be exceeded, and where possible should be reduced from existing. Run off rates for development on previously developed land should be reduced from the current rate of surface water runoff where feasible. Surface water runoff should be managed at source wherever possible, avoiding disposal to combined sewers;

e) Part of the development site is set aside for surface water management, and uses measures to contribute to flood risk management in the wider area. Such measures should supplement green infrastructure networks, contributing to mitigation of climate change and flooding, as an alternative or complementary to hard engineering;

f) The development incorporates a Sustainable Urban Drainage System (SUDS) to manage surface water drainage, in accordance with national SUDS standards, unless it is proven that SUDS are not appropriate in a specific location. Where SUDS are provided, arrangements must be put in place for their whole life management and maintenance.

The Council will seek opportunities to remove problems from the drainage network and increase the capacity of the floodplain, wherever this can be achieved safely, in connection with new development.

Where improvement works are required to ensure that the drainage infrastructure can cope with the capacity required to support proposed new development, developer contributions will be required in accordance with Policy II1 (Developer Contributions).

Key evidence base

- National Planning Policy Framework (March 2012)
- Strategic Flood Risk Assessment (March 2009)
- Outline Water Cycle Study (October 2010)
- EU Water Framework Directive (October 2000)
- The Humber River Basin Management Plan (December 2009 as updated)

You told us that...

You supported objectives to mitigate against and adapt to the effects of climate change through avoiding inappropriate development in flood risk areas.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on conserving and enhancing water quality and resources. For more information on the alternative options not selected, please see the accompanying
Sustainability Appraisal Report.

The NPPF tells us that...

The planning system should minimise vulnerability and provide resilience to impacts arising from climate change, and avoid inappropriate development in areas at risk of flooding by directing development away from areas at highest risk, or where development is necessary, to make it safe without increasing flood risk elsewhere (paragraph 100).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Development
Objective B: Climate Change

How will the policy be monitored?

Indicators: Number of planning permissions granted contrary to Lead Local Flood Authority, or EA advice on flood risk grounds

Targets: Zero applications granted contrary to advice

Triggers for Review: Where applications are granted contrary to EA advice

PROTECTION OF NATURAL RESOURCES

7.42 One of the fundamental principles of sustainability is the management of natural resources in a prudent manner for the benefit of future generations. Air, water, soil, fossil fuels and minerals are all vital natural resources which we depend on for basic needs. Development can have direct and indirect impacts on these critical resources. Direct impacts, for example, include the loss of agricultural land to built development. Indirect impacts include increased pressure on water systems. It is therefore important in the interests of sustainability and the wider environment to manage the impact of development on natural resources.

7.43 The Lowland Derbyshire Biodiversity Action Plan sets out a range of priority and secondary habitat types that need to be maintained, restored, and expanded within the district. These include: calcareous grassland; woodland; lowland meadow; and wetlands.

7.44 The Council will work with its partners, including the County Council, the Environment Agency, water companies, developers and landholders to manage pressures on natural resources. The policies below aim to ensure that natural assets are used prudently, and pressures on them are managed.
The landscape character of Bolsover District is varied and contrasting; primarily influenced by the underlying geology. The district encompasses two distinct areas of landscape; the Derbyshire Coalfield in the west and south and the Magnesian limestone plateau in the north and east. A detailed description of the landscape character of the district can be found in the Landscape Character of Derbyshire publication produced by Derbyshire County Council. The Derbyshire Landscape Character Assessment subdivides the district into 7 Landscape Character Types (LCT) over 2 National Character Areas.

<table>
<thead>
<tr>
<th>National Character Area</th>
<th>Landscape Character Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nottinghamshire, Derbyshire and Yorkshire Coalfield</td>
<td>Estate Farmlands</td>
</tr>
<tr>
<td>(Character Area 38)</td>
<td>Wooded Farmlands</td>
</tr>
<tr>
<td></td>
<td>Coalfield Village Farmlands</td>
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<td></td>
<td>Coalfield Estate lands</td>
</tr>
<tr>
<td></td>
<td>Riverside Meadows</td>
</tr>
<tr>
<td>Southern Magnesian Limestone</td>
<td>Limestone Farmlands</td>
</tr>
<tr>
<td>(Character Area 30)</td>
<td>Limestone Gorges</td>
</tr>
</tbody>
</table>

Each Landscape Character Type has its own specific sensitivity to development. The Southern Magnesian Limestone is characterized by discrete towns and villages set amidst arable fields with the unifying influence of the Magnesian limestone providing a locally distinctive building material. Although many of the settlements associated with former collieries have expanded in size, beyond settlement boundaries the landscape remains essentially rural in character. The limestone plateau is essentially an open, upstanding landscape with prominent views through the landscape and to lower lying landscapes to the east and the west.

In considering development proposals within the Limestone Farmlands Landscape Character Type, it will be important to maintain this intimate visual relationship between settlement and countryside and protect the key characteristic of a nucleated settlement pattern. In addition the escarpment to the limestone plateau (Wooded Farmlands Landscape Character Type), and the strong ridgeline this creates, is visually prominent from many vantage points to the west including the M1 corridor. Development along this slope or the ridgeline will be extremely visible over large areas and has the potential to create significant adverse effects. Although the gorges are visually contained, there is generally a lack of built development associated with them creating the perception of an extremely natural and tranquil landscape. In order to maintain this key characteristic new development will be resisted within the gorges and their setting.

The Coalfield Landscape Character Type has more varied components, and consequently is more visually diverse. The visual character can be summarised as:

a) Estate Farmlands – open landscape with long distance views through the landscape. General lack of trees and woodland.
b) Wooded Farmlands - undulating, well wooded landscape along the limestone escarpment with filtered or limited views through the landscape.

c) Village Farmlands - variable landscape with views often blocked or filtered by landform and trees. Villages often located on visually prominent ridgelines.

d) Coalfield Estate lands - prominent tree cover often restricts views through the landscape. Settlement visually dominant where visible.

e) Riverside Meadows – flat landscape along valley floors with variable visual characteristics relating to tree cover. Settlement often visible on ridges above valley sides.

7.49 Policy SC8 which follows, aims to ensure new development respects its landscape setting.

Figure SC1: Landscape Character Map of Derbyshire
Policy SC8: Landscape Character

Proposals for new development will only be permitted where they would not cause significant harm to the character, quality, distinctiveness or sensitivity of the landscape, or to important features or views, or other perceptual qualities such as tranquillity unless the benefits of the development clearly outweigh the impacts.

Development proposals should have regard to the Derbyshire Landscape Character Assessment and the Areas of Multiple Environmental Sensitivity’ and contribute, where appropriate, to the conservation and enhancement, or restoration and re-creation of the local landscape.

Key evidence base

- National Planning Policy Framework (March 2012)
- Derbyshire Landscape Character Assessment (2003)

You told us that...

The countryside surrounding the District’s settlements, and unique landscape were highly valued.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on landscape character. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

The NPPF requires that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes and that local planning authorities should set criteria based policies against which proposals for any development on or affecting local landscape areas will be judged. Planning should recognise the intrinsic character and beauty of the countryside. Local Plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. Where appropriate, landscape character assessments should be prepared. (paragraphs 109 and 113-114).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective C: Countryside, Landscape Character and Wildlife
How will the policy be monitored?

**Indicators:** Appeals upheld contrary to policy

**Targets:** None upheld at appeal

**Triggers for Review:** Increasing trend of appeals upheld contrary to policy

### BIODIVERSITY & GEODIVERSITY

#### 7.50

Biodiversity is defined as the variety of life-forms and the role that they play in the natural world. It includes all species of plants and animals and the natural systems that support them. A healthy site, rich in wildlife is said to be ‘bio diverse’. Biodiversity is a core component of sustainable development, underpinning economic development and prosperity, and has an important role to play in developing locally distinctive and sustainable communities. Healthy environments and attractive landscapes provide pleasant places for people to live and work. They can help to attract inward investment.

#### 7.51

Bolsover District has a rich array of environmental assets. The quality and diversity of these assets add to the character that helps to make the district so distinctive. The District has seven nationally important sites designated as Sites of Special Scientific Interest (SSSI’S), either wholly or partly within its boundaries. Four of these have been designated because of their ecological interest and three because of their geological interest. In addition, the district has 3 local nature reserves and 117 local wildlife sites have been designated by the Derbyshire Wildlife Trust as Local Wildlife Sites. Of these two are also designated as Local Nature Reserves – Rowthorne Trail and Doe Lea. Whilst the Council’s Monitoring Reports (AMR) record that some habitats are being improved through conservation measures, some threats to particular species and habitats remain. The SSSI’s, Local Nature Reserves, and Local Wildlife Sites are shown on the Policies maps.

#### 7.52

Over recent years, it has begun to be recognised that we need a step-change in nature conservation action if we are to halt biodiversity loss and begin to make good the historic losses. The Lawton Review: Making Space for Nature: a review of England’s wildlife sites and ecological networks (September 2010) suggested that to achieve this we need to look towards creating large, robust networks of connected, high quality habitats creating and restoring functioning ecosystems. The Natural Environment and Rural Communities Act, Section 4 (October 2006) introduced a Biodiversity Duty. This imposes a duty on Local Authorities to have regard to conserving biodiversity. This can include restoring or enhancing a population or habitat.

#### 7.53

To help meet this duty, The Lowland Derbyshire Biodiversity Action Plan (or BAP) has been produced. This identifies the most important species and habitats in Derbyshire outside the Peak Park. It highlights what wildlife does or should occur.
in the area, and it describes the main actions and measurable targets needed to protect and enhance the key biodiversity of that area for the future. The Lowland Derbyshire area has been divided into eight Action Areas. Bolsover District includes all of Action Area 1 the Magnesian Limestone area, the western edge of Action Area 2 which relates to the Rother and Doe Lea Valleys, and the north eastern part of Action Area 4 the Erewash Valley. The locations of these areas are shown on the following map.

Figure SC2: Lowland Biodiversity Action Plan: Action Areas
7.54 It is useful to compare Figures SC1 & SC2, as it becomes clear that the biodiversity action areas are very similar to, and indeed based upon, the landscape character areas. Basically the main difference between the landscape and biodiversity areas is that Coalfield Landscape Character Area has been divided into two. This is because the Biodiversity Action Areas of Erewash Valley and The Rother & Doe Lea Valleys have been created as two separate entities from the larger landscape unit, despite having very similar landscape characteristics. They have simply been divided along the watershed between the southerly flowing Erewash and the northerly flowing Rother and Doe Lea rivers.

7.55 For each action area, the Biodiversity Action Plan provides a description, specific targets to guide delivery, information on current challenges and opportunities, and a list of existing or future biodiversity projects likely to be operational before 2020.

7.56 The Local Plan can best support biodiversity by ensuring that robust protection is given to natural heritage through measures to encourage, promote and facilitate better management, habitat enhancement and site expansion and improved site connectivity. Policy SC9 aims to improve the physical and natural sustainability of the area in the face of biodiversity loss and climate change. It will also improve the attractiveness of the area for people to live, work, study and visit.

