LOCAL PLAN
for Bolsover District

Identified Strategic Options

Consultation Document
October 2015
We speak your language

Polish
Mówimy Twoim językiem

Slovak
Rozprávame Vaším jazykom

Chinese
我们会说你的语言

If you require this publication in large print or another format please call us on 01246 242424
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Representation Form
Preface

P.1 This document has been prepared for the purposes of the consultation exercise on the Council’s Identified Strategic Options.

P.2 This consultation exercise starts on Friday 30th October and runs through to Friday 11th December 2015 and if you want to make comments on the contents of this consultation document you need to provide them by 5pm on the 11th December 2015.

P.3 Comments should be made using the provided Representation Form and can be made online via the Council’s online consultation database, or by emailing or posting your completed representation form to us by the 11th December 2015 deadline.

P.4 The provided Representation Form has been included at the back of the document in order for you detach and send to us. Alternatively, you can also obtain further copies from the Council’s website - http://www.bolsover.gov.uk/new-local-plan.

P.5 This consultation document has a number of ‘Please tell us what you think’ signposts throughout its pages to highlight where your comments are being specifically requested.

P.6 Finally, the Council has set up the following series of open drop in sessions at which you can meet with the Council’s planners and discuss with them any issues about the Identified Strategic Options that you wish to raise.

- Tuesday 3rd November: 4-7pm, South Normanton Post Mill Centre
- Monday 9th November: 4-7pm, Bolsover Assembly Rooms
- Tuesday 10th November: 4-7pm, The Arc, Clowne
- Thursday 12th November: 4-7pm, Creswell Social Centre
- Monday 16th November: 4-7pm, Whitwell Community Centre
- Thursday 19th November: 4-7pm, Barlborough Village Hall
- Tuesday 24th November: 4-7pm, Glapwell Community Centre
- Friday 27th November: 4-7pm, Shirebrook Leisure Centre

Submitting your representation online

Submitting your representation online is a quicker way of getting involved.

- Your representation will already have your contact details filled in.

- You will receive an instant confirmation email to give you a receipt so that you know your representation has been successfully delivered and that your comments will be considered.

- Go to https://bolsover.jdi-consult.net/localplan/ for more information. (If you don’t yet have an account, you can set one up easily from this web address)
1) Introduction

1.1 Why do we need a Local Plan, and what does a Local Plan do for us?

1.2 The development of the Local Plan starts by asking local people, businesses, and key interest groups how they want to see their communities develop over the next 15 years or so. It considers the overall likely levels of growth (for example increases in population), and the needs of people at different stages of their lives (for example people starting work, young families, or retired people). It draws on national 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 is a very good reason not to do so.

Background

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 amended in October 2015 but this did not amend the timetable.

Purpose of this document

1.7 The purpose of this document is to set out the Council’s work so far in developing the overall strategy of the new Local Plan and invite public comment. This document sets the context for the emerging Plan outlining the key evidence, national policy and spatial characteristics underpinning it. These factors have influenced the Vision and Objectives for the Plan which in turn have influenced the identification of the strategic options. The Identified Strategic Options relate to the potential scale of growth and alternatives for its distribution across the settlements within the District. At this stage we are not looking at precise levels of growth by settlement and we are not looking at specific sites.
1.8 Whilst there is no statutory requirement to undertake consultation at this stage in the process, the Council considers that it is an important stage in the development of the Plan and it is crucial that we seek the views of local communities and other key stakeholders on the alternatives. This is because following consultation the Council will need to take a key decision to select its preferred strategy approach and growth levels, in order to inform the next stages in the Plan’s preparation including detailed policies and site allocations.

**How has it been prepared?**

1.9 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.

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

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

1.11 This formal consultation stage commenced on the 20th October 2014 and closed on the 28th November 2014. The Council received 128 submissions from a wide range of national and local organisations, planning agents acting on behalf of landowners, developers promoting sites and members of the public from across the District. These submissions represent in the region of 700 representations.

1.12 These representations have all been considered and have informed the contents of this document and more information on this is set out below in paragraphs 1.34-1.38.

**Findings of the Evidence Base**

1.13 The Council has an extensive evidence base covering the following subjects:

- biodiversity and green infrastructure;
- climate change adaptation and flood risk;
- climate change mitigation and energy;
- community and wellbeing;
- economy and employment;
- historic environment;
- housing;
- land and landscape;
- transport;
- waste; and
- water.

1.14 Key within this source of information on Bolsover District are the following documents:

- Settlement Hierarchy Study (April 2015)
- Strategic Housing Market Assessment (November 2013)
- Economic Development Needs Assessment (October 2015)
• Housing Viability Assessment evidence (ongoing)
• Schedule of Committed and Submitted Sites (March 2015)
• Strategic Housing Land Availability Assessment (SHLAA) (December 2013)

1.15 The Council’s full evidence base can be found from the Council’s Local Plan webpages - [http://www.bolsover.gov.uk/new-local-plan](http://www.bolsover.gov.uk/new-local-plan) but a summary of the findings of these key evidence base documents is provided below.

**Settlement Hierarchy Study (April 2015)**

1.16 The Settlement Hierarchy Study assesses the existing sustainability of the District’s settlements and ranks 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.

1.17 The Study finds that the District’s most sustainable settlements are:

- South Normanton
- Shirebrook
- Bolsover
- Clowne
- Barlborough
- Pinxton
- Creswell
- Tibshelf
- Langwith
- Whitwell

**Strategic Housing Market Assessment (November 2013)**

1.18 The Strategic Housing Market Assessment (SHMA) considers the likely future housing need in Bolsover District and the wider Housing Market Area. In line with government guidance, the SHMA covers the four authority areas in the housing market area, namely Bolsover District, North East Derbyshire District, Chesterfield Borough and Bassetlaw District.

1.19 The key output of the SHMA is the identification of an ‘objectively assessed need’ for future housing in Bolsover District and the wider Housing Market Area. The objectively assessed need identified in the SHMA report is for between 235 - 240 new dwellings a year to 2031. Sensitivity Testing Analysis carried out in March 2014 widened this range to 222 - 251 new dwellings a year.

1.20 For monitoring purposes, the SHMA sets 1st April 2011 as the monitoring period for housing delivery. As a result, the Local Plan for Bolsover District will need to provide sufficient housing delivery both for its plan period, i.e. from its adoption in 2018 to 2033, and for any shortfall between 2011 and adoption.
Economic Development Needs Assessment (October 2015)

1.21 The Economic Development Needs Assessment (EDNA) considers the likely future employment land need in Bolsover District and sets out evidence on recent patterns of the various sectors of the local economy.

1.22 The key output of the EDNA is a qualitative and quantitative assessment of employment land needed within Bolsover District for the period 2015 – 2033 using a range of data that is current and robust. Based on a number of assessment methods, such as forecasting models, past build rates and labour supply, the employment land need identified in the EDNA report is for between 25.1 - 129.5 hectares over the plan period.

1.23 For monitoring purposes, the EDNA sets 1st April 2015 as the monitoring period for employment land delivery. As a result, the Local Plan for Bolsover District will need to provide sufficient employment land both for its plan period, i.e. from its adoption in 2018 to 2033, and for any shortfall between 2015 and adoption.

Housing Viability Assessment evidence (ongoing)

1.24 The Council’s evidence relating to housing viability is principally provided by the Affordable Housing Needs and Viability Study and in particular its supporting Economic Viability Study report (both October 2012). The findings of the Study were also reviewed and updated in April 2014.

1.25 This housing viability study evidence can also be supplemented by monitoring information on residential land completion surveys for the period 2011-2015 as set out below.

Table 1: Housing growth between 1st April 2011 and 31st March 2015

<table>
<thead>
<tr>
<th>Location</th>
<th>Households at 2011</th>
<th>2011-12</th>
<th>2012-13</th>
<th>2013-14</th>
<th>2014-15</th>
<th>Total Completions</th>
<th>Total Households</th>
<th>Growth rate to date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolsover</td>
<td>4,730</td>
<td>52</td>
<td>27</td>
<td>21</td>
<td>20</td>
<td>120</td>
<td>4,850</td>
<td>2.5%</td>
</tr>
<tr>
<td>Shirebrook</td>
<td>4,639</td>
<td>1</td>
<td>36</td>
<td>-31</td>
<td>35</td>
<td>41</td>
<td>4,680</td>
<td>0.9%</td>
</tr>
<tr>
<td>South Normanton</td>
<td>4,570</td>
<td>1</td>
<td>30</td>
<td>96</td>
<td>57</td>
<td>184</td>
<td>4,754</td>
<td>4.0%</td>
</tr>
<tr>
<td>Clowne</td>
<td>3,279</td>
<td>15</td>
<td>0</td>
<td>24</td>
<td>85</td>
<td>124</td>
<td>3,403</td>
<td>3.8%</td>
</tr>
<tr>
<td>Creswell</td>
<td>2,330</td>
<td>1</td>
<td>5</td>
<td>-1</td>
<td>3</td>
<td>8</td>
<td>2,338</td>
<td>0.3%</td>
</tr>
<tr>
<td>Pinxton</td>
<td>1,862</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>5</td>
<td>1,867</td>
<td>0.3%</td>
</tr>
<tr>
<td>Whitwell</td>
<td>1,634</td>
<td>11</td>
<td>0</td>
<td>1</td>
<td>6</td>
<td>18</td>
<td>1,652</td>
<td>1.1%</td>
</tr>
<tr>
<td>Tibshelf</td>
<td>1,507</td>
<td>4</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>10</td>
<td>1,517</td>
<td>0.7%</td>
</tr>
<tr>
<td>Barlborough</td>
<td>1,204</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1,205</td>
<td>0.1%</td>
</tr>
<tr>
<td>Blackwell</td>
<td>687</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>687</td>
<td>0.0%</td>
</tr>
<tr>
<td>Newton</td>
<td>669</td>
<td>0</td>
<td>0</td>
<td>19</td>
<td>30</td>
<td>49</td>
<td>718</td>
<td>7.3%</td>
</tr>
<tr>
<td>Glapwell</td>
<td>681</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>683</td>
<td>0.3%</td>
</tr>
<tr>
<td>New Houghton</td>
<td>596</td>
<td>0</td>
<td>3</td>
<td>-9</td>
<td>3</td>
<td>-3</td>
<td>593</td>
<td>-0.5%</td>
</tr>
<tr>
<td>Langwith</td>
<td>474</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>475</td>
<td>0.2%</td>
</tr>
<tr>
<td>Whaley Thorns</td>
<td>450</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>3</td>
<td>453</td>
<td>0.7%</td>
</tr>
<tr>
<td>Pleasley</td>
<td>425</td>
<td>12</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>12</td>
<td>437</td>
<td>2.8%</td>
</tr>
<tr>
<td>Shuttlewood</td>
<td>393</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>395</td>
<td>0.5%</td>
</tr>
<tr>
<td>Location</td>
<td>10</td>
<td>22</td>
<td>17</td>
<td>12</td>
<td>0</td>
<td>51</td>
<td>355</td>
<td>16.8%</td>
</tr>
<tr>
<td>-------------------</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>----</td>
<td>-----</td>
<td>------</td>
<td>-------</td>
</tr>
<tr>
<td>Bramley Vale /</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>304</td>
<td></td>
</tr>
<tr>
<td>Doe Lea</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>22</td>
<td></td>
</tr>
<tr>
<td>Hodthorpe</td>
<td>290</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>0</td>
<td>3</td>
<td>293</td>
<td>1.0%</td>
</tr>
<tr>
<td>Westhouses</td>
<td>279</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>279</td>
<td>0.0%</td>
</tr>
<tr>
<td>Stanfree</td>
<td>249</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>251</td>
<td>0.8%</td>
</tr>
<tr>
<td>Hilcote</td>
<td>193</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>194</td>
<td>0.5%</td>
</tr>
<tr>
<td>Palterton</td>
<td>163</td>
<td>1</td>
<td>-13</td>
<td>0</td>
<td>0</td>
<td>-12</td>
<td>151</td>
<td>-7.4%</td>
</tr>
<tr>
<td>Scarcliffe</td>
<td>151</td>
<td>0</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>154</td>
<td>2.0%</td>
</tr>
<tr>
<td>Countryside</td>
<td></td>
<td>3</td>
<td>5</td>
<td>-1</td>
<td>1</td>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>31,759</td>
<td>124</td>
<td>120</td>
<td>136</td>
<td>253</td>
<td>633</td>
<td>32,392</td>
<td>2.0%</td>
</tr>
</tbody>
</table>

