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Appendix A: Housing Land Supply Questionnaire

Appendix B: Updates to the text preceding policy LC1 and Appendix 5.1 - Housing Trajectory of the Local Plan
1) Introduction

1.1 This paper sets out the Council’s position in relation to Residential Land Supply.

1.2 In the first instance, the paper provides a narrative of the considerations and history to the Council’s approach to residential land supply and housing allocations during the plan making process.

1.3 Secondly, the paper outlines the residential land supply information from the 2018 update to the Residential Land Assessment and the Five Year Supply Assessment. Based on this latest information, the paper provides a summary of the latest position for each housing allocation drawing upon the Council’s detailed understanding of developer intentions for bringing forward their sites.

1.4 In preparing this paper, it has been considered that setting out the Council’s latest information will aid the Planning Inspector’s examination of both the issues raised in relation to residential land supply and the Local Plan for Bolsover District.

1.5 The paper refers to a number of documents, including evidence base studies, SA reports and Council consultation documents. These are all available within the submission documents. For information, a separate paper has been prepared to explain in more detail the methodology and rationale behind the selection of the scale of housing provision within the Local Plan.
2) Background

National Planning Context

National Planning Policy Framework (March 2012) (the first NPPF)

2.1 The first NPPF advises that Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. In particular, paragraph 157 of the first NPPF advises that crucially Local Plans should allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate.

2.2 Therefore, how a local planning authority plans to meet the scale of housing provision through its housing allocations is a central component to a Local Plan and for the Examination of that Plan.

Preparation of the Local Plan for Bolsover District

2.3 As set out in Chapter 1 of the Publication Local Plan (the PLP), the Council’s Local Plan has been prepared through several stages.

2.4 In relation to the selection of housing allocations, the Council has approached this important task in a clear and methodical manner and this is set out below.

Stage 1: Commencement (Regulation 18) towards Identified Strategic Options (October 2014 to October 2015)

2.5 Prior to commencement of the preparation of the Local Plan for Bolsover District, the Council’s Housing Land Availability Assessment (Housing LAA) dated from December 2013 and provided a large number of available sites.

2.6 However, given the need for the plan making process to be based on adequate, up-to-date and relevant evidence, the Council undertook within the commencement consultation a further call for sites. The sites promoted during this exercise were then added to the Council’s record of available sites.

2.7 Alongside this, in recognition that the preparation of the Local Plan could not ignore the decisions made by the Council in relation to development, such as planning permissions or undeveloped allocations in the existing adopted Local Plan, the Council also took account of the spatial distribution of committed sites when considering its available strategic options. This is set out in more detail within the Local Plan for Bolsover District: Identified Strategic Options document, but at this stage the Council had granted sufficient permissions to provide just over 3,000 dwellings. However, whilst these all had live permissions, given the Council at this time did not have a 5-year supply of deliverable housing sites it was also clear that a large number of these committed sites had delivery challenges.

2.8 However, at this stage the Council was establishing its potential options and no decisions on available sites or specific residential allocations were made at this
time. In relation to sites, this period was essentially used to develop the evidence base.

Stage 2: Identified Strategic Options towards Preferred Strategic Options (October 2015 to February 2016)

2.9 Whilst the consultation on the Local Plan for Bolsover District: Identified Strategic Options document focussed on the strategic options to build the Local Plan around, provision was made for a further opportunity for people to put forward sites for consideration.

2.10 Again, the Council took account of the spatial distribution of committed sites when considering its preferred strategic options. Within this, the level of growth already committed from sites with planning permission in a settlement was considered but critically beyond the four supported strategic sites no decisions on specific site allocations were made at this time.

Stage 3: Preferred Strategic Options towards Consultation Draft Local Plan (February 2016 to October 2016)

2.11 In accordance with the Local Development Scheme, no consultation was carried out on the Preferred Strategic Options at this stage. Instead, their establishment enabled the Council to prepare a draft full Local Plan document that contained these preferred strategic options, together with a full suite of policies and allocations, for public consultation. One purpose of this was to allow all stakeholders to comment on draft policies and preferred site allocations, given the Council had not published a local development document with preferred site allocations since October 2006 due to the focus on Core Strategy type documents.

2.12 In light of the position at the time in relation to committed developments and the proposed growth within the preferred spatial strategy, including the support for strategic sites, the following spatial distribution of development was approved by the Council’s Local Plan Steering Group in March 2016 for testing purposes.

2.13 As can be seen, in the following table, this agreed distribution identified the need for levels of growth largely to reflect the committed growth, i.e. sites with permissions and the preferred strategic site options, but with the need for additional sites in South Normanton and Pinxton.

2.14 To identify proposed allocations to meet this agreed distribution that would contribute to the achievement of sustainable development and meet the first NPPF’s soundness tests, in particular the effective test, the Council assessed all of the promoted sites within its updated Housing LAA records to identify available, suitable and achievable sites. As such, all available sites were considered, not just those sites with permission.