### Policy SC9: Biodiversity and Geodiversity

Development proposals should seek to conserve and enhance the biodiversity and geodiversity of the District and to provide net gains where possible.

The Council will seek to ensure new development maintains, enhances, and extends networks of natural habitats. Proposals for improved access, recreation and tourism within such networks will be encouraged where they are compatible with biodiversity aims.

Development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland and species and habitats of importance identified in the United Kingdom and Derbyshire Biodiversity Action Plan.

Development proposals will be expected to incorporate measures to enhance biodiversity within or around the development site, and to contribute to the consolidation and development of local ecological networks, including beyond the District’s boundary. Measures should be appropriate and compatible with existing biodiversity, ecosystems and designated wildlife sites.

#### Protected Sites

Development that is likely to have significant effects upon internationally designated sites (SPAs, SACs and Ramsar sites inside and outside the district) will not be permitted unless it can be demonstrated that there would be no adverse impacts on the integrity of the site, or the proposal is able to pass the further statutory tests of ‘no alternatives’ and ‘imperative reasons of overriding public interest’
Development proposals which are likely to adversely impact upon a Site of Special Scientific Interest, a National Nature Reserve, a Derbyshire Local Wildlife Site, a Regionally Important Geological Site, or priority habitats of Principal Importance will not be permitted unless it can be demonstrated that the benefits of the development in the proposed location would significantly and demonstrably outweigh the adverse impact make a significant contribution to the management of the site, the creation of new habitats or new ecological networks.

**Protected Species**

Development proposals which would have a demonstrable adverse impact on protected species or their habitats including sheltering or resting places, will not be permitted unless there are demonstrable reasons of overriding public importance for European Protected Species; or, in the case of other protected species, the benefits of development significantly and demonstrably outweigh the adverse impacts; and adequate mitigation or compensation measures can be provided.

**Key evidence base**

- National Planning Policy Framework (March 2012)
- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2010
- Lowland Derbyshire Biodiversity Action Plan (November 2011)

**You told us that...**

The countryside surrounding the District’s settlements, and wildlife were highly valued and that you wished to see both the countryside, and the wildlife it supported protected.

**Alternative options considered but not selected...**

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on biodiversity and geodiversity. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

**The NPPF tells us that...**

The planning system: should contribute to and enhance the natural and local environment; and minimise impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity. Local Authorities should set out a strategic approach in their Local Plans, to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and that they should set criteria based policies against which proposals for any development on or affecting protected wildlife or
geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks (paragraphs 7 and 117-119).

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Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective C: Countryside, Landscape Character and Wildlife

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How will the policy be monitored?

**Indicators:** Appeals upheld contrary to policy

**Targets:** None upheld at appeal

**Triggers for Review:** Increasing trend of appeals upheld contrary to policy

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**TREES, WOODLAND AND HEDGEROWS**

7.57 Trees, woodland and hedgerows are key features whose presence or absence can define landscape character and contribute to the quality and enjoyment of the environment. They have ecological, amenity, recreational and commercial value.

7.58 Trees and hedgerows are a significant element in the landscape of many parts of Bolsover, but are subject to continuing loss through pressures of development, changing agricultural practices and natural ravages. Hedgerows especially, are an important wildlife habitat that has suffered a marked decline. Hedgerows are valuable to biodiversity both as a habitat and as a link between separate areas of habitat.

7.59 This importance is reflected in the Lowland Derbyshire Biodiversity Action Plan, which is based around landscape types. It aims to deliver gains for priority habitats and species within each landscape type.

7.60 Hedgerows and mixed deciduous woodland are found across the district, and are UK priority habitats. Wood pasture and parkland (including veteran trees) are important local habitats across the district.

7.61 Within the type of landscapes that make up Bolsover district, key actions include:

a) The maintenance, restoration and expansion of woodland;
b) Increasing woodland to increase connectivity between habitats;
c) Increasing connectivity between habitats using hedgerows.
7.62 The Council can protect selected trees and woodland in the interests of amenity by the making of Tree Preservation Orders (TPOs). The Council will seek to make Tree Preservation Orders where trees that contribute to local amenity and local character are at risk. These Orders control the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of trees. All trees over a certain size within Conservation Areas have statutory protection and owners of trees in Conservation Areas are required to give prior notification to the Council of their intention to fell or carry out works to trees.

7.63 Anyone wanting to fell or undertake works on a tree should first check with the Planning Department to see if the tree is protected. It is a criminal offence to damage or fell a protected tree. In assessing applications for the felling or works to a TPO tree, the Council will take into account the health and balance of the tree, its general appearance and the contribution it makes to the local environment.

7.64 On a larger scale, a further means of control is via the issuing of felling licences from the Forestry Commission. The Council is consulted on all such applications and will seek to secure the retention of trees wherever possible, commensurate with good forestry practice.

7.65 Hedgerows can be given special protection under the Hedgerow Regulations 1997, which prevent the removal of most substantial hedgerows if they are deemed important in terms of their archaeological, historical, landscape or wildlife value and are at least 30 years old.

7.66 Proposals for development, should attempt to retain existing trees and hedgerows. Conditions of planning permissions will also seek to ensure the assimilation of new development within the locality by requiring the submission and approval of a landscaping scheme. Schemes using species and varieties native to the area, that are locally sourced and that maximise the benefit to the wildlife are preferred. In areas which are in close proximity to ancient woodlands, the natural regeneration of the landscape may be preferable to the planting of new trees. Policy SC10 aims to retain these natural assets, and where possible enhance and expand the networks of them.

**Policy SC10: Trees, Woodland and Hedgerows**

Within Bolsover District, trees, woodlands and hedgerows are important visual and ecological assets. In order to help retain local distinctiveness, trees, woodland and hedgerows will be protected from damage and retained, unless it can be demonstrated that removal is necessary and appropriate mitigation can be achieved. Potential long term conflict between retained trees, hedgerows, and built form should be designed out at the planning stage.

Development should contribute to the protection, enhancement, and where possible expansion of woodlands, trees and hedgerows in the area. The loss of woodland, healthy trees and hedgerows with visual, historic or wildlife importance will be resisted. Particularly strong protection will be given to ancient woodland and aged or veteran trees.
Development proposals should:

a) Incorporate important woodlands, trees and hedgerows into the overall design and landscape scheme wherever possible;
b) Prevent damage to root systems and ensure a satisfactory spatial relationship between trees and hedgerows and new development, taking account of expected future growth;
c) Where possible incorporate retained trees and hedgerows within public open space rather than just private space to safeguard their long term management;
d) Ensure robust protection measures before, during, and after the development process and appropriate management and protection thereafter;
e) Take opportunities for new planting consistent with landscape, wildlife and historic interests.

Key evidence base

- National Planning Policy Framework (March 2012)
- Lowland Derbyshire Biodiversity Action Plan (November 2011)

You told us that...

The countryside surrounding the District’s settlements, and wildlife were highly valued and that you wished to see wider the countryside and the trees, woodlands hedgerows within it protected and expanded where the opportunity arises.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the effects of climate change. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss (paragraph 118).

Which Local Plan Objectives will it meet?

Objective C: Countryside, Landscape Character and Wildlife
Objective O: Place Making
How will the policy be monitored?

**Indicators:** Appeals upheld contrary to policy

**Targets:** None upheld at appeal

**Triggers for Review:** Increasing trend of appeals upheld contrary to policy

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**ENVIRONMENTAL QUALITY**

7.67 Planning has an important role to play in making sure that new development does not have, and is not at risk from, adverse environmental effects. Pollution can occur in terms of water, air, noise, light and land. Ensuring a safe environment is a prerequisite for safe and healthy communities and quality of life.

7.68 Policy SC11 aims to avoid situations where a statutory nuisance is created, such as by heavy engineering works being located close to new housing. It is also important to ensure that new sensitive land uses are not located where they may be affected by the otherwise acceptable effects of established ones.

**Policy SC11: Environmental Quality (Statutory Nuisance Issues)**

Development likely to cause, or experience, statutory nuisance* as a result of light, noise, dust, odour or vibration, must be supported by a relevant assessment. If necessary, appropriate mitigation must be put in place. Applicants will need to demonstrate that statutory nuisance would not occur as a result of the development or throughout its construction and operation.

*A statutory nuisance is defined as something that would unreasonably and substantially interfere with the use or enjoyment of a home or other premises, injure health or be likely to injure health.

**Key evidence base**

- National Planning Policy Framework (March 2012)

**You told us that...**

That retaining environmental quality was an important part of improving the attractiveness of the District.

**Alternative options considered but not selected...**

Four spatial strategy options were identified by the Council and published for consultation.
in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the efficient use of land. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

The Plan needs to ensure a good standard of amenity for all existing and future occupants of land and buildings as a core planning principle. It also requires that the planning system should contribute to and enhance the natural environment by preventing new and existing development from being put at an unacceptable risk from, or contributing to, or being adversely affected by unacceptable levels of soil, air water or noise pollution (paragraphs 110, 124, &125). It outlines the considerations to be taken into account in determining planning applications for both noise sensitive developments (such as housing and schools) and for those activities that generate noise from different sources (paragraph 123).

Which Local Plan Objectives will it meet?

Objective K: Health and Well Being
Objective O: Place Making

How will the policy be monitored?

Indicators: Appeals upheld contrary to policy
Targets: None upheld at appeal
Triggers for Review: Increasing trend of appeals upheld contrary to policy

AIR QUALITY

7.69 Clean air is an essential ingredient of a good quality life. The existing, and likely future, air quality in an area should be considered through Local Plans. It may also be material in considering individual planning applications where air pollution considerations arise.

7.70 The National Air Quality Strategy aims to ensure a level of air quality which poses no significant risk to health or quality of life. Where there is a likelihood of a national air quality objective being exceeded the Council has to declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures we intend to put in place in pursuit of the objectives. There are currently AQMAs at Carter Lane East, South Normanton; Chesterfield Road, Barlborough; and Orchard Close, Barlborough, all of which have been declared due to exceeding the annual air quality objective for nitrogen dioxide.
arising from traffic on the M1. Policy SC12 aims to ensure that air quality in the district improves.

**Policy SC12: Air Quality**

The assessment of new development will include a consideration of the potential impact of new development and increased traffic on air quality, particularly in relation to development close to the M1, and the existing Air Quality Management Areas (AQMA).

Development that, on its own or cumulatively, would be likely to exacerbate air quality problems in existing and potential AQMA’s will only be permitted if the potential adverse effects would be mitigated to an acceptable level by other environmental controls, or by measures included in the proposals.

**Key evidence base**

- National Planning Policy Framework (March 2012)

**You told us that...**

Environmental improvements were an important part of improving the attractiveness of the district and that air quality should be a consideration in new development.

**Alternative options considered but not selected...**

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on improving air quality. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

**The NPPF tells us that...**

Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan (paragraph 124).

**Which Local Plan Objectives will it meet?**

Objective A: Sustainable Growth
Objective B: Climate Change
Objective K: Health and Well Being
How will the policy be monitored?