1.26 Together, these evidence sources on housing viability indicate that the District’s most viable settlements are:

- Clowne
- Bolsover
- South Normanton
- Barlborough

**Schedule of Residential and Employment Committed and Submitted Sites (March 2015)**

1.27 As part of the initial consultation exercise in October / November 2014, the Council undertook a call for sites to inform the plan making process. To provide a clear record of those residential and employment sites that will potentially inform the strategy and allocations of the Local Plan for Bolsover District, these sites have been compiled by settlement in a schedule.

1.28 From these potential sites, the Council will review and screen sites based on high level constraints and conformity with the Preferred Options selected in early 2016. The remaining potential site allocation options will then be tested for their deliverability, their sustainability (via the Sustainability Appraisal process) and their suitability for delivering the Vision and Objectives of the Local Plan. As part of this work, the Strategic Housing Land Availability Assessment (SHLAA) will be formally updated.

**Strategic Housing Land Availability Assessment (SHLAA) (December 2013)**

1.29 The role of the SHLAA is to identify sites within the District that have the potential for housing; to assess how many houses could be built on each site; and when it might be possible to build them. The purpose of this is to ensure that the Council will be able to maintain a continuous delivery of housing for at least 15 years.

1.30 The Council produced its original SHLAA in 2010 and this was updated in December 2013. Given the changing picture in relation to the availability of sites, the Council’s SHLAA needs to be updated to take account of sites that have been built out since their inclusion and of new sites, particularly those contained within the Schedule of Residential and Employment Committed and Submitted Sites discussed above. The SHLAA will be updated during 2016.
Other evidence

1.31 Beyond these, the Council recognises that the publication dates of some of its other evidence base documents are a number of years old now. Whilst the significance of this varies depending on the subject, some of this evidence needs to be updated or commissioned in light of the Council’s Preferred Options once selected early next year. As a result, the Council will be updating or commissioning a range of documents during 2016 in advance of consultation on the draft Local Plan for Bolsover District, including:

- Infrastructure Study and Delivery Plan;
- Transport Evidence;
- Housing (including Affordable Housing) Viability Study;
- Individual site suitability and deliverability assessments;
- Strategic Flood Risk Assessment

1.32 For information, the following other evidence base documents are also being prepared in order to inform policy development:

- Built Sports Facilities Strategy;
- Playing Pitches Strategy;
- Retail Needs Survey;
- Heritage Strategy for Bolsover District.

1.33 During this consultation exercise, you may also comment on the Council’s evidence base.

Findings of Initial Consultation Exercise

1.34 The fifth Bolsover Local Development Scheme came into force on the 17th October 2014 and the Initial Consultation exercise began on the 20th October 2014. The exercise ran for six weeks and closed on the 28th November 2014. During this period the Council received 122 submissions from a wide range of national and local organisations, planning agents acting on behalf of landowners developers promoting sites and members of the public from across the District.

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

- 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?
- 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?
- 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.

1.36 The submissions received have all been considered and have indicated a wide range of policy areas that the Local Plan for Bolsover District will need to cover, suggestions for the visions for the District’s settlements and a large number of sites, including four suggested strategic sites, that could be included.
At this stage of the plan making process, particular consideration has been given to the suggestions for the visions for the District’s settlements and these have informed the Council’s spatial strategy options.

However, initial consideration has also been given to the suggestions for the range of policy areas and the suggested sites. This feedback, together with the responses during the consultation exercise on the Identified Strategic Options, will further inform work on the preparation of the draft Local Plan that will be published in September 2016.

Findings of Sustainability Appraisal work

Local Plans are required to be subject to Sustainability Appraisal by virtue of Section 19(5) of the Planning and Compulsory Purchase Act 2004, making it one of the legal tests for plan making. The Sustainability Appraisal process is intended to be iterative and carried out at key stages throughout the preparation of a Local Plan and the Council will be tested on its compliance with this legal test by an Inspector at the Local Plan Examination.

To set out how the Sustainability Appraisal will be undertaken, the Council published and consulted upon the prepared Scoping Report and its appraisal framework in May 2015. This document can be found on the Council’s Local Plan webpages - http://www.bolsover.gov.uk/new-local-plan

In light of the consultation responses, the Sustainability Appraisal consultants revised the appraisal framework and this has been used to appraise the Council’s Identified Strategic Options. This revised framework, together with the appraisal findings, is set out within the Sustainability Appraisal Report: Identified Strategic Options and can be seen on the above webpage.

During this consultation exercise, you may also comment on the Sustainability Appraisal Report: Identified Strategic Options.

Findings of Duty to Co-operate work

Local Planning Authorities are required to co-operate over ‘strategic matters’ when they prepare Local Plans by virtue of Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011), making it one of the legal tests for plan making. The Duty to Co-operate is an ongoing duty throughout the preparation of a Local Plan and the Council will be tested on its compliance with this legal test by an Inspector at the Local Plan Examination.

At this stage of the plan making process, the Council has identified the following four key strategic matters inherent within the Identified Strategic Options:

1. the delivery of housing across the North Derbyshire / North Nottinghamshire Housing Market Area;
2. the delivery of employment across the District’s Functional Economic Area;
3. the impact of development on the Strategic and Local Highway Networks;
4. the delivery of cross boundary sites, i.e. the former Coalite Chemical Works site & Markham Vale.
Delivery of housing across the North Derbyshire / North Nottinghamshire Housing Market Area

1.45 To plan the delivery of housing across the North Derbyshire / North Nottinghamshire Housing Market Area, the Council has as part of the development of its Identified Strategic Options taken several steps to co-ordinate delivery within the Housing Market Area.

1.46 Firstly, the Council has shared its identified options for the housing target with Chesterfield Borough, North East Derbyshire District and Bassetlaw District Councils. Feedback to date indicates that the authorities of the Housing Market Area would welcome the decision should the Council choose to pursue a housing target that meets the identified objectively assessed need (Housing Option B - 240 dwellings a year), so not looking to plan for below the objectively assessed need and thus seek for a neighbouring authority within the Housing Market Area to address the planned shortfall.

1.47 Secondly, given the wider influence of the Sheffield City Region Local Economic Partnership and the D2N2 Local Economic Partnership areas and the potential for their constituent authorities to influence delivery of housing across the North Derbyshire / North Nottinghamshire Housing Market Area, the Council has shared its identified options for the housing target through the established fora within the sub-regional organisations. Feedback to date indicates that Sheffield City Council may conclude that it cannot meet its own identified objectively assessed need and may approach the authorities of the North Derbyshire / North Nottinghamshire Housing Market Area to help delivery of housing across the Sheffield City Region. This feedback also indicates that the links with Bolsover District are the weakest within the North Derbyshire / North Nottinghamshire Housing Market Area, however at this stage the detailed findings of Sheffield City Council’s evidence is not yet available so an informed assessment cannot be made at this time. Furthermore, no formal statement has been produced by the City Council.

Delivery of employment across the District’s Functional Economic Area

1.48 To plan the delivery of employment across the District’s Functional Economic Area, the Council has as part of the development of its Identified Strategic Options taken several steps to co-ordinate delivery across the Functional Economic Area.

1.49 Firstly, the Council has shared its identified options for the employment target with neighbouring authorities of Chesterfield Borough, North East Derbyshire District, Amber Valley Borough, Bassetlaw District, Mansfield District and Ashfield District Councils. Feedback to date indicates that the authorities that form the District’s Functional Economic Area welcome the sharing of the options in advance of public consultation and look forward to working with the Council further on this.

1.50 Secondly, again given the wider influence of the Sheffield City Region Local Economic Partnership and the D2N2 Local Economic Partnership areas and the potential for their constituent authorities to influence delivery of employment across the District’s Functional Economic Area, the Council has shared its identified options for the employment target through the established fora within the sub-regional organisations. Feedback to date indicates that Sheffield City Council welcomes the sharing of the options and wishes to explore further how the
Council’s evidence aligns with the emerging findings of the City Region’s FLUTE (Forecasting Land Use, Transport and Economy) modelling in relation to projected job growth. This matter is ongoing.

Impact of development on the Strategic and Local Highway Networks

1.51 To plan for the impact of development on the Strategic and Local Highway Networks, the Council has as part of the development of its Identified Strategic Options taken several steps to ensure that the responsible bodies are aware of the identified options and are able to influence and plan for the Council’s Local Plan led growth.

1.52 Within this, the Council has shared its Identified Strategic Options with Highways England, Derbyshire and Nottinghamshire County Councils. Feedback to date indicates that growth in Bolsover District is likely to put extra pressure on both the Strategic and Local Highway Networks, with Spatial Strategy Options A and B putting more pressure on the A616 between J30 on the M1 and Worksop, with Option D (and Option C to a lesser degree) putting more pressure on the A617 between J29 and Mansfield.

1.53 In particular, Highways England state that they note that Bolsover District Council has identified the M1 corridor as a potential growth corridor. They advise this is understandable but state that it increases the need for impacts of potential development options on the M1 to be considered at an early stage. As a result, Highways England state that they would welcome transport assessments being carried out to identify the potential impacts of growth upon the strategic road network and the need and scope for mitigation measures during the next stages of the plan making process.

1.54 Finally, as part of this work, Derbyshire County Council has been specifically asked to outline the evidence required to investigate the potential delivery of a new Shirebrook Regeneration Route. It is expected that this information will enable the Council to establish whether such a regeneration route could be delivered within the plan period or whether it would be more appropriate to pursue this in parallel to the Local Plan.

Delivery of cross boundary sites, i.e. the former Coalite Chemical Works site & Markham Vale

1.55 Within these wider strategic matters, as the former Coalite Chemical Works site and Markham Vale employment site straddle the District boundary, they too constitute strategic matters. As a result, the Council has as part of the development of its Identified Strategic Options taken several steps to co-ordinate plan making around these sites.

1.56 In relation to the former Coalite Chemical Works site, to begin with the Council notified both North East Derbyshire District and Chesterfield Borough Council that the landowner of the former Coalite Chemical Works site has submitted the site for consideration within the Council’s plan making work.

1.57 In addition to this initial stage, the Council has also shared its identified options with the relevant neighbouring authorities of Chesterfield Borough and North East
Derbyshire District. These options included spatial strategy options that would see levels of growth in Bolsover Town that could incorporate the former Coalite Chemical Works site, and also a strategic site option focused on the former Coalite Chemical Works site.

1.58 Feedback to date indicates that North East Derbyshire District Council recognises the complexities of the site and that any development proposals on this site would need to address significant cross boundary issues. It also notes that decisions on the current planning permissions are likely to be made in advance of Local Plan decisions.

1.59 In relation to the Markham Vale employment site, as this cross boundary site has planning permission and is significantly implemented, albeit not yet the parts within Bolsover District, the Council has noted the committed nature of the site. In light of this, as part of the sharing of its identified options, the Council has advised both Chesterfield Borough and North East Derbyshire District that all of its options plan for the delivery of the remaining parts of the Markham Vale employment site within the plan period.

1.60 Feedback to date indicates that both Chesterfield Borough Council and North East Derbyshire District Council note this continued direction within the Council’s plan making.
2) Policy Framework for the Local Plan for Bolsover District

UK Sustainable Development Strategy: Securing the Future

2.1 Securing the Future sets out the UK Government’s five ‘guiding principles’ of sustainable development:

- 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.

2.2 These five over-arching principles shape the UK approach to achieving sustainable development.

National Planning Policy Framework

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

2.4 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).

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

- 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;

- 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

- 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.

2.6 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).

2.7 This statement highlights the central role of Local Plans within the UK planning system.

National Planning Practice Guidance

2.8 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.

Strategic Planning

2.9 Since the revocation of the East Midlands Regional Plan in April 2013, there has been no strategic plan above the level of the Bolsover District Local Plan (February 2000). 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.

2.10 The PPG 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).

2.11 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.

2.12 As stated in paragraph 1.44, the key strategic matters that need to be planned for through the preparation of the Local Plan for Bolsover District are:

1. the delivery of housing across the North Derbyshire / North Nottinghamshire Housing Market Area;
2. the delivery of employment across the District’s Functional Economic Area;
3. the impact of development on the Strategic and Local Highway Networks;
4. the delivery of cross boundary sites, i.e. the former Coalite Chemical Works site & Markham Vale.

2.13 These four key strategic matters are explained in more detail below.
2.14 The Strategic Housing Market Assessment (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.

2.15 The SHMA 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.

2.16 As a result of the HMA covering more than one local planning authority area, the delivery of this housing requirement across the North Derbyshire / North Nottinghamshire Housing Market Area is legally a cross boundary strategic matter and thus subject to the Duty to Co-operate.

2.17 As set out above, from discussions with the other North Derbyshire and Bassetlaw HMA authorities, initial indications are that 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.

2.18 This consultation exercise will provide a further opportunity for the North Derbyshire and Bassetlaw HMA authorities to develop the coordinated approach to this strategic matter.

**Functional Economic Area**

2.19 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.

2.20 As a result of the FEA covering more than one local planning authority area, the delivery of employment land across the FEA is legally a cross boundary strategic matter and thus subject to the Duty to Co-operate. However, as each local planning authority’s FEA differs and overlaps the FEAs of their neighbouring authorities, there is no fixed quantum of employment land to be distributed across the District’s FEA, rather and in accordance with the guidance of the PPG the Council’s EDNA identifies a range of employment land targets for Bolsover District.

2.21 As set out above, from discussions with the authorities covered by the central area, together with those authorities of the two LEP areas, initial indications are that the authorities welcome the sharing of the options in advance of public consultation and look forward to working with the Council further on this.

2.22 This consultation exercise will provide a further opportunity for the North Derbyshire and Bassetlaw HMA authorities to develop the coordinated approach to this cross boundary strategic matter.
Strategic and Local Highway Networks

2.23 Bolsover District contains part of the strategic highway network, approximately J28 to north of J30 of the M1 and a stretch of the A38 south-west from J28 of the M1.

2.24 The District also contains significant parts of the local highway network, namely:

- a stretch of the A619 that connects Chesterfield to Worksop and J30 of the M1;
- a stretch of the A617 that connects Chesterfield to Mansfield and J29 of the M1;
- a stretch of the A632 that connects Chesterfield to Mansfield;
- a stretch of the A38 that connects J28 of the M1 to Sutton-in-Ashfield.

2.25 As a result of the strategic and local highway networks covering more than one local planning authority area, the delivery of development that would affect these networks is legally a cross boundary strategic matter and thus subject to the Duty to Co-operate.

2.26 As set out above, from discussions with Highways England, Derbyshire and Nottinghamshire County Councils, initial indications are that growth in Bolsover District is likely to put extra pressure on both the Strategic and Local Highway Networks, with Spatial Strategy Options A and B putting more pressure on the A616 between J30 on the M1 and Worksop, with Option D (and Option C to a lesser degree) putting more pressure on the A617 between J29 and Mansfield. Impacts on the M1 are a particular concern for Highways England.

Delivery of cross boundary sites, i.e. the former Coalite Chemical Works site & Markham Vale

2.27 These two sites straddle the District boundary and as a result the potential delivery of them through the plan making process for the affected authorities legally constitutes a cross boundary strategic matter that are both thus subject to the Duty to Co-operate.

2.28 As set out above, from discussions with Chesterfield Borough Council and North East Derbyshire District Council, initial indications are that the delivery of these cross boundary sites will be taken account of and considered through the plan making processes.

Sheffield City Region Local Economic Partnership

2.29 The Sheffield City Region Local Enterprise Partnership (SCR LEP) is situated to the north of Bolsover District and covers the South Yorkshire metropolitan areas of Sheffield, Rotherham, Doncaster and Barnsley, the Derbyshire district authorities of Bolsover, Chesterfield, North East Derbyshire and Derbyshire Dales and the Nottinghamshire district authority of Bassetlaw.

D2 N2 Local Economic Partnership

2.30 The D2N2 Local Enterprise Partnership is situated to the south of Bolsover District and covers all of the authorities in Derbyshire and Nottinghamshire and their respective County Councils. As a consequence, it overlaps the SCR LEP with the North Derbyshire and Bassetlaw HMA falling into both LEP areas.
Local Aspirations and Initiatives

Sustainable Community Strategies

2.31 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. Both Derbyshire County Council and Bolsover District Council have a Sustainable Community Strategy.

2.32 The long term vision for the Derbyshire Sustainable Community Strategy is for:

“Everyone in Derbyshire to enjoy a good quality of life, both now and in the future”.

2.33 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.”

Bolsover District Council Corporate Plan 2015-2019

2.34 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.

2.35 The Local Plan for Bolsover District forms one of the Council’s best tools to achieve the aims of its Corporate Plan.

Bolsover District Council Growth Strategy (June 2014)

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

- Supporting Enterprise
- Enabling Housing Growth
- Unlocking Development Potential

2.37 The Local Plan for Bolsover District forms one of the Council’s best tools to achieve the aims of its Growth Strategy.

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

2.38 The Council’s Economic Development and Housing Strategy provides a framework that focuses on the Council’s core priorities with the intention of helping:
- Support economic growth
- Ensure a more balanced housing market
- Support the development of existing and new business
- Support the creation of employment pathways training opportunities
- Support housing growth

2.39 The Local Plan for Bolsover District forms one of the Council’s best tools to help deliver the Strategy’s core priorities.

**Neighbourhood Planning**

2.40 Neighbourhood Development Plans will upon adoption form part of the statutory ‘Development Plan’ for that planning area alongside the District Councils’ own adopted Local Plan. However, unlike Local Plans, Neighbourhood Plans would be prepared by Parish or Town Councils.

2.41 At present, there are no adopted Neighbourhood Plans within Bolsover District. The Council has also not received any applications to formally designate any Neighbourhood Areas.
3) Characteristics of Bolsover District (Spatial Portrait)

3.1 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:

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

3.2 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

3.3 Bolsover District covers an area of 160.3 square kilometres and sits in the north-east corner 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 Yorkshire.

3.4 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.

3.5 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.

3.6 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.

3.7 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.
3.8 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

3.9 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.

3.10 The busiest roads in Bolsover District are those that form part of the strategic highway network, i.e. the M1 and A38. The key congestion issues are in the south of the district and in particular where the A38 meets the M1 at J28.

3.11 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.

3.12 The nearest main line stations on the rail network are located in Chesterfield, Mansfield, Worksop, 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

3.13 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.

3.14 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

3.15 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, Clowne, Shirebrook and South Normanton. There are a number of large towns and sub-regional centres just outside the district which offer a wide range of goods and services.
3.16 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. A recent survey 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.

3.17 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 about employment, shopping or other activities to be very limited. (The Settlement Hierarchy Study 2015 provides detailed information on the services available in each settlement).

3.18 The Council undertakes regular surveys through its Citizens Panel. The November 2014 survey, ‘About the services you receive from us’, 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.

People

3.19 The population of Bolsover district in 2011 was 75,866. This is predicted to rise by around 7.8% to 81,906 by 2033.

3.20 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’.

3.21 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.

3.22 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 deaths compared to the rest of the county and England as a whole.

3.23 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 also below the regional and national averages.

Economy and Employment

3.24 Gross Value Added (GVA) for Bolsover is forecast to rise by an average of 2.9% pa to 2030. This is significantly above the projected Derbyshire, East Midlands and UK rates of growth, 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.

3.25 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.

3.26 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.

3.27 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). The Council’s Economic Development Strategy 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 paid jobs.

3.28 Bolsover is currently forecast to enjoy the fastest rate of employment growth within Derbyshire with a net additional 4,100 jobs forecast by 2030.

Travel Patterns

3.29 The district has fewer than average people working from home than the regional or national levels.

3.30 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 16.7km (6.7 miles).

3.31 There is a substantial level of out commuting by residents in the district to work and this increased between 2001 and 2011. Alongside this there is substantial in-commuting of people from neighbouring areas to work in the district. This too has 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.

3.32 In relation to the destinations for both in and out-commuting 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.

3.33 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

3.34 At April 2015 there were 35,040 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.

3.35 In terms of the type of accommodation, 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.

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

3.37 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.

3.38 Viability is a key issue for the district with housing viability being generally marginal. This means that there are likely to be issues around the delivery of affordable housing in the district.

3.39 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.
4) Local Plan Vision and Objectives

4.1 The National Planning Policy Framework (NPPF) advises that:

“Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities.” (paragraph 150); and

“Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.” (paragraph 155)

4.2 This national policy indicates the importance of Local Plans setting a vision for what the plan intends to achieve and facilitate. Local Plans need to respond to their local context, taking account of issues particular to local economic, social and environmental circumstances in the area being planned for. Local Plans, at their heart, are about shaping a local area for the local community.