**Indicators:** Appeals upheld contrary to policy

**Targets:** None upheld at appeal

**Triggers for Review:** Increasing trend of appeals upheld contrary to policy

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**WATER QUALITY**

7.71 The EU Water Framework Directive (October 2010) is the primary European legislation for matters relating to the water environment and sets out how water bodies will be managed within the context of River Basin Districts. Most of the rivers in Bolsover District are headwaters or tributaries of larger rivers and are highly sensitive to water quality impacts. As they are headwaters that ultimately flow into other catchments, water quality in this area has the potential to affect water bodies over a much larger area.

7.72 The Outline Water Cycle Study (October 2010) concluded that development in the District will require upgrades at a number of wastewater treatment works in order to increase capacity and also to improve discharges to meet water quality objectives. Improving quality in the north east of the district is a particular concern as a number of waste water treatment works discharge into water courses that feed into important Sites of Special Scientific Interest (SSSI) at Welbeck Lakes, Thoresby Lake, and Clumber Park Downstream. These SSSI and other locally important wildlife designated sites could be affected by changes in water quality.

7.73 Policy SC13 aims to secure an improvement in water quality in the district, and prevent adverse changes in water quality in the district impacting on Sites of Special Scientific Interest downstream.

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**Policy SC13: Water Quality**

Development will be permitted where proposals will not have a negative impact on water quality either:

a) Directly through the pollution of surface or ground water;

b) Indirectly through the treatment of waste water, and impact on water quality downstream.

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**Key evidence base**

- National Planning Policy Framework (March 2012)
- Outline Water Cycle Study (October 2010)
You told us that...

Environmental improvements were an important part of improving the attractiveness of the district and that growth should be delivered in a way that has no adverse impact on water quality.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on conserving and enhancing water quality and resources. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

The planning system should contribute to and enhance the natural and local environment by minimising pollution and adverse effects on the natural environment (paragraph 110).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective C: Countryside, Landscape Character and Wildlife

How will the policy be monitored?

Indicators: Appeals upheld contrary to policy
Targets: None upheld at appeal
Triggers for Review: Increasing trend of appeals upheld contrary to policy

CONTAMINATED AND UNSTABLE LAND

7.74 Sustainable development includes the recycling of previously developed land (brownfield sites) for new uses. This includes sites affected by contamination.

7.75 New development can provide the opportunity to address the risks to health, and the environment associated with contaminated and unstable land by bringing about its improvement through remediation. National guidance also advises on the need to identify, at the earliest possible stage of the planning process, whether or not a site is contaminated. Contaminated land can be regarded as any land which
is in such a condition by reason of substances in, on, or under the land, that can cause a risk to human health, property, or the wider environment.

7.76 Within Bolsover District, former mining and associated uses have left a legacy of land that has been affected by contamination from former uses. The strategic site at Coalite is an example of a contaminated site where the Council has worked with the site owners to secure the potential redevelopment of the site, and remediate the legacy of contamination. Contaminated land often contains valuable areas of biodiversity, and historical interest. In some cases, a careful balance will need to be struck between the benefits of remediation and the harm to these other interests.

7.77 The former mining legacy has also left areas of potentially unstable land, and risks to surface development. It is therefore necessary to demonstrate how new development proposals will be safe and stable. Policy SC14 aims to ensure that new development is appropriate for its location and that the physical constraints on the land are taken into account in planning applications.

### Policy SC14: Contaminated and Unstable Land

Development proposals will not be permitted unless it can be demonstrated that any contaminated or unstable land issues will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use, and does not result in unacceptable risks which would adversely impact upon human health, and the built and natural environment.

Development proposals should also demonstrate that they will not cause the site, or the surrounding environment, to become contaminated and/or unstable.

Proposals for the remediation of contaminated or unstable land will only be permitted where the benefits of remediation outweigh any harm to the natural and built environment.

Where necessary, the developer will be required to carry out further investigations and undertake any necessary remedial measures to ensure that contaminated or unstable land issues are addressed prior to the commencement of the development.

### Key evidence base

- National Planning Policy Framework (March 2012)

### You told us that...

Contaminated and brownfield sites in the district should be remediated and brought back into productive use: firstly to improve the environment: and secondly to reduce the level of Greenfield land needing to be developed.
Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the efficient use of land. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

The planning system should contribute to and enhance the natural environment by remediating and mitigating despoiled, degraded derelict, contaminated and unstable land, where appropriate (paragraph 109). Planning policies should ensure that new development is appropriate for its location, taking into account the potential sensitivity of development (paragraph 120). Planning policies should ensure that a site is suitable for its new use, taking account of ground conditions and land instability (paragraph 121). Local Plans may require a variety of environmental assessments, including assessments of the physical constraints on land use (paragraph 166).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective E: Regeneration
Objective K: Health and Well Being

How will the policy be monitored?

**Indicators:** Number of schemes determined in accordance with Environment Agency and Coal Authority advice

**Targets:** 100%

**Triggers for Review:** Permissions granted contrary to Environment Agency or Coal Authority advice

HSE HAZARDOUS INSTALLATIONS

7.78 Certain sites and pipelines are designated as dangerous substance establishments by virtue of the quantities of hazardous substances present. Such sites are subject to stringent controls under existing health and safety legislation. However it is prudent to control the types of development permitted in the vicinity of these installations. For this reason the Health and Safety Executive (HSE) identifies consultation distances for each of these installations. There are three explosives safeguarding zones (inner, middle and outer) around EPC Explosives
South Normanton. There are a further five Hazardous Substances Consent Consultation Zones around Hazardous Installations which affect the District:

a) EPC Explosives, Rough Close Works, South Normanton, DE55 2BE
b) Recticel, Clover Nook Industrial Park, South Normanton, DE55 4RD
c) UDG, Amber Park, Berristow Lane, DE55 2FH
d) Norbert Dentressangle, High View Road, South Normanton
e) Stainsby Close Holmewood Industrial Park, Park Road, Chesterfield, S42 5UG

7.79 Under Schedule 4 of the Town and Country Planning (Development Management Procedure) (England ) Order 2015, the Local Planning Authority is required to consult the Health and Safety Executive on certain types of development proposals within these zones. Policy SC15 aims to ensure that the zones are considered in development proposals.

Policy SC15: Hazardous Installations

Planning permission will be granted for development within the Health and Safety consultation zones provided that the risks arising from the presence of the hazardous substance are acceptable in relation to the nature of the proposed development.

Key evidence base

- National Planning Policy Framework (March 2012)

You told us that...

The Plan should consider the impact of development on the operation of hazardous sites, but also that the zones should not stop suitable development.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the efficient use of land. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Planning policies should be based on up-to-date information on the location of major hazards and on the mitigation of the consequences of major accidents. Local planning authorities should consult the appropriate bodies when planning, or determining applications, for development around major hazards (paragraph 194).
Which Local Plan Objectives will it meet?
Objective K: Health and Well Being

How will the policy be monitored?

Indicators: Number of schemes determined in accordance with Health and Safety Executive advice
 Targets: 100%
 Triggers for Review: Permissions granted contrary to Health and Safety Executive advice

SAFEGUARDING MINERAL RESOURCES

7.80 Mineral resources are essential to support economic growth and are a natural finite resource. It is therefore important to make the best use of them to ensure their long term conservation. National planning policy requires Authorities to ensure that minerals of local and national importance are not needlessly sterilised by non-mineral development. It also requires the prior extraction of minerals to be considered in these areas where practicable and feasible, if it is necessary for non-mineral development to take place.

7.81 Derbyshire County Council is responsible for waste and minerals plan preparation and for determining planning applications for minerals and waste development in Bolsover District. Within the District these issues are covered by the Derby and Derbyshire Minerals Plan (amended November 2002), and the Derby and Derbyshire Waste Plan (adopted March 2005). The 'saved policies' in those two plans also form part of the development plan for Bolsover District. They include saved policies relating to Minerals Consultation Areas (MCA's) and procedures to ensure that the County Council is consulted on non-minerals development in those areas. These policies will be taken into account during the consideration of development proposals. In addition, there are policies in the adopted Minerals Local Plan covering minerals safeguarding and prior extraction which may also be applicable to non-minerals applications in Bolsover District.

7.82 The new Derbyshire and Derby Minerals Local Plan will review the Mineral Safeguarding Areas (MSAs) and Mineral Consultation Areas (MCAs) shortly to prevent the unnecessary sterilisation of surface mineral resources. This could include mineral resources within the District.

7.83 Within the MSAs and MCAs, defined by the Derbyshire and Derby Minerals Local Plan, the presence of the mineral resource will be considered by the Council as part of the determination of planning applications. Once adopted the revised MSAs
and MCAs will be illustrated on the Policies Map accompanying the Local Plan for Bolsover District.

7.84 In addition, consideration will be given to the policy and advice set out in the National Planning Policy Framework and the National Planning Practice Guide. This includes the need to safeguard existing, planned and potential minerals storage, handling and transport sites to ensure that sites for these purposes are available should they be needed and prevent sensitive or inappropriate development that would conflict with the use of sites identified for these purposes. The District Council is working with Derbyshire County Council to develop a joint approach to identify and safeguard such sites.

THE HISTORIC ENVIRONMENT

7.85 National guidance advises that local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

7.86 The District is fortunate in having a wealth of built heritage with outstanding examples of both vernacular and fine architecture drawing upon local materials. Creswell Crags is both an ancient monument and a candidate site for World Heritage Status on the UK Tentative List. The Derbyshire County Council maintained Historic Environment Record also contains a large number of known non-designated assets that contribute to the local distinctiveness of the district. It is important to recognize that these heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance.

7.87 This Local Plans Vision and Objectives recognises that these heritage assets have the potential to be one of the catalysts for improving the local quality of life and reinforcing local distinctiveness and sense of place in the District’s settlements. Therefore, the overarching aim of Local Plan policies is to ensure that heritage assets including their settings are managed in a way that ensures they are passed on to future generations in an enhanced condition where possible.

7.88 To support these assets the Council has adopted a number of Conservation Area Appraisals and Management Plans which are material considerations in the determination of planning applications. The Council has adopted a Heritage at Risk Strategy, and set out its priorities within its Historic Environment Scheme. The Council also currently has a Historic Environment Supplementary Planning Document. These documents set out a range of proposals and priorities for action and therefore development that would contribute to the implementation of these will be encouraged.

7.89 Development proposals affecting heritage assets will be permitted if they do not detract from the significance, character and setting of an asset, and will be particularly supported where they better reveal the significance of the asset. All proposals will be expected to explain the significance of the asset; identify the impact of works on the special character of the asset; and, provide a clear justification for the work, including (where relevant) identification of public benefits.
7.90 Where permission is granted, appropriate conditions and/or planning obligations may be secured to ensure that heritage assets are appropriately conserved and/or enhanced. This may include provision for the recording of assets prior to commencement of any works.