4.3 Alongside this key aspect of Local Plans, national policy also requires Local Plans to be realistic and the NPPF sets the following four ‘soundness’ tests:

- positively prepared;
- justified;
- effective;
- consistent with national policy.

4.4 To help develop a vision and a set of supporting objectives that will explain how the Local Plan will lead the shaping of Bolsover District over the next 15 years, the Council invited interested parties to tell the Council what they thought the vision for their town or village should be and why and to state what they think is important about their local area. Together, these suggestions give a good picture of what residents and other interested parties think are important about Bolsover District.

4.5 The Council has considered these consultation responses within the frame of the three key dimensions to ‘sustainable development’ set out in the NPPF and the responses are summarised below under Economic, Social and Environmental headings.

Economic role representations:

- promote tourism, recreation and the visitor economy;
- provide a positive demonstration of support for local employment with the opportunities for development now that Junction 29A of the M1 is in situ;
- growth should be sustainable and the best way to achieve this is to provide jobs and services locally rather than develop sites that are dependent on private vehicles;
- there should be a supportive stance to rural businesses and mixed use schemes in former mining villages in tandem with new housing development and community infrastructure;
viability and deliverability are major constraints across the district and the Council should be looking at how its policy formulation can be supportive of achieving new housing development within its towns and villages; general support for the development of brownfield land before (or instead of) greenfield sites where possible; need to allow the development of farmsteads and encourage re-use.

Social role representations:

measures to recognise the potential to improve the health of the local population; improve the quality of new development rather than just increasing quantity.

Environmental role representations:

the need to retain the rural character of the district; protect open countryside; the need to maintain a high quality natural environment; the need to protect the Magnesian Limestone ridge; the need to protect open breaks; support for new public footpaths and greenways; the need to protect key heritage assets and their settings (Hardwick Hall, Bolsover Castle and Creswell Crags were all mentioned).

4.6 These suggestions have been considered together with the information provided by the Council’s evidence base and other national, sub-regional and local strategies.

4.7 Based on this work, the following Local Plan Vision and set of Local Plan Objectives have been developed to explain what the Local Plan for Bolsover District intends to achieve.

<table>
<thead>
<tr>
<th><strong>The Local Plan Vision</strong></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. 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.

Environmental Role

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

Increased open spaces, green infrastructure and biodiversity networks will have improved settlements and their settings in the District, allowing wildlife to thrive, and contributing to a sense of place whilst creating opportunities for outdoor recreation.

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 that 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.

Please use the Representation Form to tell us what you think...

Question 1 - Local Plan Vision

Do you support or object to the Local Plan Vision?

SUPPORT  __________  OBJECT  __________

If the Vision does not fully reflect your views, please tell us if you think anything should be added / removed.
### The Local Plan Objectives

#### Objective A: Sustainable Growth

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

- sustainable patterns of development;
- a careful consideration of the impacts of proposed development;
- provision of appropriate infrastructure to support development.

**Reason**

The Council is seeking both residential and employment growth. Therefore, as the NPPF requires that Local Plans are prepared with the objective of contributing to the achievement of sustainable development, it is considered critical that the Local Plan has an objective to guide its policies and proposals and to achieve sustainable growth.

Respondents during the Initial Consultation were also strongly in favour of a careful consideration of impacts, particularly in relation to any possible loss of green areas/green spaces/ agricultural land and open gaps. A number of respondents also recognised the need to provide infrastructure to help accommodate new development. This ranged from the need to ensure that the highway network was improved to cope with new development to the need for new health facilities and the provision of green infrastructure.

#### Objective B: Climate Change

**To mitigate against and adapt to climate change through:**

- the increased use of renewable energy resources;
- energy reduction to minimise pollution including greenhouse gas emissions;
- minimising carbon emissions in new development;
- promoting sustainable design;
- avoiding unnecessary pressure on flood risk areas;
- protecting and supporting the ability of wildlife to respond to change.

**Reason**

The Council’s Local Plan needs to address wider issues in relation to development and its sustainability, namely the need to mitigate the impact of climate change. The NPPF requires local authorities to have a positive strategy to promote energy from renewable and low carbon sources; maximise renewable and low carbon energy development; and take account of climate change over the longer term, including factors such as flood risk, and changes to biodiversity and landscape.

Respondents during the Initial Consultation also expressed general support for the development and use of renewable energy, and minimising energy usage through sustainable design. The range and proximity to wildlife in the District was a key feature that many respondents valued.
**Objective C: Countryside, Landscape Character & Wildlife**

To protect and enhance the quality and character of the countryside, its landscapes and villages.

Ensuring that development which takes place to meet identified rural development needs contributes positively to countryside character.

Protecting and enhancing the character and quality of local landscapes.

Protecting and enhancing wildlife and habitats.

**Reason**

Bolsover District has unique landscape characteristics and settlement patterns that are important to protect when planning growth. The NPPF gives support to this approach. Therefore, it is considered important that the Local Plan has an objective to ensure that new development enhances this special character and sits comfortably alongside these assets.

A key feature of the Initial Consultation was a high number of people saying that they valued access to the countryside and wildlife. Landscape was also an important issue for many respondents, with a number of specific references to the need to protect the Magnesian Limestone ridge. Respondents also valued landscape in its functional role of: providing open gaps; helping to keep settlements from coalescing; and retaining local identities.

---

**Objective D: Historic Environment**

To safeguard, enhance, and where necessary regenerate the District’s distinctive historic environment, including the wider settings associated with the District’s outstanding heritage assets.

**Reason**

Bolsover District contains internationally / nationally important heritage assets, together with a rich heritage of distinctive local heritage assets and conservation areas. The NPPF also identifies the conservation and enhancement of the historic environment as a strategic priority, recognising that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance. This objective aims to ensure that both these key assets and the wider local features and their settings are protected and that new development respects and enhances them.

A high number of respondents during the Initial Consultation said that they valued key heritage assets in the District, with a significant number saying that the settings of these assets (particularly Bolsover Castle, Creswell Crags, and Hardwick Hall) should be protected. Several respondents referred to Conservation Areas in the District and the need to expand / protect / update them.

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**Objective E: Regeneration**

To support the regeneration needs of urban and rural settlements.
To support suitable deliverable opportunities for the comprehensive redevelopment of brownfield sites.

**Reason**

The Council wants to continue the regeneration of the District, both to improve the local economy, to address the legacy of former industrial brownfield land and to improve the District’s physical appearance. On this basis it is considered important to include this as an objective of the new Local Plan.

A high number of respondents during the Initial Consultation said that brownfield sites should be developed before/instead of greenfield sites. A significant number of the respondents on this issue referred specifically to the need to improve the former Coalite site.

**Objective F: Tourism**

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

**Reason**

The Council’s Growth Strategy and Action Plan seek to grow the business base and widen the range of job opportunities in the District, including those related to tourism. The NPPF also identifies tourism as a way of helping to ensure the vitality of town centres. Therefore, an objective that seeks to capitalise on the identified tourist assets in the District and utilise them to help build the local economy and diversify the employment base in the District is considered necessary.

Amongst the responses to the Initial Consultation, a significant number referred to the tourism / heritage value of the District and the need to improve facilities and / or town centres to capitalise on and expand tourism in the District.

**Objective G: Infrastructure**

To provide the necessary infrastructure to support new development.

**Reason**

The Council acknowledges that new developments do not take place in isolation. Therefore, it is consider appropriate to include this objective to ensure that new development is supported by the provision of the necessary physical (for example new roads and water supply) and social (for example health facilities) infrastructure in the right place, at the right time, to enable much needed development to take place. The NPPF acknowledges that Local Planning Authorities need to work with other authorities and providers to ensure the provision of necessary infrastructure.

Amongst the responses to the Initial Consultation, a number expressed the view that development should not take place until there had been improvements to local highway networks. A smaller number of people referred to the need to provide general infrastructure, including schools and health services.
### Objective H: Sustainable Transport

To reduce the need for people to travel by car through:

- Directing growth towards the most sustainable settlements;
- Providing more employment in the District;
- Working with others to improve public transport (bus and rail) services in the District.

#### Reason

The Council recognises the need to improve sustainability by reducing dependence on private cars as part of the overarching need to encourage sustainability and contribute to reducing the effects of climate change described in Objective C above. This objective is supported by the NPPF and aims to help to provide people with the facilities they need close to their homes and empower them by giving real choices and alternatives to using private cars.

Amongst the responses to the Initial Consultation, a number highlighted the need for sustainable travel and walkable communities. Respondents also referred to the role of the settlement hierarchy in delivering sustainable transport patterns and growth. A number of respondents were unhappy with the current levels of public transport in the District, and public transport links (the lack of services to the Royal Hospital was a specific example).

### Objective I: Green Spaces and Green Infrastructure

To recognise the value of open space within communities and to protect, and where possible expand an integrated network of green infrastructure as set out in the Council’s Green Infrastructure Study.

#### Reason

The Council recognises the value of open space and green infrastructure within the District. It also notes the findings of the Green Infrastructure Study and Green Space Strategy which seek to protect existing open spaces and expand the Green Infrastructure network accordingly. This is considered consistent given the NPPF requires Councils to plan positively for the creation, protection enhancement and management of networks of biodiversity and Green Infrastructure, and recognise the role and importance of open spaces.

Amongst the responses to the Initial Consultation, a number expressed support for maintaining and improving Green Infrastructure in the District. Specific references were also made to the role of Green Infrastructure in supporting and encouraging people to become more physically active.

### 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.

#### Reason

There is a distinctive rural nature to much of Bolsover District and therefore it is
considered appropriate to include an objective to conserve the distinctive character of rural areas whilst providing opportunities for appropriate rural enterprises to grow and flourish. This aligns with the requirements of the NPPF which requires Councils to support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Amongst the responses to the Initial Consultation, a few wanted recognition of the challenges faced by the rural economy and the need to diversify rural businesses, together with the flexible re-use of rural buildings.

**Objective K: Health and Well Being**

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

Through working with healthcare partners to deliver new and improved health and social care facilities.

By improving access to the countryside and leisure and cultural activities.

**Reason**

The Council recognises that poor health is a significant issue for many residents in Bolsover District. Therefore, it is considered important that the Local Plan has an objective to deliver qualitative changes in health outcomes for residents in the district over the life of the Local Plan. This also reflects the NPPF which requires Councils to work with public health leads and health organisations to understand and take account of the health status and needs of the District including information about relevant barriers to improving health and well being.

Amongst the responses to the Initial Consultation, a number identified a need for the provision of indoor and outdoor sports and leisure facilities. One respondent referred to the need to create ‘an environment in which exercise is considered a normal part of a healthy lifestyle because leisure facilities are visible, accessible and affordable’, suggesting the possible creation of outdoor gyms and / or trails as one way helping to achieve this.

**Objective L: Economic Prosperity**

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.

Recognising that environmental quality can help to attract inward investment.

**Reason**

The Council’s Growth Strategy and Action Plan prioritise the need to improve the economy of the District and to encourage new economic growth in a number of sectors. Environmental quality can play a part in securing inward investment. This also reflects the NPPF which sets out the need for local authorities to pro-actively meet the development needs of businesses.
Amongst the responses to the Initial Consultation, several acknowledged the need for economic development, specifically to reduce out commuting, and the role that creating attractive and vibrant town centres can play in attracting economic growth in the District.

**Objective M: Employment Opportunities**

To create employment opportunities within the District through supporting the development of new enterprises and the growth of existing businesses.

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.

**Reason**

The Council’s transport evidence notes that the District has a high number of residents who commute out of the District to work, and that the economic activity rate in the District is low. Therefore, it is considered important that the Local Plan has an objective to give people access to a wide range of jobs locally. This also reflects the NPPF, which identifies the delivery of the jobs needed in the District as a strategic priority, and the objectives of the Council’s own Growth Strategy and Action Plan.

Amongst the responses to the Initial Consultation, several identified the need for a broad range of employment opportunities and the need for a range of sites.

**Objective N: Meeting Housing Needs**

To provide housing that addresses the needs of all sectors of the community.

To help to build / expand communities rather than just providing new housing.

**Reason**

With the Council’s growth agenda, the population of the District is expected to increase over the plan period. Therefore, it is considered important that the Local Plan has an objective to ensure that there is both sufficient overall housing and also a diverse range within the District so that people can access suitable housing regardless of their income, stage of life, or disability. The NPPF also requires the Council to boost significantly the supply of housing and to ensure that local plans meet the full, objectively assessed needs for market and affordable housing in the housing market area.

Amongst the responses to the Initial Consultation, a number of respondents reminded the Council of the requirement to plan for the full objectively assessed housing needs of the District. A number of residents also expressed concern at the possible expansion of settlements, and the impact on village character and local communities, referring to the need to build communities rather than just housing.

**Objective O: Place Making**

To ensure that place making is at the heart of the delivery of high quality well designed neighbourhoods and developments, and reflects the aspirations of local people.
To ensure that development takes place in a way that protects local amenity and does not undermine environmental quality.

**Reason**

The Council recognises the importance of making places and helping to build communities. Therefore, it is considered important that the Local Plan has an objective to facilitate regeneration by creating places that people will want to live and work in, and to visit. This approach reflects the NPPF which states that good design is indivisible from good planning and should contribute positively to making places better for people.

Amongst the responses to the Initial Consultation, a number referred to the character of their town or village as being something that they valued and wanted to retain where new development took place. A number of respondents favoured a masterplan approach, and also wanted to see the implementation of previous masterplans.

<table>
<thead>
<tr>
<th>Objective P: Town Centres</th>
</tr>
</thead>
<tbody>
<tr>
<td>To sustain and improve retail, service, and leisure provision in town and local centres, and create distinctive places.</td>
</tr>
</tbody>
</table>

**Reason**

The Council recognises the need to retain and enhance the character of town and village centres in the District. Therefore, it is considered important that the Local Plan has an objective to help to create vibrant, attractive town centres; aid sustainability by reducing the need to travel for shopping and leisure purposes; help build communities; and help community cohesion. This approach reflects the NPPF which wants authorities to recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.

Amongst the responses to the Initial Consultation, a number referred to the need to retain the character of their town centre, and valued the small independent shops.

Please use the Representation Form to tell us what you think...

**Question 2 - Local Plan Objectives**

Do you support or object to the Local Plan Objectives?

SUPPORT   OBJECT

If these Objectives do not fully reflect what you think is important in Bolsover District, please tell us if you think anything should be added / removed.
5) Identified Strategic Options

Background

5.1 As indicated in section 2, the preparation of the Local Plan for Bolsover District is not undertaken in a policy vacuum. Likewise, the strategic options available to the Council for its Local Plan cannot ignore the decisions already made by the Council in relation to development, such as planning permissions or allocations in a previous Local Plan. Within this document, these past decisions are referred to as commitments.

5.2 To set out the current situation regarding commitments, the following tables outline how much residential and employment land has already got a current permission or is a remaining adopted Local Plan allocation across the District.

Table 2: Expected housing growth at 30th September 2015 based on current planning permissions (residential commitments)

<table>
<thead>
<tr>
<th>Location</th>
<th>Households at 2011</th>
<th>Total Completions</th>
<th>Total Households</th>
<th>Growth rate to date</th>
<th>Total Commitments</th>
<th>Potential growth rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolsover</td>
<td>4,730</td>
<td>120</td>
<td>4,850</td>
<td>2.5%</td>
<td>730</td>
<td>18.0%</td>
</tr>
<tr>
<td>Shirebrook</td>
<td>4,639</td>
<td>41</td>
<td>4,680</td>
<td>0.9%</td>
<td>866</td>
<td>19.6%</td>
</tr>
<tr>
<td>South Normanton</td>
<td>4,570</td>
<td>184</td>
<td>4,754</td>
<td>4.0%</td>
<td>143</td>
<td>7.2%</td>
</tr>
<tr>
<td>Clowne</td>
<td>3,279</td>
<td>124</td>
<td>3,403</td>
<td>3.8%</td>
<td>267</td>
<td>11.9%</td>
</tr>
<tr>
<td>Creswell</td>
<td>2,330</td>
<td>8</td>
<td>2,338</td>
<td>0.3%</td>
<td>287</td>
<td>12.7%</td>
</tr>
<tr>
<td>Pinxton</td>
<td>1,862</td>
<td>5</td>
<td>1,867</td>
<td>0.3%</td>
<td>11</td>
<td>0.9%</td>
</tr>
<tr>
<td>Whitwell</td>
<td>1,634</td>
<td>18</td>
<td>1,652</td>
<td>1.1%</td>
<td>11</td>
<td>1.8%</td>
</tr>
<tr>
<td>Tibshelf</td>
<td>1,507</td>
<td>10</td>
<td>1,517</td>
<td>0.7%</td>
<td>170</td>
<td>11.9%</td>
</tr>
<tr>
<td>Barlborough</td>
<td>1,204</td>
<td>1</td>
<td>1,205</td>
<td>0.1%</td>
<td>150</td>
<td>12.5%</td>
</tr>
<tr>
<td>Blackwell</td>
<td>687</td>
<td>0</td>
<td>687</td>
<td>0.0%</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Newton</td>
<td>669</td>
<td>49</td>
<td>718</td>
<td>7.3%</td>
<td>40</td>
<td>13.3%</td>
</tr>
<tr>
<td>Glapwell</td>
<td>681</td>
<td>2</td>
<td>683</td>
<td>0.3%</td>
<td>33</td>
<td>5.1%</td>
</tr>
<tr>
<td>New Houghton</td>
<td>596</td>
<td>-3</td>
<td>593</td>
<td>-0.5%</td>
<td>52</td>
<td>8.2%</td>
</tr>
<tr>
<td>Langwith</td>
<td>474</td>
<td>1</td>
<td>475</td>
<td>0.2%</td>
<td>0</td>
<td>0.2%</td>
</tr>
<tr>
<td>Whaley Thorns</td>
<td>450</td>
<td>3</td>
<td>453</td>
<td>0.7%</td>
<td>0</td>
<td>0.7%</td>
</tr>
<tr>
<td>Pleasley</td>
<td>425</td>
<td>12</td>
<td>437</td>
<td>2.8%</td>
<td>23</td>
<td>8.2%</td>
</tr>
<tr>
<td>Shuttlewood</td>
<td>393</td>
<td>2</td>
<td>395</td>
<td>0.5%</td>
<td>146</td>
<td>37.7%</td>
</tr>
<tr>
<td>Bramley Vale / Doe Lea</td>
<td>304</td>
<td>51</td>
<td>355</td>
<td>16.8%</td>
<td>0</td>
<td>16.8%</td>
</tr>
<tr>
<td>Hodthorpe</td>
<td>290</td>
<td>3</td>
<td>293</td>
<td>1.0%</td>
<td>* 101</td>
<td>35.9%</td>
</tr>
<tr>
<td>Westhouses</td>
<td>279</td>
<td>0</td>
<td>279</td>
<td>0.0%</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Stanfree</td>
<td>249</td>
<td>2</td>
<td>251</td>
<td>0.8%</td>
<td>0</td>
<td>0.8%</td>
</tr>
<tr>
<td>Hilcote</td>
<td>193</td>
<td>1</td>
<td>194</td>
<td>0.5%</td>
<td>0</td>
<td>0.5%</td>
</tr>
<tr>
<td>Palterton</td>
<td>163</td>
<td>-12</td>
<td>151</td>
<td>-7.4%</td>
<td>0</td>
<td>-7.4%</td>
</tr>
<tr>
<td>Scarcliffe</td>
<td>151</td>
<td>3</td>
<td>154</td>
<td>2.0%</td>
<td>0</td>
<td>2.0%</td>
</tr>
<tr>
<td>Countryside</td>
<td>8</td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>31,759</strong></td>
<td><strong>633</strong></td>
<td><strong>32,392</strong></td>
<td><strong>2.0%</strong></td>
<td><strong>3,030</strong></td>
<td><strong>11.5%</strong></td>
</tr>
</tbody>
</table>

* resolution at July 2015 Planning Committee to grant permission for 101 dwellings in Hodthorpe but decision notice not yet issued.
### Table 3: Expected employment growth at 30<sup>th</sup> September 2015 based on current permissions (employment commitments)

<table>
<thead>
<tr>
<th>Location</th>
<th>With permission</th>
<th>BDLP Allocation (2000)</th>
<th>Total Commitment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolsover</td>
<td>* 36.23</td>
<td>4.07</td>
<td>40.30</td>
</tr>
<tr>
<td>Shirebrook</td>
<td>12.86</td>
<td>5.56</td>
<td>18.42</td>
</tr>
<tr>
<td>South Normanton</td>
<td>10.68</td>
<td>15.53</td>
<td>26.21</td>
</tr>
<tr>
<td>Clowne</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Creswell</td>
<td>0.00</td>
<td>3.08</td>
<td>3.08</td>
</tr>
<tr>
<td>Pinxton</td>
<td>0.00</td>
<td>2.95</td>
<td>2.95</td>
</tr>
<tr>
<td>Whitwell</td>
<td>0.00</td>
<td>8.17</td>
<td>8.17</td>
</tr>
<tr>
<td>Tibshelf</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Barlborough</td>
<td>6.71</td>
<td>0.42</td>
<td>7.13</td>
</tr>
<tr>
<td>Blackwell</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Newton</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Glapwell</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>New Houghton</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Langwith</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Whaley Thorns</td>
<td>0.00</td>
<td>1.67</td>
<td>1.67</td>
</tr>
<tr>
<td>Pleasley</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Shuttlewood</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Bramley Vale / Doe Lea</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Hodthorpe</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Westhouses</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Stanfree</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Hilcote</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Palterton</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Scarcliffe</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Countryside</td>
<td>22.25</td>
<td>0.00</td>
<td>22.25</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>88.73 ha</strong></td>
<td><strong>41.45 ha</strong></td>
<td><strong>130.18 ha</strong></td>
</tr>
</tbody>
</table>

* resolution at August Planning Committee to grant permission for 31 hectares of employment land at former Coalite Chemical Works site but decision notice not yet issued.