CONSERVATION AREAS

7.91 Conservation areas are those parts of the district which have been recognized as having special architectural or historic interest which is worthy of preservation and enhancement. When considering planning applications for developments within them, a duty is placed on the local planning authority to play special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. At this time, there are currently 27 conservation areas in the District and whilst these are designated in their own right, they are shown on the policy maps for information. A large number of these conservation areas have had conservation area appraisals and management plans prepared for them since designation and these documents, together with further information on the range of heritage assets in Bolsover District are also listed on the Council's web site.

7.92 Designation of an area as a conservation area does not mean that no change or development will be allowed, but rather that new buildings and uses should respect the established character of the area. Policy SC16 aims to ensure that conservation areas do not become no-go areas for development, but that new development complements the existing character of these special townscapes.

Policy SC16: Development within Conservation Areas

Development proposals within or impacting upon Conservation Areas will be permitted where they conserve and enhance the character or appearance of the area and its setting.

Applications will be considered in relation to how well the design and location of the proposal has taken account of:

a) the development characteristics and context of the conservation area, in terms of important buildings and important open spaces;

b) landscapes, walls, trees and views into or out of the area;

c) the form, scale, size and massing of nearby buildings, together with materials of construction.

Key evidence base

- National Planning Policy Framework (March 2012)
- Conservation Area Appraisals and Management Plans (various dates)
- Historic Environment Supplementary Planning Document (March 2006)
- Historic Environment Scheme (February 2008 and November 2011)
Heritage at Risk Strategy (July 2010)

You told us that...

The historic environment and conservation areas were valued for their physical attractiveness, and the sense of identity that these areas helped to reinforce.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the conservation and enhancement of the District’s historic environment, cultural heritage, character and setting. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

LPAs should set out a positive strategy for the conservation and enjoyment of the historic environment recognising assets’ irreplaceable nature. They should take into account the desirability of putting heritage assets to a viable use consistent with their conservation, the contribution conservation makes to wider sustainability aims, and the desirability of new development contributing to local character. Applicants should describe the significance of any assets affected, including the contribution of their setting (paragraph 126).

Which Local Plan Objectives will it meet?

Objective D: Historic Environment
Objective O: Place Making

How will the policy be monitored?

Indicators: Number of planning applications approved contrary to policy.

Targets: 1) Zero applications approved contrary to policy
2) Zero appeals upheld against policy

Triggers for Review: Increasing trend of appeals being upheld against this policy

LISTED BUILDINGS

7.93 Listed Buildings are those identified by the Secretary of State and his advisors as having special architectural or historic interest. The District has 396 listed
buildings, two of which are of national / international significance – Bolsover Castle and Hardwick Hall.

7.94 The listing of a building confers on it a significant degree of protection. Permission, in the form of Listed Building Consent, is required for any works of demolition, extension, or alteration which affect the character of the building as one of special architectural or historic interest.

7.95 As noted elsewhere in this Plan, the district is characterised by a limestone ridge running roughly north to south down the district. This ridge is a dominant feature in the district, and is clearly visible from the M1. Bolsover Castle and Hardwick Hall sit on this ridge. This setting gives a sense of majesty to both buildings, and vividly illustrates the importance of the wider setting of these national assets. Policy SC17 aims to ensure that the District's listed buildings are retained for future generations to enjoy their shared built inheritance.

Policy SC17: Development affecting Listed Buildings

Proposals for alterations to or changes of use of listed buildings (including setting) will be supported where they protect the significance of the heritage asset including impacts on the character, architectural merit or historic interest of the building.

Proposals should consider factors such as materials, layout, architectural features, scale and design.

Proposals which allow for viable uses that are compatible with the conservation of the fabric of the building and its setting will generally be supported.

Key evidence base

- National Planning Policy Framework (March 2012)
- Conservation Area Appraisals and Management Plans (various dates)
- Historic Environment Supplementary Planning Document (March 2006)
- Historic Environment Scheme (February 2008 and November 2011)
- Heritage at Risk Strategy (July 2010)

You told us that...

The historic environment, and key listed buildings were valued for their physical attractiveness, and the sense of identity that they gave.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the conservation and enhancement of the District’s historic environment, cultural heritage, character and setting. For more information on the
alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

LPAs should set out a positive strategy for the conservation and enjoyment of the historic environment recognising assets’ irreplaceable nature. They should take into account the desirability of putting heritage assets to a viable use consistent with their conservation, the contribution conservation makes to wider sustainability aims, and the desirability of new development contributing to local character. Applicants should describe the significance of any assets affected, including the contribution of their setting (paragraph 126).

Which Local Plan Objectives will it meet?
Objective D: Historic Environment

How will the policy be monitored?
Indicators: Number of planning applications approved contrary to policy.
Targets: 1) Zero applications approved contrary to policy 2) Zero appeals upheld against policy
Triggers for Review: Increasing trend of appeals being upheld against this policy

SCHEDULED MONUMENTS AND ARCHAEOLOGY

7.96 Listed Buildings are not the only form of living history in the District. Archaeological remains also contribute to our shared heritage. Archaeological sites are diverse in form. Within the district there are the remains of: forts; castles; manors; town crosses; and caves, some of which are of international significance. They span the millennia from mankind’s earliest appearance right up to and including the recent industrial past. There are 14 Scheduled Ancient Monuments in the district. These are set out in a separate document on the Council’s web site.

7.97 Public interest in archaeology is such that important remains can be a valuable asset in attracting visitors to the area. Creswell Crags is a good example of this.

7.98 Policy SC15 below, aims to ensure that these important sites are preserved and where possible enhanced.
Policy SC18: Scheduled Monuments and Archaeology

Proposals that preserve or enhance the significance of scheduled monuments or archaeological sites, including their setting, will be supported.

Where development proposals are likely to affect non-designated archaeological sites, appropriate measures should be taken to ensure their protection in-situ, based upon their significance.

Where development would involve demolition or removal of archaeological features, this must be fully justified and provision made for excavation, recording and archiving prior to work commencing.

Key evidence base

- National Planning Policy Framework (March 2012)
- Conservation Area Appraisals and Management Plans (various dates)
- Historic Environment Supplementary Planning Document (March 2006)
- Historic Environment Scheme (February 2008 and November 2011)
- Heritage at Risk Strategy (July 2010)

You told us that...

The historic environment and key archaeological features in the district were valued.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the conservation and enhancement of the District’s historic environment, cultural heritage, character and setting. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

LPAs should set out a positive strategy for the conservation and enjoyment of the historic environment recognising assets’ irreplaceable nature. They should take into account the desirability of putting heritage assets to a viable use consistent with their conservation, the contribution conservation makes to wider sustainability aims, and the desirability of new development contributing to local character. Applicants should describe the significance of any assets affected, including the contribution of their setting (paragraph 126).
Which Local Plan Objectives will it meet?

Objective D: Historic Environment

How will the policy be monitored?

**Indicators:** Number of planning applications approved contrary to policy.

**Targets:**
1) Zero applications approved contrary to policy
2) Zero appeals upheld against policy

**Triggers for Review:** Increasing trend of appeals being upheld against this policy

REGISTERED PARKS AND GARDENS

7.99 In addition to buildings and archaeological sites, parks and gardens make a contribution to the historic environment. At this time, there are three parks wholly in the district, and one partially in the district that are included on Historic England’s Register of Historic Parks and Gardens of special historic interest and whilst these are designated in their own right, they are shown on the policy maps for information. These are set out in a separate document on the Council’s web site.

7.100 Policy SC19 below aims to ensure that these assets are preserved, whilst development proposals which conserve and offer opportunities to enhance the character, appearance and significance of such assets are treated positively.

**Policy SC19: Registered Parks and Gardens**

Planning permission for development that preserves or enhances the special historic landscape character and interest of a registered park and garden including its setting will be granted.

Applications must seek to protect original or significant designed landscapes, their built features, and setting.

Proposals which seek to restore or reinstate historic landscape features to original designs, using appropriate evidence, or better reveal their setting will be encouraged.

**Key evidence base**

- National Planning Policy Framework (March 2012)
You told us that...

The historic environment and key archaeological features in the district were valued.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the conservation and enhancement of the District’s historic environment, cultural heritage, character and setting. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

LPAs should set out a positive strategy for the conservation and enjoyment of the historic environment recognising assets’ irreplaceable nature. They should take into account the desirability of putting heritage assets to a viable use consistent with their conservation, the contribution conservation makes to wider sustainability aims, and the desirability of new development contributing to local character. Applicants should describe the significance of any assets affected, including the contribution of their setting (paragraph 126).

Which Local Plan Objectives will it meet?

Objective D: Historic Environment

How will the policy be monitored?

Indicators: Number of planning applications approved contrary to policy.

Targets: 1) Zero applications approved contrary to policy
2) Zero appeals upheld against policy

Triggers for Review: Increasing trend of appeals being upheld against this policy

NON-LISTED BUILDINGS OF MERIT

7.101 In addition to the above historic assets the district contains a number of buildings, structures and facades that, whilst not nationally considered suitable for statutory
listing or having the protection conferred by being situated within a conservation area, nonetheless have local historic or architectural importance to warrant retention and protection.

7.102 The government recognises such heritage assets as noted in its guidance (NPPF), and the Council has compiled a list of non-listed buildings of merit.

7.103 Policy SC20 below aims to ensure that these are assets preserved, whilst development proposals which conserve and offer opportunities to enhance the character, appearance and significance of such assets are treated positively.

**Policy SC20: Non Designated Local Heritage Assets**

Development proposals which positively sustain or enhance the significance of any local heritage asset and its setting will be permitted.

Alterations, additions and changes of use should respect the character, appearance and setting of the local heritage asset in terms of the design, materials, form, scale, size, height and massing of the proposal.

Proposals involving full or partial demolition of a local heritage asset will be resisted unless sufficient justification is provided on the proposed scheme and its public benefits to outweigh the harm caused by the loss of the asset.

**Key evidence base**

- National Planning Policy Framework (March 2012)
- Conservation Area Appraisals and Management Plans (various dates)
- Historic Environment Supplementary Planning Document (March 2006)
- Historic Environment Scheme (February 2008 and November 2011)
- Heritage at Risk Strategy (July 2010)

**You told us that...**

The historic environment and key archaeological features in the district were valued.

**Alternative options considered but not selected...**

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the conservation and enhancement of the District’s historic environment, cultural heritage, character and setting. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.
The NPPF tells us that...

LPAs should set out a positive strategy for the conservation and enjoyment of the historic environment recognising assets’ irreplaceable nature. They should take into account the desirability of putting heritage assets to a viable use consistent with their conservation, the contribution conservation makes to wider sustainability aims, and the desirability of new development contributing to local character. Applicants should describe the significance of any assets affected, including the contribution of their setting (paragraph 126).

Which Local Plan Objectives will it meet?

Objective D: Historic Environment

How will the policy be monitored?