5.3 This situation will change as the Council progresses towards the submission stage of the Local Plan for Bolsover District to the Planning Inspectorate in November 2017 as applications for these committed sites get built or lapse, or as new sites are granted planning permission.

5.4 This means that the Council’s options will need to evolve during the preparation of the Local Plan to reflect this changing picture.
### Housing Target Options

5.5 The selection of a housing target will form a central building block of the Local Plan for Bolsover District. It will need to consider both the likely future need and demand for housing. Once selected, it will set out how much development the Local Plan will need to plan for over the 15 year plan period.

5.6 There are a range of sources of evidence to draw upon when considering a potential housing target. Paragraph 47 of the National Planning Policy Framework instructs local planning authorities to use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for housing in their housing market area.

5.7 As indicated above in paragraphs 1.18-1.20, the key evidence in relation to the development of a new housing target is the Strategic Housing Market Assessment (November 2013) given that its purpose is to consider the likely future housing need across the North Derbyshire and Bassetlaw Housing Market Area and apportion this objectively assessed need to each of the four authorities.

5.8 Despite this, past building rates also form a logical source of evidence for a housing delivery target given they indicate the level of actual delivery within the local housing market. At the other end, aspirations for growth, both locally and within the two LEP areas provide a potential source of evidence.

5.9 Based on this situation, the Council has identified the following three clear options:

<table>
<thead>
<tr>
<th></th>
<th>Option A</th>
<th>Option B</th>
<th>Option C</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Dwellings Per Annum</strong></td>
<td>185</td>
<td>240</td>
<td>350</td>
</tr>
<tr>
<td><strong>Total that would be allocated during the Local Plan period (2018 - 2033)</strong></td>
<td>2,775 new houses</td>
<td>3,600 new houses</td>
<td>5,250 new houses</td>
</tr>
<tr>
<td><strong>Comments</strong></td>
<td>Below Objectively Assessed Need In line with recent and long term housing delivery rates</td>
<td>Meets Objectively Assessed Need Baseline figure, but uplift relative to past trends</td>
<td>Above Objectively Assessed Need Significantly above past trends</td>
</tr>
</tbody>
</table>
Option A – A housing target below objectively assessed need based on past delivery levels (185 dwellings a year\(^1\))

5.10 This option would have the advantage of being in line with recent and long term housing delivery. It would also make it easier for the Council to maintain a five year supply of deliverable housing sites.

5.11 However, it also has significant disadvantages. It would require the Council to provide evidence that it was not possible to accommodate the identified need in the district. This would then require the Council to negotiate with neighbours to try and establish if any of them would be prepared to meet the identified need in their areas. Moreover, this option is not in line with the Sheffield City Region Local Enterprise Partnership’s ambitions for growth or the Council’s own growth agenda.

5.12 In addition, it is unlikely that a Local Plan that failed to meet objectively assessed need would be found ‘sound’ by a Planning Inspector.

Option B – A housing target that meets the identified objectively assessed need (240 dwellings a year\(^2\)).

5.13 The advantages of this option are that it is in line with the expected need for housing in the district, and that it would contribute the Council’s share in meeting the housing need identified over the Housing Market Area. Sensitivity Analysis suggests this figure would support the anticipated 4,100 jobs growth referred to in the Council’s Economic Development and Housing Strategy.

5.14 However, this figure would require a significant increase in delivery over recent delivery rates.

Option C – A housing target that exceeds objectively assessed need (350 dwellings a year\(^3\))

5.15 This option would also have the advantage of contributing to meeting housing need over the wider Housing Market Area. Whilst it could be argued that a higher figure would support jobs growth, the Strategic Housing Market Assessment is clear that a reduction in out commuting and increased levels of economic participation could support employment growth without creating a need for housing above the level of objectively assessed housing need.

5.16 Most notably, this option would require unprecedented levels of housing growth in the District which could be difficult to achieve in light of Bolsover District’s specific housing market conditions and in particular the low viability across much of the District.

\(^1\) Based on 5-year migration trends in the Strategic Housing Market Assessment
\(^2\) Based on the range of objectively assessed need in the Sensitivity Testing Analysis of between 222 – 251 dwellings
\(^3\) Based roughly on the mid–point between the two previous higher level plans (Structure Plan 310 – Regional Plan 400)
Question 3 - Housing Target Options

Which one housing target do you think is the most appropriate for Bolsover District?

<table>
<thead>
<tr>
<th>Option</th>
<th>SUPPORT</th>
<th>OBJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option A</td>
<td>_______</td>
<td>_______</td>
</tr>
<tr>
<td>Option B</td>
<td>_______</td>
<td>_______</td>
</tr>
<tr>
<td>Option C</td>
<td>_______</td>
<td>_______</td>
</tr>
<tr>
<td>None of these</td>
<td>_______</td>
<td>_______</td>
</tr>
</tbody>
</table>

Please tell us why you think this.
Employment Target Options

5.17 The selection of an employment land target will also form a central building block of the Local Plan for Bolsover District. It will need to consider both the likely future need for employment land and the likely demand for employment land. Once selected, it will set out how much development the Local Plan will need to plan for over the 15 year plan period.

5.18 There are a range of sources of evidence to draw upon when considering a potential employment land target. Paragraph 158 of the National Planning Policy Framework instructs local planning authorities to ensure that their Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.

5.19 The Planning Practice Guidance (PPG) provides further detail about how need should be calculated. It advises that there is no one methodological approach or use of a particular dataset that will provide a definitive assessment of development need (see Paragraph: 005 Reference ID: 2a-005-20140306). The PPG also states that the key output of the evidence base is an estimate of the scale of future needs, broken down by economic sectors. It also advises that local authorities should develop an idea of future needs based on a range of data which is current and robust (see Paragraph: 032 Reference ID: 2a-032-20140306).

5.20 Examples of the range of data that plan makers should consider are as follows:

- sectoral and employment forecasts and projections (labour demand);
- demographically derived assessments of future employment needs (labour supply techniques);
- analyses based on the past take-up of employment land and property and/or future property market requirements;
- liaising with the Business Community.

5.21 The key evidence in relation to the development of a new employment land target for Bolsover District is the Economic Development Needs Assessment (October 2015), which:

- provides an analysis of the economic strengths and weaknesses of the local economy;
- tests the implications of different population / household growth scenarios on future employment space requirements for the District;
- analyses the suitability and deliverability of sites available to meet future needs under each growth scenario.

5.22 Following the guidance in the PPG, the Assessment considers four methodological approaches, namely:

a) a baseline employment forecast, using Oxford Economics forecasting data;
b) a policy-on employment forecast, using the Sheffield City Region LEP commissioned FLUTE model forecasting data;
c) past take-up rates, using employment land development monitoring data;
d) labour supply scenario, using demographic modelling data.
Based on these different methods of identifying employment land needs for the District, the following estimates of the scale of future needs, broken down by economic sectors, have been identified.

Table 4: Employment scenario estimates

<table>
<thead>
<tr>
<th>Scenario</th>
<th>B1 a/b Office</th>
<th>B1 c / B2 Industrial</th>
<th>B8 Storage &amp; Warehousing</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Oxford Economics forecasts</td>
<td>5.9</td>
<td>5.2</td>
<td>14.0</td>
<td>25.1</td>
</tr>
<tr>
<td>b) FLUTE forecasts</td>
<td>9.5</td>
<td>15.4</td>
<td>20.7</td>
<td>45.6</td>
</tr>
<tr>
<td>c) Past take up rates</td>
<td>19.8</td>
<td>25.1</td>
<td>84.6</td>
<td>129.5</td>
</tr>
<tr>
<td>d) Labour Supply</td>
<td>4.7</td>
<td>6.9</td>
<td>11.7</td>
<td>23.3</td>
</tr>
</tbody>
</table>

As this table shows, the range of identified future needs through these different methods is quite extensive, with the lowest amount being just over 25 hectares and the highest almost 130 hectares.

In light of this wide range, and in particular given the current levels of employment land commitments, the Council considers that there are three realistic options for consideration. These are summarised in the table below and discussed further overleaf.

<table>
<thead>
<tr>
<th>Option A</th>
<th>Option B</th>
<th>Option C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment Land Per Annum</td>
<td>3.6 hectares</td>
<td>4.4 hectares</td>
</tr>
<tr>
<td>Total that would be allocated</td>
<td>65 hectares of new employment land</td>
<td>80 hectares of new employment land</td>
</tr>
<tr>
<td>during Local Plan period (2018 - 2033)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments</td>
<td>Bottom of range &amp; below current supply of land with planning permission</td>
<td>Mid-range and approximately the current supply of land with planning permission</td>
</tr>
</tbody>
</table>
Option A – An employment target based on the lower end of the recommended range (approximately 65 hectares between 2015 and 2033)

5.26 This option is based on the lower end of the recommended range of employment (B1, B2 and B8) land provision in the Economic Development Needs Assessment (October 2015) that would involve:

- 10 hectares for offices (B1a/b)
- 20 hectares for industrial (B1c/B2)
- 35 hectares for warehouses and distribution (B8) (indigenous business growth)

5.27 However, it is below the current supply of land with planning permission for B1, B2 and B8 use class employment and as a result would involve the Council not seeking to automatically replace planning permissions that lapse or bring forward undeveloped allocations.

Option B – An employment target based on the amount of land with planning permission (approximately 80 hectares between 2015 and 2033)

5.28 This option is based on the approximate amount of land with planning permission for B1, B2 and B8 use class employment at September 2015 that would involve:

- 10 hectares for offices (B1a/b)
- 20 hectares for industrial (B1c/B2)
- 50 hectares for warehouses and distribution (B8) (general business growth)

5.29 This option approximately matches the current supply of land with planning permission for B1, B2 and B8 use class employment and as a result would involve the Council replacing planning permissions that lapse or bring forward undeveloped allocations where necessary.

Option C – An employment target based on the highest end of the recommended range (approximately 100 hectares between 2015 and 2033)

5.30 This option is based on the highest end of the recommended range of employment (B1, B2 and B8) land provision in the Economic Development Needs Assessment (October 2015). It is predicated on the Local Plan for Bolsover District being able to accommodate at least two large retail logistics developments and would involve:

- 10 hectares for offices (B1a/b)
- 20 hectares for industrial (B1c/B2)
- 35 hectares for warehouses and distribution (B8) (indigenous business growth)
- 35 hectares for warehouses and distribution (B8) (2 large logistic sites for inward investment business growth)

5.31 However, it is above the current supply of land with planning permission for B1, B2 and B8 use class employment and as a result would involve either bringing forward undeveloped allocations or seeking new sites within the Local Plan.
Please use the Representation Form to tell us what you think...

**Question 4 - Employment Target Options**

Which one employment target do you think is the most appropriate for Bolsover District?

<table>
<thead>
<tr>
<th>Option</th>
<th>SUPPORT</th>
<th>OBJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option A</td>
<td>_______</td>
<td>_______</td>
</tr>
<tr>
<td>Option B</td>
<td>_______</td>
<td>_______</td>
</tr>
<tr>
<td>Option C</td>
<td>_______</td>
<td>_______</td>
</tr>
<tr>
<td>None of these</td>
<td>_______</td>
<td>_______</td>
</tr>
</tbody>
</table>

Please tell us why you think this.
Suggested Strategic Site Options (each for consideration)

5.32 As stated in section 1, as part of the Initial Consultation Exercise four potential strategic site options were suggested to the Council for inclusion within the Local Plan for Bolsover District, namely:

- Bolsover North
- Former Coalite Chemical Works site, Bolsover
- Clowne North
- Former Whitwell Colliery

5.33 These sites differ in area and potential development mixes but all are of sufficient size, relative to their settlements, to significantly influence the Council’s choice of spatial strategy option in addition to the choice of housing and employment target options.

5.34 As a result, the Council has included these suggested sites within its Identified Strategic Options document to enable the consultation exercise to provide feedback on the suggested strategic sites.

5.35 It is important to highlight that the options in this section are not which of the four suggested strategic sites the Council should choose. For each suggested strategic site, the option being consulted on is whether or not to include the suggested strategic site within the Council’s Preferred Option, either in part or whole.

5.36 Each suggested strategic site option is discussed in more detail below.
Bolsover North

5.37 This suggested strategic site is being promoted by the Bolsover North Consortium, which is comprised of Strata Homes Limited and Persimmon Homes Limited.

5.38 Based on the submission information provided by the Bolsover North Consortium, the site details are as follows:

**Details**

Site name – Bolsover North

Site location – Land between Marlpit Lane and Oxcroft Lane, Bolsover

Site proposal – Mixed used 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.

Site timeframe – The submitted information indicates the development will be built out over 13 years, via 6 phases, building to approximately 100 dwellings a year.
Former Coalite Chemical Works

5.39 This suggested strategic site is being promoted by Bolsover Land Limited, the landowner of the former Coalite site.

5.40 Based on the submission information provided by Bolsover Land Limited, the site details are as follows:

<table>
<thead>
<tr>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site name – Former Coalite Chemical Works</td>
</tr>
<tr>
<td>Site location – Land at and adjacent to former Coalite works, Bolsover (site straddles the District boundary with North East Derbyshire District)</td>
</tr>
<tr>
<td>Site proposal – Mixed used development, 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.</td>
</tr>
<tr>
<td>Site timeframe – The submitted information indicates the development could be built out over a period of a decade, via 8 phases.</td>
</tr>
</tbody>
</table>
Clowne North

5.41 This suggested strategic site is being promoted by Waystone Limited, the development company that project managed and developed Barlborough Links.

5.42 Based on the submission information provided by Waystone Limited, the site details are as follows:

<table>
<thead>
<tr>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site name – Clowne North</td>
</tr>
<tr>
<td>Site location – Land north of Clowne</td>
</tr>
<tr>
<td>Site proposal – Mixed used development, incorporating 78 hectares of employment land, potentially 1,800 dwellings and land for educational and recreational uses.</td>
</tr>
<tr>
<td>Site timeframe – The submitted information indicates the development could be built out over a period of more than 15 years, via at least 3 phases.</td>
</tr>
</tbody>
</table>
5.43 This suggested strategic site is being promoted by Welbeck Estates, the landowner of the former Whitwell Colliery site.

5.44 Based on the submission information provided by Welbeck Estates, the site details are as follows:

<table>
<thead>
<tr>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site name – Former Whitwell Colliery site</td>
</tr>
<tr>
<td>Site location – Former Whitwell Colliery site</td>
</tr>
<tr>
<td>Site proposal – Mixed used development, incorporating 5.2 hectares of employment land, potentially 390 dwellings and a country park.</td>
</tr>
<tr>
<td>Site timeframe – The submitted information indicates the development could be built out over a period of 5 years, although it is likely to take longer.</td>
</tr>
</tbody>
</table>
**Question 5 - Suggested Strategic Site Options**

Do you support or object to any / all of these suggested strategic sites influencing the Council’s spatial strategy either in whole or in part?

<table>
<thead>
<tr>
<th>Site Description</th>
<th>SUPPORT</th>
<th>OBJECT</th>
</tr>
</thead>
</table>
| a) Bolsover North                     | _______ | _______
| b) Former Coalite Chemical Works site | _______ | _______
| c) Clowne North                       | _______ | _______
| d) Former Whitwell Colliery site      | _______ | _______

Please tell us why you think this.
Spatial Strategy Options

Background

5.45 As set out at the beginning of this section, the strategic options available to the Council for its Local Plan cannot ignore the decisions already made by the Council in relation to development, such as planning permissions or allocations in a previous Local Plan.

5.46 Tables 2 and 3 on pages 37 and 38 set out the current situation regarding planning permissions for housing and employment development. This demonstrates that a large proportion of the Districts’ potential housing and employment requirement is already committed, whichever target option is selected.

5.47 Consequently, the Council’s options at this point in time largely relate to the direction of a relatively small amount of development. Depending on which employment target option is selected, the Council’s options relating to employment land may involve no new allocations at all.

5.48 This clearly demonstrates the Council’s commitment to both residential and employment growth in Bolsover District, through the positive determination of planning applications. However, with this incremental decision making, the opportunities to harness development to effectively deliver infrastructure and shape our communities in a co-ordinated way are not fully realised. This demonstrates why Local Plans are so central to the Government’s policy on planning.

5.49 Despite its positive approach to growth the Council has still struggled to achieve a 5 year supply of housing. From the most recent 5 year supply information, it is clear that some residential sites that have been granted permission on the expectation that they will contribute to the Council’s 5 year supply have not been able to deliver. As a result, a number of sites have been removed from the 5 year supply assessment.

5.50 In light of this situation, the Council is taking the full list of commitments as its starting point but acknowledges that these will need to be tested in more detail to give the Council confidence that it can rely on them to be deliver during the plan period. This testing may see current commitments be left to lapse and be replaced by new, more deliverable, allocations in the Local Plan.

5.51 However, at this stage, based on the current level of planning permissions for housing and employment development the following settlements are already expected to see substantial levels of growth:

Residential

- Shuttlewood – approximately 38% growth in households
- Hodthorpe – approximately 35% growth in households
- Shirebrook – approximately 20% growth in households
- Bolsover – approximately 20% growth in households
- Bramley Vale / Doe Lea – approximately 17% growth in households
Employment

- Bolsover – approximately 36 hectares worth of new employment land
- Shirebrook – approximately 13 hectares worth of new employment land
- South Normanton – approximately 11 hectares worth of new employment land
- Barlborough – approximately 7 hectares worth of new employment land

5.52 As a result, these levels of committed growth form the starting point for all of the spatial strategy options.

5.53 In addition to the above, the options for the strategy of the Local Plan for Bolsover District are also influenced by the following factors:

1) Vision and Objectives

The desire for sustainable growth, making Bolsover an attractive location for businesses, the regeneration of brownfield sites and protection of environmental and historic assets.

2) The full Evidence Base

The findings of the Council’s evidence base, such as the Settlement Hierarchy Study, the Housing Viability Study, Infrastructure Study, Strategic Flood Risk Assessment as well as Strategic Housing Market Assessment, Economic Development Needs Assessment and Sustainability Appraisal.

3) Consultation Responses

The representations about policy matters, visions for settlements and suggested development sites

**Spatial Strategy Options**

5.54 Based on all of this information and evidence, the Council has developed the following realistic strategic options for the required residential and employment in the District:

A) Focus on the more sustainable settlements

B) Focus on the most viable settlements

C) Focus on those settlements with key regeneration needs

D) Focus on an East-West growth corridor

5.55 These four spatial strategy options are discussed in more detail overleaf.
Spatial Strategy Option A: Focus on the more sustainable settlements

5.56 This spatial strategy option addresses the desire for sustainable growth and draws primarily upon the evidence provided by the Settlement Hierarchy Study (April 2015) and focuses planned growth on the District’s settlements identified as being more sustainable in order to take advantage of their greater employment opportunities, better transport links and services and facilities.

5.57 Therefore, in light of the significant committed growth in Shirebrook and Creswell, pursuing this option would see the Council plan for further growth in Bolsover and also new allocations in Clowne, South Normanton, Pinxton and Whitwell to achieve comparable levels of growth across the identified more sustainable settlements.

5.58 Those settlements where higher growth levels would be planned under Option A are shown in Figure 1 below.

Figure 1 – Settlements where higher growth levels would be planned under Option A
Summary

Justification
Addresses desire for sustainable growth by focussing planned growth on the District’s settlements identified as being more sustainable in order to take advantage of their greater employment opportunities, better transport links and services and facilities.

Key Evidence
Settlement Hierarchy Study identifies most sustainable settlements as:
- South Normanton
- Shirebrook
- Bolsover
- Clowne
- Barlborough
- Pinxton
- Creswell
- Tibshelf
- Langwith
- Whitwell

Implications
Involves allocating additional sites in:
Bolsover, Clowne, South Normanton, Pinxton and Whitwell.

NB: 20% growth already committed in Shirebrook.

Issues/Links
- Good links to the NPPF;
- Links to Council’s aspiration for an M1 Strategic Growth Corridor;
- Links the spatial distribution of growth to all of the Council’s largest settlements, rather than just a few;
- Links to suggested sites;
- Some settlements less viable;
- Weak links to aspiration to improve East-West links through the District.

Please use the Representation Form to tell us what you think...

Question 6 - Spatial Strategy Option A: Focus on the more sustainable settlements
Do you support or object to the Local Plan for Bolsover District being focussed on growth in sustainable settlements?

SUPPORT ________  OBJECT ________

Please tell us why you think this.
5.59 This spatial strategy option addresses the desire for deliverable economic growth and draws primarily upon the evidence provided by the Housing Viability Study and Authority Monitoring Reports (recent building rates) and focuses planned growth on the District’s settlements identified as being the most attractive to house builders i.e. most viable.

5.60 Therefore, in light of the significant committed growth elsewhere in the District, pursuing this option would see the Council plan for additional growth in Clowne, Bolsover, South Normanton and Barlborough to achieve higher levels of growth in the most viable settlements.

5.61 Those settlements where higher growth levels would be planned under Option B are shown in Figure 2 below.

**Figure 2 – Settlements where higher growth levels would be planned under Option B**
### Summary

<table>
<thead>
<tr>
<th>Justification</th>
<th>Key Evidence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addresses desire for deliverable economic growth by focussing planned growth to the settlements identified as currently being the most attractive to developers i.e. most viable.</td>
<td>Housing Viability Study Authority Monitoring Reports (which set out the amount of development that has taken place each year)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Implications</th>
<th>Issues/Links</th>
</tr>
</thead>
</table>
| Involves allocating additional sites in: Clowne, Bolsover, South Normanton and Barlborough. | - Likely to require a review of the Green Belt;  
- Good viability should lead to good delivery;  
- Good links with M1 Strategic Growth Corridor;  
- Development concentrated in fewer locations;  
- Relates well to suggested sites;  
- Not well related to regenerating brownfield sites or aspiration for improved East-West links. |

### Please use the Representation Form to tell us what you think...

**Question 7 - Spatial Strategy Option B: Focus on the most viable settlements**

Do you support or object to the Local Plan for Bolsover District being focussed on growth in viable settlements?