**Indicators:** Number of planning applications approved contrary to policy.

**Targets:**
1) Zero applications approved contrary to policy
2) Zero appeals upheld against policy

**Triggers for Review:** Increasing trend of appeals being upheld against this policy
CHAPTER 8 – INFRASTRUCTURE, TRANSPORT, COMMUNITY AND RECREATION PROVISION

INTRODUCTION

8.1 The term infrastructure is broadly used for planning purposes to define all of the requirements that are needed to make places function efficiently and in a way that creates sustainable communities. Infrastructure is commonly split into three main categories, defined as:

a) Physical: the broad collection of systems and facilities that house and transport people and goods, and provide services e.g. transportation networks, energy, water, drainage and waste provision, and ICT networks;

b) Green: the network of multi-functional open spaces, including formal parks, gardens, woodland, green corridors, waterways, hedgerows, and habitats for protected species;

c) Social & Community: the range of activities, organisations and facilities supporting the formation, development and maintenance of social relationships in a community. It includes the provision of community facilities such as education, health care, retail, community centres, places of worship, and sports & leisure facilities.

8.2 In general, infrastructure requirements relate to strategic and local need. Strategic infrastructure refers to facilities or services serving a wide area that may include several communities, the whole District, or further afield. For example, improvements to the M1, or investment in water, sewerage, and ITC networks. The infrastructure may be required where broader strategies are pursued to accommodate the cumulative impacts of growth, for example in a sub-region, rather than simply to accommodate the needs of the development proposals of a particular town or village.

8.3 Local infrastructure includes facilities or services that are essential to meet the day-to-day needs of specific communities - for example schools, health facilities, community facilities and local green spaces. These are often essential for a development to occur and/or are needed to mitigate the impact of development at the site or neighbourhood level and to help integration into local surroundings.

8.4 Some of the policies in this chapter are also intended to help people to lead healthier lifestyles. The availability of a variety of good quality and accessible community infrastructure such as open spaces, walkways and cycleways, sports and recreation facilities and cultural assets is vital to improving health and wellbeing. A combination of protecting, replacing and improving existing spaces and facilities and developing new ones will provide opportunities for residents and visitors to participate in a variety of activities which suit their needs and interests, reducing the need to travel and ensuring a range of provision and opportunity locally.
8.5 It is recognised that there is a requirement for investment in infrastructure in the district to deliver the growth identified in the spatial strategy for the district in a sustainable way. Through ongoing discussions with infrastructure providers, an understanding of existing infrastructure capacity and future requirements to accommodate the Council’s planned growth through the Local Plan has been reached. These discussions will continue to take place and will lead to the preparation of an Infrastructure Study and Delivery Plan to enable the Council to demonstrate that the Local Plan is deliverable in infrastructure terms.

8.6 New development must be supported by the required infrastructure at the appropriate time. The District Council will work in partnership with infrastructure providers, funding bodies, key stakeholders and other agencies and organisations to ensure a co-ordinated delivery of facilities and infrastructure. Equally, the Council will also seek to protect, and where appropriate improve, services and facilities on which communities in the district depend.

GREEN INFRASTRUCTURE

8.7 Green Infrastructure is the network of natural and semi-natural features which provide vital support to a healthy natural environment on which both people and wildlife depend. Green Infrastructure is capable of delivering a wide range of benefits, not just to biodiversity, but to recreation, landscape, sustainable drainage, walking, cycling, and climate change mitigation to name but a few. In a project report entitled ‘East Midlands; A Public Benefit Mapping Project’ published by East Midlands Regional Assembly in July 2006, the District was identified as one of the most promising locations in the Region for gaining public benefits from green infrastructure improvement. The District has a wealth of country parks, multi-user trails / disused railways, and forested areas which if linked, enhanced and managed correctly have the potential to add greatly to local quality of life and to the attraction of the District as a place to live and work.

8.8 To identify existing Green Infrastructure and links that would improve this existing infrastructure the Council commissioned the Green Infrastructure Study for Bolsover District. The Study notes that the green infrastructure resource in the District is important in supporting the biodiversity, landscape and natural systems during times of significant growth and pressure on the local environmental resource due to climate change.

8.9 The Strategic Green Infrastructure Network within Bolsover District is comprised of two distinct but complementary networks which are shown on Figure ITCR1 below, namely:

a) The Greenways Network;

b) Key Wildlife Corridors.
Figure ITCR1: Strategic Green Infrastructure Network
8.10 Policy ITCR1 aims to ensure that Green Infrastructure in the District is preserved, whilst development proposals which will extend and enhance these assets are treated positively.

Policy ITCR1: Green Infrastructure

Proposals for new development will be permitted where they conserve Green Infrastructure and where feasible expand their extent and multi-functionality. New links will be supported where they:

a) enhance biodiversity and mitigate against climate change by providing opportunities for species to move or migrate;

b) create connected public amenity spaces;

c) create safe and convenient linkages from settlements to the surrounding countryside;

d) create informal recreation opportunities;

e) reinforce local distinctiveness, landscape amenity and character;

f) enhance opportunities for non motorised movement.

Development proposals should not result in:

a) a reduction in the extent of the Green Infrastructure network;

b) the fragmentation of existing sites;

c) a reduction in the connectivity through damage, disruption, or the removal of connecting features.

Where existing Green Infrastructure assets would be harmed by a proposed development, schemes will only be permitted where appropriate mitigation and compensation measures can be secured which result in a net enhancement of the Green Infrastructure network.

Key evidence base

- National Planning Policy Framework (March 2012)
- A Green Infrastructure Study for Bolsover (June 2008)
- Lowland Derbyshire Biodiversity Action Plan (November 2011)

You told us that...

Access to the countryside and the opportunities for healthy recreation it provides were highly valued. New developments need to integrate well with both existing settlements and the surrounding countryside. You wanted to see the individual character and identity of places reinforced.
Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the promotion of improvements to the District’s green infrastructure network. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (paragraph 114).

Which Local Plan Objectives will it meet?

Objective B: Climate Change
Objective C: Countryside, Landscape Character & Wildlife
Objective I: Green Spaces and Green Infrastructure

How will the policy be monitored?

**Indicators:** Permissions granted contrary to policy

**Targets:** None

**Triggers for Review:** Trend in appeal decisions against the policy lost

THE GREENWAYS NETWORK

8.11 Derbyshire County Council oversees the greenways network and its development. Since the publication of the East Derbyshire Greenway Strategy in 1998, Derbyshire County Council has with various partners brought a number of disused mineral railway lines back into use as greenways. This has included improvements to the Five Pits and Stockley Trails. The policy below lists 19 existing routes to be protected.

8.12 However, a fully linked network is still yet to be established. Pinxton / South Normanton and the Clowne / Barlborough parts of the district are particularly poorly provided for with greenways. Over time, it is planned that further proposed routes will be implemented and a comprehensive Bolsover District Greenways Network will be established. Discussions with landowners and identifying funding opportunities are ongoing. The publication version of Local Plan will identify
proposed routes that are considered to be deliverable over the plan period. Policy LTCR 2 aims to ensure that the Greenways Network in the District is preserved.

**Policy ITCR2: The Greenways Network**

Planning permission will be granted for proposals providing that they would not prejudice the use of the following sites as existing greenways (1-19) and proposed greenways (20-36) as shown on the policies map:

**Existing Greenways**

1) Blackwell Trail (Huthwaite to Westhouses)  
2) Silverhill Trail (Chesterfield Road, Huthwaite to Gloves Lane)  
3) 5 Pits Trail (Holmewood – Tibshelf)  
4) West of Newton (Alfreton Road to Newton Road)  
5) Stockley Trail (Bolsover – Glapwell)  
6) Sookholme Road to Wood Lane, Shirebrook  
7) Portland Drive / Weighbridge Road / Meadow Lane, Shirebrook  
8) Archaeological Way (Sookholme Road, Shirebrook to Frithwood Lane, Creswell)  
9) Wood Lane to Station Road, Shirebrook  
10) Teversal Trail, near Pleasley  
11) Skegby Trail, near Pleasley  
12) Rowthorne Trail, near Pleasley  
13) Pleasley Country Park  
14) Chesterfield Road, Pleasley towards the Meden Trail  
15) Wood Avenue towards Hazelmere Road, Creswell  
16) Creswell Crags  
17) Clowne Linear Park  
18) Seymour Link Road (Woodthorpe to Poolsbrook)  
19) Stony Houghton (Water Lane to Balkham Lane)

**Proposed Greenways**

20) The Clowne Branch Line from Gypsy Lane, Creswell to Seymour Junction  
21) The Creswell Branch Line from Wood Avenue / Hazelmere Road, Creswell to Hollin Hill, Clowne  
22) Archaeological Way Link from Frithwood Lane Bridleway, Creswell to Duchess Street between Fox Green and the allotments  
23) Creswell Crags Visitor Centre eastwards towards Clumber Park  
24) Langwith Junction – Scarcliffe – Hillstown  
25) York Road to Meadow Lane, Shirebrook  
26) Stinting Lane, Shirebrook  
27) Stony Houghton to Pleasley Country Park  
28) Gloves Lane to Doe Hill Country Park  
29) Blackwell Trail Link  
30) Westhouses to Gloves Lane, (Link between Blackwell Trail and Silverhill Trail)  
31) Pinxton South  
32) Pinxton West
33) Stockley Trail North, Bolsover
34) Bolsover to Markham Vale Link
35) Green Lane, South of Shirebrook towards Stony Houghton
36) Seymour Link (former railway)

Key evidence base

- National Planning Policy Framework (March 2012)
- East Derbyshire Greenway Strategy (June 1998)

You told us that...

Access to the countryside and the opportunities for healthy recreation it provides is highly valued.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on delivering a sustainable, integrated transport network. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails (paragraph 75).

Which Local Plan Objectives will it meet?

Objective I: Green Spaces and Green Infrastructure

How will the policy be monitored?

**Indicators:** The amount of identified greenway lost each year

**Targets:** Zero greenways to be lost each year

**Triggers for Review:** Loss of identified greenway
PROTECTING FOOTPATHS AND BRIDLEWAYS

8.13 Beyond the greenways network, there is also a rich network of Public Rights of Way that generally affords good access to the countryside. However, gaps exist between Bolsover and Clowne, Creswell, Shirebrook and Glapwell and also to the west of South Normanton. The Council will work with local landowners, Derbyshire County Council and other interested groups to identify and implement additions to the network where possible. Policy LTCR3 aims to ensure that the existing footpaths and bridleways in the district are retained. Where opportunities exist to add links from development sites to the public rights of way network these will be referred to in the relevant policies for those allocations.

Policy ITCR3: Protection of Footpaths and Bridleways

Planning permission will be granted for development provided that:

a) It would not adversely affect an existing footpath of bridleway, or
b) An alternative footpath or bridleway route which is appropriate and environmentally attractive can be secured through a planning condition or through negotiation of a planning obligation under section 106 of the Town and Country Planning Act 1990

Key evidence base

- National Planning Policy Framework (March 2012)
- Rights of Way Network (October 2016)

You told us that...

Access to the countryside and the opportunities for healthy recreation it provides is highly valued.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on delivering a sustainable, integrated transport network. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails (paragraph 75).
Which Local Plan Objectives will it meet?
Objective I: Green Spaces and Green Infrastructure

How will the policy be monitored?

Indicators: Number of footpaths lost to development

Targets: Zero footpaths lost to development

Triggers for Review: One footpath lost to development

SOCIAL AND COMMUNITY INFRASTRUCTURE

8.14 There are many factors which contribute to creating healthy, safe and sustainable communities. Part of this is a feeling of belonging to communities. This is enhanced where people can access a choice of facilities locally.

8.15 Local facilities include facilities and services that provide for health and wellbeing. These include convenience shops, community / village halls, post offices, schools, nurseries, places of worship, health services, care homes, libraries, youth centres and public houses.

8.16 Many village halls and community buildings, offer a range of indoor activities run by a variety of organisations from the public, private and voluntary sectors. It is important that such facilities are protected and improved where necessary, to ensure that communities continue to have access to local facilities. One of the key characteristics of the District is that it has an aging population and a significant number of people in poor health. It is therefore considered particularly important to ensure local people can access facilities locally, and that these are protected and improved where possible.

8.17 The Council will seek to maintain and improve the provision of local community services and facilities by supporting proposals which protect, retain or enhance existing community facilities (including multi use and shared schemes), or they provide new facilities. It is recognised that permitted development rights exist which allow for certain changes of use. However this policy is intended to help avoid the loss of important facilities where planning permission is required. The council will consider removing these rights in particular areas where the loss of facilities may become an issue in the future.

8.18 In addition to the protection offered by ITCR4, if community facilities that are successfully recorded on the council’s Community Asset Register come to be sold, a moratorium on the sale (of up to six months) may be triggered under the
Community Right to Bid. This provides local community groups with an opportunity to raise finance, develop a business case, and to make a bid to buy the asset on the open market.

8.19 There is also a need to manage the development of new or extended local shops so that they do not undermine the retail hierarchy of the district by becoming so large that they attract custom away from established centres. Therefore, the policy sets a maximum size threshold for local shops. Existing local shops serving a local community are by their very nature convenience shops and the policy excludes comparison retail which should be concentrated in existing centres.

8.20 Policy ITCR4 aims to ensure that local facilities are retained where possible.

**Policy ITCR4: Local Shops and Community Facilities**

Protection of local convenience shops and community facilities

Planning permission for development that involves the loss of local convenience shops which serve the daily needs of the local community, or community facilities including community / village halls, post offices, schools, nurseries, places of worship, health services, care homes, libraries, youth centres and public houses will be granted only where it can be demonstrated that:

a) the loss of the specific facility would not create, or add to, a shortfall in the provision or quality of such facilities within the locality * ; or

b) appropriate replacement facilities are provided in a suitable alternative location; or

c) the facility is no longer viable and this can be proven through adequate marketing of the premises for its current use which has failed to produce a viable offer ** ; or

d) the facility can be enhanced or reinstated as part of any redevelopment of the building or site.

New or extended local shops and community facilities

Planning permission will be granted for local convenience shops which are 500 square metres or less, and other community facilities provided they are within settlement frameworks.

* 400m radius around the proposal - based on an approximate ten minute walking time

** Marketing should be through an appropriate agent as well as through the council’s regeneration service facility. The applicant should agree the marketing strategy, including any marketing period, with the Local Planning Authority in advance. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application. Marketing should not be restricted to just the buildings last use but also other potential community uses.
Key evidence base

- National Planning Policy Framework (March 2012)

You told us that...

Necessary new and community facilities and infrastructure should be part of new development.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the promotion of regeneration, tackle deprivation and ensure accessibility for all. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Planning should... deliver sufficient community and cultural facilities and services to meet local needs. Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs. Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community (paragraph 70).

Which Local Plan Objectives will it meet?

Objective G: Infrastructure and New Facilities
Objective K: Health and Wellbeing
Objective O: Place Making

How will the policy be monitored?

Indicators: The number of local shops and community facilities lost to other development
Targets: Zero losses
Triggers for Review: Trend of appeals lost against the policy
LEISURE AND RECREATION

8.21 Sport and recreation play an important role in the community, promoting health and wellbeing, social inclusion and community participation. In order to help achieve sustainable communities by reducing the need to travel, opportunities for sport and recreation need to be provided locally.

8.22 To ensure that appropriate leisure and recreation facilities are delivered, the Council, in consultation with other important green space partners, has prepared and endorsed a Green Space Strategy (2012) for the District.

8.23 The Green Space Strategy provides a vision and strategic direction for the management and improvement of existing sites and the development of new public open space.

8.24 Baseline information for the Green Space Strategy was collected in the form of an audit: the Green Space Quality and Accessibility Report (December 2013). This audit included:

a) A greenspace hierarchy – this is set out in Figure ITCR 2 and has been used to inform the accessibility standards in policy ITCR 5;

b) An assessment of the quantity of greenspace against standards (see below);

c) An assessment of the quality of greenspace against standards.

8.25 The Green Space Quality and Accessibility Report showed that the district has over 300 green space sites covering around 885 hectares. This is a considerable resource. However, it is distributed very unevenly across the district and there are major disparities between the levels of provision in similar sized settlements.

Figure ITCR2: Green Space Hierarchy

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Level 1:</strong></td>
<td></td>
</tr>
<tr>
<td>District Level Green Space</td>
<td>Green space which:</td>
</tr>
<tr>
<td>Attraction</td>
<td>a) attracts regular visitors from a wide area, not just from a town or village or from adjacent settlements;</td>
</tr>
<tr>
<td></td>
<td>b) minimum size of site 10 hectares;</td>
</tr>
<tr>
<td></td>
<td>c) has a car park;</td>
</tr>
<tr>
<td></td>
<td>d) is open to the general public.</td>
</tr>
<tr>
<td><strong>Level 2:</strong></td>
<td></td>
</tr>
<tr>
<td>Multi Functional Town Park</td>
<td>Multi-functional Green Space situated in or adjacent to a town which is open to the general public and which:</td>
</tr>
<tr>
<td></td>
<td>a) contains at least three of the following uses: amenity green space, outdoor sports, semi-natural green space, equipped play area;</td>
</tr>
<tr>
<td></td>
<td>b) has a minimum size of 4 hectares.</td>
</tr>
<tr>
<td><strong>Level 3:</strong></td>
<td></td>
</tr>
<tr>
<td>Village or Neighbourhood</td>
<td>Green Space situated in or adjacent to a town or village which:</td>
</tr>
<tr>
<td></td>
<td>a) amenity green space, outdoor sports, semi-natural</td>
</tr>
</tbody>
</table>
8.26 The quantitative standards used for the assessment were:

a) For formal Greenspace: a minimum of 2.4 ha per 1,000 population;
b) For semi-natural Greenspace: a minimum of 1.2ha per 1,000 population.

8.27 The quality standard was based on a 60% score based on a range of criteria.

8.28 Figure ITCR3 below summarises how the settlements in the district perform in relation to the standards.

Figure ITCR3: Performance of settlements against standards

<table>
<thead>
<tr>
<th>Key</th>
<th>Performance against standard</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Meets standards or exceeds standards</td>
</tr>
<tr>
<td></td>
<td>Just below standards</td>
</tr>
<tr>
<td></td>
<td>Below standards</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Settlement</th>
<th>'Formal' Quantity</th>
<th>'Semi-Natural' Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolsover</td>
<td>Quality</td>
<td>Accessibility</td>
</tr>
<tr>
<td>Shirebrook</td>
<td>'Formal' Quantity</td>
<td>'Semi-Natural' Quantity</td>
</tr>
<tr>
<td></td>
<td>Quality</td>
<td>Accessibility</td>
</tr>
<tr>
<td>Clowne</td>
<td>'Formal' Quantity</td>
<td>'Semi-Natural' Quantity</td>
</tr>
<tr>
<td></td>
<td>Quality</td>
<td>Accessibility</td>
</tr>
<tr>
<td>South Normanton</td>
<td>'Formal' Quantity</td>
<td>'Semi-Natural' Quantity</td>
</tr>
<tr>
<td></td>
<td>Quality</td>
<td>Accessibility</td>
</tr>
<tr>
<td>Barlborough</td>
<td>'Formal' Quantity</td>
<td>'Semi-Natural' Quantity</td>
</tr>
<tr>
<td></td>
<td>Quality</td>
<td>Accessibility</td>
</tr>
<tr>
<td>Creswell</td>
<td>'Formal' Quantity</td>
<td>'Semi-Natural' Quantity</td>
</tr>
<tr>
<td></td>
<td>Quality</td>
<td>Accessibility</td>
</tr>
<tr>
<td>Pinxton</td>
<td>'Formal' Quantity</td>
<td>'Semi-Natural' Quantity</td>
</tr>
<tr>
<td></td>
<td>Quality</td>
<td></td>
</tr>
<tr>
<td>Settlement</td>
<td>Formal Quantity</td>
<td>Semi-Natural Quantity</td>
</tr>
<tr>
<td>---------------</td>
<td>----------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Whitwell</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quality</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessibility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tibshelf</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quality</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessibility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blackwell</td>
<td></td>
<td></td>
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<tr>
<td>Doe Lea</td>
<td></td>
<td></td>
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<tr>
<td>Glapwell</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hilcote</td>
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<tr>
<td>Hodthorpe</td>
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<tr>
<td>Langwith</td>
<td></td>
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<tr>
<td>New Houghton</td>
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<tr>
<td>Newton</td>
<td></td>
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<tr>
<td>Palterton</td>
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<td>Pleasley</td>
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<tr>
<td>Scarcliffe</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shuttlewood</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Westhouses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Whaley Thorns</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

8.29 Figure ITCR3 shows that there are wide discrepancies between settlements with none of the larger settlements meeting all of the standards. In a settlement where 3 or more green spaces fell below the 60% it was adjudged to fall below the standards. Just 1 or 2 below the standards meant the settlement was ‘just below’ the standards.

8.30 The Strategy arising from this baseline information concentrates on green space which has a primary purpose of recreation. This includes standards for quantity and accessibility for formal greenspace, (amenity, outdoor sports, equipped play areas); semi-natural areas (woodlands, wetlands, scrub and meadows) which are freely accessible to the public. It does not include standards for allotments, cemeteries, and golf courses. However, wherever such sites are in active use or have a realistic prospect of active use, they will continue to be included as green space sites on the policies map. Accordingly such sites will benefit from the policy protection provided by policy ITCR6.

8.31 For settlements that fall below ‘formal quantity’ standards there may be opportunities to create more formal green space by recycling former allotments where these have fallen into disuse and there is no longer a demand for them.

8.32 Regarding the issue of improvements to the quality of existing green space, a survey is underway to update the evidence base for green space quality, and the Green Space Strategy will be updated accordingly. Alongside this survey the Council is undertaking a Playing Pitch Assessment and Built Facilities Strategy that will examine the quality of the playing pitches (including football, cricket, rugby and bowls) in the district, and determine whether supply meets demand for sports.
usage. The outcome of this work will inform the Publication version of the Local Plan.