SUPPORT _______ OBJECT _______

Please tell us why you think this.
Spatial Strategy Option C: Focus on those settlements with key regeneration needs

5.62 This spatial strategy option addresses the desire for the regeneration of former industrial sites and draws primarily upon the evidence provided by the Council’s Growth Strategy and Authority Monitoring Reports and focuses planned growth to those settlements with large brownfield sites or deprivation hotspots and complementary greenfield land to help transform the local housing market.

5.63 Therefore, in light of the significant committed growth in Shirebrook and Creswell, pursuing this option would see the Council plan for further growth in Bolsover, Shirebrook, Creswell and also new allocations in Whitwell to achieve higher levels of growth in these settlements to prioritise large brownfield sites and to help transform the local housing market.

5.64 Those settlements where higher growth levels would be planned under Option C are shown in Figure 3 below.

Figure 3 – Settlements where higher growth levels would be planned under Option C
### Summary

<table>
<thead>
<tr>
<th>Justification</th>
<th>Key Evidence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addresses desire for the regeneration of former industrial sites by focussing planned growth to those settlements with large brownfield sites or deprivation hotspots and complementary greenfield land to help transform the local housing market.</td>
<td>Council’s Growth Strategy Authority Monitoring Reports</td>
</tr>
</tbody>
</table>

### Implications

Involves allocating additional sites in: Bolsover, Shirebrook, Creswell and Whitwell.

### Issues/Links

- Supports regeneration of post industrial brownfield land;
- Supports improvement of East-West links through the District;
- Generally relates well to suggested brownfield strategic sites;
- Growth focused on least viable locations which may affect delivery.

---

**Please use the Representation Form to tell us what you think...**

**Question 8 - Spatial Strategy Option C: Focus on those settlements with key regeneration needs**

Do you support or object to the Local Plan for Bolsover District being focussed on growth in settlements with regeneration needs?

SUPPORT _______  OBJECT _______

Please tell us why you think this.
Spatial Strategy Option D: Focus on an East-West growth corridor

5.65 This spatial strategy option addresses the desire for improved East-West links and draws primarily upon the evidence provided by the Council’s Growth Strategy and focuses planned growth to those settlements along the A617 from M1 J29 to Shirebrook that could potentially support a new Shirebrook Regeneration route.

5.66 Therefore, in light of the significant committed growth in Shirebrook and elsewhere in the District, pursuing this option would see the Council plan for further growth in Shirebrook and also new allocations in New Houghton, Glapwell and Bramley Vale / Doe Lea to achieve higher levels of growth along the A617 corridor.

5.67 Those settlements where higher growth levels would be planned under Option D are shown in Figure 4 below.

Figure 4 – Settlements where higher growth levels would be planned under Option D
### Summary

<table>
<thead>
<tr>
<th>Justification</th>
<th>Key Evidence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addresses desire for improved East-West links by focussing planned growth to those settlements along the A617 from M1 J29 to Shirebrook that could potentially support a new Shirebrook Regeneration route.</td>
<td>Council’s Growth Strategy</td>
</tr>
</tbody>
</table>

### Implications

Involves allocating additional sites in: Shirebrook, New Houghton, Glapwell and Bramley Vale / Doe Lea.

### Issues/Links

- Supports improvement of East-West links through the District;
- Study required to explore the business case for a new link road;
- Focus on less viable settlements may affect delivery;
- Weaker links to the Council’s aspiration for an M1 Strategic Growth Corridor.

---

Please use the Representation Form to tell us what you think...

**Question 9 - Spatial Strategy Option D: Focus on an East-West growth corridor**

Do you support or object to the Local Plan for Bolsover District being focussed on growth in those settlements along the A617 from M1 J29 to Shirebrook?

SUPPORT ________  OBJECT ________  

Please tell us why you think this.
Please use the Representation Form to tell us what you think...

**Question 10 - Any other options?**

If you think there is a more realistic option or combination of options available that the Council should consider please set this out below along with your reasoning and supporting evidence.

Please use the Representation Form to tell us what you think...

**Question 11 - Anything else?**

If there are any other comments you wish to make on this stage in the plan making process that are not covered by any other question in this consultation, please set them out below.
6) Next stages and the Local Plan preparation timetable

6.1 The purpose of this document is to set out the Council’s Identified Strategic Options and explain how they draw upon the available policy framework, the evidence base, the consultation feedback and the sites suggested to the Council.

6.2 The Council will consider the consultation responses on these Identified Strategic Options, together with the findings of the Sustainability Appraisal and evidence base and then select its Preferred Option early in 2016.

6.3 Based upon this Preferred Option, the Council will then progress with the preparation of a draft version of the Local Plan for Bolsover District. This draft Local Plan will include detailed policies and site allocations to deliver the Vision and Objectives of the Local Plan.

6.4 In accordance with the adopted Local Development Scheme (as amended), the Council will publish a draft Local Plan for public consultation in September 2016.

6.5 The published key dates for the preparation of the Local Plan for Bolsover District set out in the Local Development Scheme are outlined in Table 4 below:

<table>
<thead>
<tr>
<th>Draft Local Plan</th>
<th>September 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Publication</td>
<td>June 2017</td>
</tr>
<tr>
<td>Submission</td>
<td>November 2017</td>
</tr>
<tr>
<td>Hearing</td>
<td>March 2017</td>
</tr>
<tr>
<td>Inspector’s Report</td>
<td>July 2018</td>
</tr>
<tr>
<td>Adoption</td>
<td>Sept 2018</td>
</tr>
</tbody>
</table>
LOCAL PLAN FOR BOLSOVER DISTRICT

REPRESENTATION FORM

General Information

This consultation exercise is focussed on asking you what you think about the strategic options that will inform the Bolsover District Council’s Local Plan process. This exercise represents the second consultation stage of the Council’s work on its Local Plan, and we are interested to know your opinion on the following strategic local plan issues:

1. Local Plan Vision
2. Local Plan Objectives.
3. Housing Target Options
4. Employment Target Options
5. Suggested Strategic Sites
6. Spatial Strategy Options (where development goes)
7. Any other suggested options

If you wish to tell us your suggestions, please fill in this form and we will treat this as your representation.

Submitting your representation online

Submitting your representation online is a quicker way of getting involved.

- Your representation will already have your contact details filled in.

- You will receive an instant confirmation email to give you a receipt so that you know your representation has been successfully delivered and that your comments will be considered.

- Go to https://bolsover.jdi-consult.net/localplan/ for more information. (If you don’t yet have an account, you can set one up easily from this web address)

Please return to Bolsover District Council by 5:00 PM (17:00) on Friday 11th December 2015
Filling in the form

- PLEASE READ THE GUIDANCE NOTE BEFORE COMPLETING THIS FORM
- Your comments are classed as formal representations on the Local Plan.
- This form has two parts:
  
  **Part A: Personal and contact details**
  
  **Part B: Your Representation**
  
- Please fill in a separate sheet for each representation you wish to make.

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<th>PART A – PERSONAL AND CONTACT DETAILS</th>
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<td>Telephone Number</td>
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If you do not complete this section, your comments will not be registered or considered as part of the process.
PART B – YOUR REPRESENTATION

Local Plan Vision

**Question 1** (See pages 27 to 29 of the consultation document)

Do you support or object to the Local Plan Vision?

SUPPORT ________  OBJECT ________

If the Vision does not fully reflect your views, please tell us if you think anything should be added / removed.

Local Plan Objectives

**Question 2** (See pages 30 to 36 of the consultation document)

Do you support or object to the Local Plan Objectives?

SUPPORT ________  OBJECT ________

If these Objectives do not fully reflect what you think is important in Bolsover District, please tell us if you think anything should be added / removed.
**Housing Target Options**

**Question 3** (See pages 37 to 41 of the consultation document)

Which one housing target do you think is the most appropriate for Bolsover District?

Option A  SUPPORT  ________  OBJECT  ________

Option B  SUPPORT  ________  OBJECT  ________

Option C  SUPPORT  ________  OBJECT  ________

None of these  SUPPORT  ________  OBJECT  ________

Please tell us why you think this.

---

**Employment Target Options**

**Question 4** (See pages 37 and 38 and 42 to 45 of the consultation document)

Which one employment target do you think is the most appropriate for Bolsover District?

Option A  SUPPORT  ________  OBJECT  ________

Option B  SUPPORT  ________  OBJECT  ________

Option C  SUPPORT  ________  OBJECT  ________

None of these  SUPPORT  ________  OBJECT  ________

Please tell us why you think this.
Question 5 (See pages 46 to 51 of the consultation document)

Do you support or object to any / all of these suggested strategic sites influencing the Council’s spatial strategy either in whole or in part?

a) Bolsover North

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b) Former Coalite Chemical Works site

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c) Clowne North

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d) Former Whitwell Colliery site

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Please tell us why you think this.
Spatial Strategy Options (where development goes)

Questions 6 to 9 (See pages 52 to 61 of the consultation document)

We want your comments on all four of the following ways of distributing growth in Bolsover District as outlined in Questions 6 to 9.

Question 6 - Spatial Option A: Focus on the more sustainable settlements

Do you support or object to the Local Plan for Bolsover District being focussed on growth in sustainable settlements?

SUPPORT  ________  OBJECT  ________

Please tell us why you think this.

Question 7 - Spatial Option B: Focus on the most viable settlements

Do you support or object to the Local Plan for Bolsover District being focussed on growth in viable settlements?

SUPPORT  ________  OBJECT  ________

Please tell us why you think this.
Question 8 - Spatial Option C: Focus on those settlements with key regeneration needs

Do you support or object to the Local Plan for Bolsover District being focussed on growth in settlements with regeneration needs?

SUPPORT __________ OBJECT __________

Please tell us why you think this.

Question 9 - Spatial Option D: Focus on an East-West growth corridor

Do you support or object to the Local Plan for Bolsover District being focussed on growth in those settlements along the A617 from M1 J29 to Shirebrook?

SUPPORT __________ OBJECT __________

Please tell us why you think this.
Question 10 (See page 62 of the consultation document)

Question 10 - Any Other Options?

If you think there is a more realistic option or combination of options available that the Council should consider please set this out below along with your reasoning and supporting evidence.

Question 11 (See page 62 of the consultation document)

If there are any other comments you wish to make on this stage in the plan making process that are not covered by any other question in this consultation, please set them out below.
Please return the completed form by 5pm (17:00) on Friday 11th December 2015 to:

By email: 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.

__Next Steps__

The Council will consider all representations received and the findings of evidence reports, and based on this information the Council will decide upon a Preferred Option that will inform its draft Local Plan and the reasonable alternatives for further consultation in September / October 2016.

🔒 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.