8.33 Policy ITCR5 sets out standards to improve green space and play provision in the district.

**Policy ITCR5: Green Space and Play Provision**

In association with the overall spatial strategy for future growth and development, improved formal and informal recreation facilities will be secured to meet the recreational needs of existing and future residents. The following standards will be used in relation to green space and play provision to ensure that the District as a whole, and each individual settlement, has an acceptable level of green space provision and that all residents of identified settlements have reasonable access to green spaces and play areas:

**Quantitative standards:**

- **Formal Green Space:** A minimum of 2.4 ha per 1,000 population.
- **Semi-natural Green Space:** A minimum of 1.2 ha per 1,000 population.

**Accessibility standards:**

- **Level 1 District Level Green Space Attractions:** All residents should be within 7.5 kilometres of a large green space which has a minimum size of 10 hectares, and has a car park which is open to the general public.

- **Level 2 Town Park:** Residents in a town or an emerging town should be within 2 kilometres walking distance of a multi-functional green space which is open to the public and situated in, or adjacent to a town or an emerging town, has a minimum size of 4 hectares and contains at least three of the following features: amenity green space, outdoor sports, semi-natural green space, equipped play area.

- **Level 3 Village or Neighbourhood Green Space:** Residents of towns, emerging towns, large villages and small villages should be within 800 metres walking distance of a green space which is open to the public and situated in, or adjacent to a town, main village or village, has a minimum size of 2 hectares and contains at least two of the following features: amenity green space, outdoor sports, semi-natural green space, equipped play area.

- **Level 4 Local Green Space:** Residents of towns, emerging towns, large villages and small villages should be within 400 metres walking distance of a green space which is open to the public and situated in, or adjacent to a town, an emerging town, large village or small village, has a minimum size of 0.5 hectares and contains one or more of the following features: amenity green space, outdoor sports, semi-natural green space, equipped play area.

**Equipped Play Areas:** Residents of towns, emerging towns, large villages and small villages should be within 400 metres walking distance of an equipped play area.
The above standards will be used to determine where new provision of green spaces and play areas are required to address the needs of existing and future residents. In applying the standards the geographical context of the relevant settlement, including the form, location and size of residential populations, will be taken into account.

Any residential development of over 25 dwellings will be required to make provision for new or enlarged green space either on site or within 400 metres walking distance of the site, in accordance with the above minimum standards.

In settlements where the current provision for either formal or semi-natural green space exceeds minimum standards, a reduction will be made in the relevant standard to reflect the percentage of the development site which is within 400 metres walking distance of existing provision which is open to general public access and which is recognised as level 4 or above.

In addition, all new residential developments will be expected to make reasonable contributions for on-going maintenance, either for new green spaces and/or to improve any town parks, neighbourhood / village or local green spaces falling within the relevant walking distance of such development, in order to accommodate increased use and ensure that minimum quality standards can be achieved.

Key evidence base

- National Planning Policy Framework (March 2012)
- Green Space Strategy (2012)
- Green Space Quality and Accessibility Report (December 2013)

You told us that...

New infrastructure should be provided to meet the needs of new development.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the health and wellbeing of the District’s population. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open
space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required (paragraph 73).

Which Local Plan Objectives will it meet?

Objective I: Green Spaces and Green Infrastructure
Objective K: Health and Wellbeing

How will the policy be monitored?

Indicators: The amount of additional new green space provided per year

Targets: No target

Triggers for Review: Amount of new green space has been provided within 3 years of adoption

PROTECTION OF GREEN SPACE

8.34 Figure ITCR3 shows that there are deficiencies in all categories of green space across the district and imbalances in provision across settlements. Policy ITCR 5 seeks to improve this. However, to ensure that provision improves over the life of the Local Plan there is also a need to protect existing provision. In addition to the green spaces identified in the Green Space Strategy there are currently 3 Registered Village Greens in the district. These are located at: Fox Green, Creswell; The Green, Elmton; and Worksop Road, Whitwell

8.35 Policy ITCR6 aims to protect the existing recreational green space and sports provision in the District.

Policy ITCR6: Protection of Green Space and Sports and Recreation Buildings

Development proposals will be permitted where they do not have any adverse effect upon, or loss of, existing green spaces, including allotments, or sports and recreational buildings as identified on the Policies Map or in the Council’s Green Space Strategy and associated documents, or any future green space or sports and recreational building.

Proposals resulting in a loss will need to provide a satisfactory replacement facility, unless the proposal was of greater overall benefit to the local community than existing or realistic potential uses of the greenspace.
Planning permission will be granted for any form of development on village greens providing that it is directly related to the recreational use of the land.

Key evidence base

- National Planning Policy Framework (March 2012)
- Green Space Strategy (2012)
- Green Space Quality and Accessibility Report (December 2013)

You told us that...

Recreation spaces in the District were valued.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on the health and wellbeing of the District’s population. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss (paragraph 74).

Which Local Plan Objectives will it meet?

Objective I: Green Spaces and Green Infrastructure
Objective K: Health and Wellbeing

How will the policy be monitored?

Indicators: The amount of green space lost per year
Targets: Zero losses that are contrary to policy
Triggers for Review: If protected green space is developed contrary to policy
ITC AND TELECOMMUNICATIONS

8.36 Technology is increasingly linked to economic competitiveness, and high levels of IT skills amongst the labour force and access to high speed broadband connections are playing an increasingly important role in the success of local economies. Digital connectivity is a vital utility for business and is fundamental to achieving economic growth.

8.37 Both the Sheffield City Region and D2N2 Local Enterprise Partnerships are committed to supporting the provision of superfast broadband across their areas, and have a commitment in their Growth Deals with the Government to support the extension of superfast broadband coverage.

8.38 Information Communication Technology (ICT) and telecommunications equipment, especially mobile communications are critical to the growth of many business operations. National guidance states that the development of high speed broadband and other communication networks can also play a vital role in enhancing the provision of local community facilities and services. Through the Local Plan, the Local Planning Authority will support the facilitation of telecommunication growth whilst ensuring adverse impacts to the character of the built form or physical environment is minimised.

8.39 Policy ITCR7 below aims to provide a thorough assessment for all telecommunication proposals, whether they are prior approval applications or developments requiring full planning permission. It provides guidance for both new and replacement masts, whilst providing the flexibility to allow for an efficient expansion of the network and to meet the demands imposed by technological advancements.

Policy ITCR7: ITC and Telecommunications

All Information Communication Technology (ICT) and telecommunications proposals should be sited and designed in such a way that the appearance of the surrounding area is considered. Proposals for ICT and telecommunications developments will be supported provided that:

a) the siting of the proposal and any other additional equipment involved with the development does not unduly detract from the appearance of the surrounding area or form an adverse intrusive addition to the street scene; and
b) the amenities of any neighbouring sites are not unacceptably harmed by the proximity of the proposed telecommunication development; and
c) the colour and profile are sympathetic to the sites surroundings and the size of the development is kept to a technical minimum to ensure any adverse impact on the environment is minimised; and
d) there is justification demonstrating that all alternative sites and potential mast sharing opportunities which fulfil the functional requirements of the development have been assessed, including the use of existing buildings and structures.
Development should make provision to incorporate super-fast broadband where possible.

Key evidence base

- National Planning Policy Framework (March 2012)

You told us that...

You supported economic growth and employment opportunities in the district (although no representations have been made to date specifically on this issue).

Alternative options considered but not selected...

None at this stage.

The NPPF tells us that...

Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband (paragraphs 42-46).

Which Local Plan Objectives will it meet?

Objective G: Infrastructure and New Facilities

How will the policy be monitored?

Indicators: The number of proposals for ITC and Telecommunications granted in compliance with the policy

Targets: All granted for this type of development to be in line with this policy

Triggers for Review: Appeal decisions granted contrary to this policy

TRANSPORT

8.40 In an area with a semi rural character with a dispersed settlement pattern, the provision of high frequency and extensive public transport services will often be difficult. Consequently, making good decisions about the location of facilities can
make a major contribution to improving their accessibility for all. Similarly, it will be
important to ensure that preference is given to using more sustainable means of
transport to access any new development, for example through ensuring that
developers implement green travel plans and support public transport.

8.41 The Interim Transport Evidence Information Note (April 2015) summaries the
findings of the transport evidence base and demonstrates that there are areas of
the District where traffic congestion is severe, particularly on the M1 Motorway and
around its junctions, and this causes environmental problems and increased
journey times. The local highway network is still poor in some areas of the District,
and this hampers travel between towns and villages in these areas. The proximity
of the district to the M1 motorway offers good accessibility to cities and
conurbations in and outside the region, and as a freight route to the ports and
terminals outside the region. However, care must be taken not to encourage use
of the motorway as a means of long distance commuting either into or out of
Bolsover District. The Council’s spatial strategy and its direction of the majority of
new development to the more sustainable settlements will reduce the need to
travel.

8.42 A significant proportion of households in the District (23% in the 2011 Census) do
not have access to a car, and for them, safe, cheap, efficient and convenient
public transport is vital. In the more remote parts of the district in particular, public
transport remains a problem, with infrequent services and circuitous routes. In
previous consultations, many respondents complained about the low frequency of
existing bus services, particularly in the more remote parts of the district.
Responses to the Bolsover Sustainable Community Strategy 2006-2020
consultation also raised concerns over poor public transport networks, with poor
timetables and poor links between routes.

8.43 There remain opportunities to improve the use of rail transport in the District, both
for freight and passenger travel, including potential extensions to the Robin Hood
Line passenger service using existing mineral rail lines to link it to Chesterfield and
Sheffield through Clowne, and to the Midland Main Line through Pinxton. As well
as providing the potential for new stations at Clowne and Pinxton, this could also
enable new and wider ranging services to be added to the network. Freight access
to all these lines is possible, and in the longer term disused rail lines could be
brought back into use if the routes are not compromised. Although sources of
funding for these possible developments has not been identified, the Local Plan
will ensure that, as far as possible, the long term potential of these significant
sustainable transport opportunities are not compromised by planning decisions
during the plan period.

8.44 Whilst still in the early stages of planning, the Initial Preferred Route of the Eastern
Limb of the High Speed 2 Rail Project largely follows the M1 corridor through the
District. If delivered, this will improve access and capacity to high speed rail travel
from Sheffield and Derby / Nottingham. The Initial Preferred Route would affect a
number of committed employment sites and be within the setting of Bolsover
Castle and Hardwick Hall, although at this stage the implications of the route can
be addressed without significant revisions to the spatial strategy.
8.45 All proposals for development would be assessed against the following policy, and similarly the service plans of the Council and its partners will seek to take these matters into account. The term ‘significant transport implications’ as used in the policy below means a potential 10% increase in existing and committed traffic on a nearby road or junction as a result of development, or a 5% increase on a nearby road or junction which is already congested although in some circumstances, at particularly sensitive sites for example, a lower threshold may be adopted.

8.46 A number of studies have been carried out to assess the cumulative impacts of the levels of development in Bolsover and Clowne. These studies have demonstrated that the levels of development in these settlements can be achieved with appropriate highway and junction improvements and this evidence has informed the site allocations within the Local Plan.

**Policy ITCR8: Transport and Accessibility**

Planning proposals will be granted where new development and the provision of services are located so as to minimise the need to travel. Convenient, safe and attractive access via footpaths, footways, bridleways, cycle paths and public transport should exist or be provided, to encourage the use of these modes of travel for local journeys and reducing the need to travel by private car and improving the accessibility of services to those with poor availability of transport.

Where appropriate developments should make provision for off-street parking, service and emergency access.

Transport schemes that lead to improvements in accessibility, promote road safety for all highway users, and manage traffic to avoid congestion will be approved. Development proposals which are likely to have significant transport implications will need to be supported by a Transport Statement or Transport Assessment and the potential for facilitating sustainable means of transport addressed, including the preparation of Travel Plans.

**Key evidence base**

- National Planning Policy Framework (March 2012)
- Interim Transport Evidence Information Note (April 2015)
- M1 Junction 29A Operational Capacity Report (July 2012)
- North Derbyshire Highway Assignment Model Traffic Forecasting Report (April 2012)
- North Derbyshire Transport Study (Part 1) (March 2010)
- North Derbyshire Transport Study (Part 2a) (May 2010)
- North Derbyshire Transport Study (Part 2b) (February 2012)
- Derbyshire County Council Local Transport Plan 3 2001-2026 (April 2011)
- Sheffield City Region Transport Strategy 2011-2026 (April 2011)
You told us that...

New Infrastructure was a critical part of new development, and that new development should not increase congestion on existing highway networks; and Sustainable development that favours walkable communities, and reduce reliance on private cars should be encouraged.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process which considered the impacts on reducing the need to travel and on delivering a sustainable, integrated transport network. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment Plans (paragraphs 29-41) and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Which Local Plan Objectives will it meet?

Objective H: Sustainable Transport

How will the policy be monitored?

**Indicators:** The number of proposals with implemented Travel Plans that lead to physical or other improvements to enhance sustainable means of transport

**Targets:** 100%

**Triggers for Review:** Performance against target
CHAPTER 9 – IMPLEMENTATION AND INFRASTRUCTURE DELIVERY

INTRODUCTION

9.1 The need to bring forward substantial development across the District will put extra pressure on the District’s existing infrastructure. Through ongoing discussions with infrastructure providers, an understanding of existing infrastructure capacity and future requirements to accommodate the Council’s planned growth through the Local Plan has been reached. These discussions will continue to take place and will lead to the preparation of an Infrastructure Study and Delivery Plan to enable the Council to demonstrate that the Local Plan is deliverable in infrastructure terms.

PLAN DELIVERY AND THE ROLE OF DEVELOPER CONTRIBUTIONS

9.2 In order to develop new infrastructure, developers and Local Authorities can enter into a legal agreement under Section 106 of the Planning Act called a Planning Obligation. In essence the developer undertakes to either pay in whole or part, or provide, the infrastructure required as part of the development, as part of the process of obtaining planning permission.

9.3 Such planning obligations are legally required to be:

   a) necessary to make the development acceptable in planning terms;
   b) directly related to the development;
   c) fairly and reasonably related in scale and kind to the development.

9.4 Planning obligations are often used to address the additional burden placed on infrastructure such as the transport system, green infrastructure and green space, services like schools and doctors practices; and to meet policy objectives such as delivery of affordable housing and other community benefits like contributions to public art. Used appropriately planning obligations can ease planning problems, enhance the quality of development and make a development more sustainable.

9.5 The Council is keen to ensure that both the planned infrastructure is delivered in a timely fashion and that the need to secure planning obligations does not act as a deterrent to development coming forward. Developers are generally familiar with the requirement to provide planning obligations, but require certainty as to the type and scale of the obligations required. It is considered that a large proportion of this certainty will be provided by the Infrastructure study and Delivery Plan which will identify where additional infrastructure is and is not required and the policies within the Local Plan.

9.6 The Infrastructure Study and Delivery Plan will also categorise the importance of the various infrastructure projects to the delivery of the Local Plan to guide discussions where the need for infrastructure and other requirements arising from development is proven to exceed that which can be viably funded through the development.
9.7 It is recognised that Infrastructure requirements may change over time and some requirements identified now may not be needed and new requirements may be identified during the plan period. Therefore, the implementation of the Infrastructure Study and Delivery Plan will be monitored, reviewed and updated at key stages during the plan period.

9.8 At this stage, the Council has decided not to introduce a Community Infrastructure Levy. The Council will keep the desirability of establishing a Community Infrastructure Levy (CIL) under review and reassess the case for CIL as part of the ongoing infrastructure work and whole plan viability work. If a Levy is established then development will be expected to contribute towards provision of infrastructure considered to be a strategic need and included on a CIL Regulation 123 list. Liability and levy rates would be shown in the Council’s CIL Charging Schedule. If a CIL Charging Schedule becomes effective, Section 106 contributions will not be sought for infrastructure that is included in the CIL Regulation 123 list. Policy II1 aims to ensure that necessary infrastructure is delivered where necessary in a timely fashion.

Policy II1: Plan Delivery and the Role of Developer Contributions

To aid plan delivery, planning obligations will be sought where the implementation of a development would create a need to provide additional or improved infrastructure, amenities or facilities or would exacerbate an existing deficiency. The identification of this need will be assessed on a case by case basis but will be guided by the latest version of the Council’s Infrastructure Study and Delivery Plan. As a result, contributions will be sought towards the delivery of the following infrastructure types, where they are necessary and relevant:

A) Physical
- transport (travel plans, cycling, walking, public transport and road networks)
- utilities (electricity, gas and telecommunications)
- municipal waste (waste collection and disposal)
- water (flood risk, waste water and water supply and quality).

B) Social
- education (primary, secondary and further phases);
- health (primary and secondary care and pharmacy services);
- emergency services (ambulance, fire and police);
- community facilities (libraries, post offices and community halls);
- leisure facilities (indoor facilities).

C) Green
- strategic green infrastructure (greenways and wildlife corridors);
- green spaces (formal and semi-natural green spaces).

Alongside infrastructure delivery, planning obligations will also be sought where the implementation of a development would necessitate the delivery of other policy objectives, such as the provision of starter homes and / or affordable housing, lifetime homes and public art, or to mitigate site based considerations, such as environmental mitigation or
maintenance works for nature conservation, landscaping, treatment of contamination, measures to improve land stability, energy conservation and heritage conservation.

The examples listed above are not necessarily exhaustive. In some cases the obligation will take the form of a financial contribution. In all cases they will be directly, fairly and reasonably related in scale and kind to the proposed development.

The identification of this need will be assessed on a case by case basis but will be guided by the requirements of specific policies elsewhere in the Council’s Local Plan. Where the need for infrastructure and other requirements arising from development is proven to exceed that which can be viably funded through the development, priority will be determined by the District Council based on the importance of the infrastructure and other requirements to the delivery of the Local Plan.

Key evidence base

- National Planning Policy Framework (March 2012)

You told us that...

New infrastructure needed to be sought and delivered as part of proposals for new development.

Alternative options considered but not selected...

None at this stage.

The NPPF tells us that...

Pursuing sustainable development requires careful attention to viability and costs. Plans should be deliverable, and planning obligations should not threaten viability. However, it is also important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion (paragraph 173).

Which Local Plan Objectives will it meet?

Objective E: Regeneration
Objective G: Infrastructure

How will the policy be monitored?

Indicators: The number of successful appeals against requirement to deliver necessary infrastructure
**LOCAL EMPLOYMENT AND SKILLS INITIATIVES**

9.9 Two of the key issues recognised by the Council within the Spatial Portrait are the need to:

a) improve employment opportunities in the district by increasing the number and range of jobs in the district;
b) provide significantly greater local job opportunities.

9.10 The spatial portrait also recognises that the district also has relatively fewer people with academic qualifications than the regional or national average. This makes the up-skilling of the population an important aspect of supporting the development of the district.

9.11 This policy sets out the council’s commitment to ensuring that local employment and skills initiatives are provided through significant new developments. These will be delivered through an Employment and Skills Plan (ESP) which should be in accordance with construction industry standard benchmarks and will be expected to positively address the following criteria:

a) ensuring local people are properly prepared for work;
b) enabling employers to access the skilled workers;
c) supporting local people, including our most disadvantaged individuals, to develop their skills;
d) creating opportunities that enhance employability skills of young people;
e) providing direct local apprenticeship and training opportunities.

9.12 Significant developments are considered to be sites which provide, over 30 dwellings or 1.5 hectares of residential land, office / light industrial developments of more than 3000 m² or greater than 3 ha., general industrial proposals of more than 3000 m² or 3 ha., or retail applications of greater than 3000 m² or 3ha.

9.13 The Council will look to provide further advice and guidance in relation to this policy in order to help and support applicants in meeting the policy requirements.

9.14 This policy is needed in order to ensure that significant developments provide opportunities for local people to develop skills and gain valuable experience within the construction industry.

9.15 It will ensure that maximum benefit is gained from new development by ensuring that local people are provided with important training and employment opportunities.
Policy II2: Employment and Skills

On significant development sites, developers will be required to submit for approval an ‘Employment and Skills Plan’ (ESP) which will set out opportunities for, and enable access to, employment and up-skilling of local people through the construction phase of the development.

Key evidence base

- D2N2 Skills for Growth Strategy (October 2013)

You told us that...

This is the first time this policy has been consulted on in the local plan process.

Alternative options considered but not selected...

None at this stage.

The NPPF tells us that...

The NPPF does not specifically address this issue.

Which Local Plan Objectives will it meet?

Objective L: Economic Prosperity
Objective M: Employment Opportunities

How will the policy be monitored?

Indicators: The number of people benefitting from an employment and skills plan
Targets: 10 people
Triggers for Review: Significant deviation from the target
CHAPTER 10 – MONITORING

DEFINING HOW THE PLAN WILL BE MONITORED AND REVIEWED

10.1 Monitoring the Local Plan will be fundamental to assessing its effectiveness in delivering the vision and objectives. The policies in the plan will be monitored in accordance with the indicators shown below each policy. The indicators will be measured against the targets set against each indicator. The triggers for review will be used to inform decisions about a full or partial review of the Local Plan.

10.2 In order that local communities and interested parties can be made aware of progress, the Council will continue to produce its Authority Monitoring Report (AMR). The AMR publishes information annually on how policies in the Local Plan perform based on a range of indicators, targets and the triggers for review. To enable comparisons to be made the AMR uses the same indicators and targets year on year where possible, although changes can arise due to information not being collected or collected in the same way and changes in government reporting and monitoring requirements. The AMR is published on the Council’s website and is available in hard copy at the Council's main office at The Arc, High Street, Clowne.

10.3 In addition to reporting the performance and measuring the delivery of targets in the Local Plan, the AMR also contains:

   a) details of a range of up to date reports and surveys which may be expected to affect development of the area or the planning of its development;
   b) details of progress on any Local Plans or Supplementary Planning Documents;
   c) details of activities undertaken with other local authorities/bodies in relation to the Duty to Co-operate;
   d) information on the implementation of any Neighbourhood Plan in the District.

10.4 The AMR will also be used to highlight contributions made by development, including Section 106 planning obligations, and New Homes Bonus Payments.