2.15 In addition to this assessment, the Council also passed all of the promoted sites that could contribute as potential allocations to this agreed distribution to its Sustainability Appraisal consultant for appraisal.
2.16 The key findings of this period of testing were that:

- there are a number of committed sites in less sustainable settlements;
- there are a number of committed sites that have low confidence regarding deliverability;
- there are a number of potential sites that provide alternative options to committed sites;
- there are some settlements for which additional growth was planned that do not have suitable sites.

Table 1: Approved spatial distribution of development for testing purposes

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Households at 31/03/2011</th>
<th>Completions and Commitments</th>
<th>Additional</th>
<th>Total</th>
<th>Growth rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolsover</td>
<td>4,730</td>
<td>999</td>
<td>900</td>
<td>1,899</td>
<td>40.1%</td>
</tr>
<tr>
<td>Shirebrook</td>
<td>4,639</td>
<td>907</td>
<td>0</td>
<td>907</td>
<td>19.6%</td>
</tr>
<tr>
<td>South Normanton</td>
<td>4,570</td>
<td>327</td>
<td>200</td>
<td>527</td>
<td>11.5%</td>
</tr>
<tr>
<td>Clowne</td>
<td>3,279</td>
<td>423</td>
<td>1,000</td>
<td>1,423</td>
<td>43.4%</td>
</tr>
<tr>
<td>Creswell</td>
<td>2,330</td>
<td>290</td>
<td>0</td>
<td>290</td>
<td>12.4%</td>
</tr>
<tr>
<td>Pinxton</td>
<td>1,862</td>
<td>16</td>
<td>200</td>
<td>216</td>
<td>11.6%</td>
</tr>
<tr>
<td>Whitwell</td>
<td>1,634</td>
<td>29</td>
<td>390</td>
<td>419</td>
<td>25.6%</td>
</tr>
<tr>
<td>Tibshelf</td>
<td>1,507</td>
<td>180</td>
<td>0</td>
<td>180</td>
<td>11.9%</td>
</tr>
<tr>
<td>Barlborough</td>
<td>1,204</td>
<td>151</td>
<td>0</td>
<td>151</td>
<td>12.5%</td>
</tr>
<tr>
<td>Blackwell</td>
<td>687</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Newton</td>
<td>669</td>
<td>89</td>
<td>0</td>
<td>89</td>
<td>13.3%</td>
</tr>
<tr>
<td>Glapwell</td>
<td>681</td>
<td>35</td>
<td>0</td>
<td>35</td>
<td>5.1%</td>
</tr>
<tr>
<td>New Houghton</td>
<td>596</td>
<td>49</td>
<td>0</td>
<td>49</td>
<td>8.2%</td>
</tr>
<tr>
<td>Langwith</td>
<td>474</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0.2%</td>
</tr>
<tr>
<td>Whaley Thorns</td>
<td>450</td>
<td>3</td>
<td>0</td>
<td>3</td>
<td>0.7%</td>
</tr>
<tr>
<td>Pleasley</td>
<td>425</td>
<td>35</td>
<td>0</td>
<td>35</td>
<td>8.2%</td>
</tr>
<tr>
<td>Shuttlewood</td>
<td>393</td>
<td>148</td>
<td>0</td>
<td>148</td>
<td>37.7%</td>
</tr>
<tr>
<td>Bramley Vale / Doe Lea</td>
<td>304</td>
<td>51</td>
<td>0</td>
<td>51</td>
<td>16.8%</td>
</tr>
<tr>
<td>Hodthorpe</td>
<td>290</td>
<td>142</td>
<td>0</td>
<td>142</td>
<td>49.0%</td>
</tr>
<tr>
<td>Westhouses</td>
<td>279</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Stanfree</td>
<td>249</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>0.8%</td>
</tr>
<tr>
<td>Hilcote</td>
<td>193</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0.5%</td>
</tr>
<tr>
<td>Palterton</td>
<td>163</td>
<td>-12</td>
<td>0</td>
<td>-12</td>
<td>-7.4%</td>
</tr>
<tr>
<td>Scarccliffe</td>
<td>151</td>
<td>3</td>
<td>0</td>
<td>3</td>
<td>2.0%</td>
</tr>
<tr>
<td>Countryside</td>
<td>60</td>
<td>0</td>
<td>0</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>Totals</td>
<td><strong>31,759</strong></td>
<td><strong>3,929</strong></td>
<td><strong>2,690</strong></td>
<td><strong>6,619</strong></td>
<td><strong>20.8%</strong></td>
</tr>
</tbody>
</table>

2.17 Based on the testing work, the Council noted that the agreed Spatial Strategy was largely fit for purpose but that it should be altered slightly in the following ways:

- reduce planned growth in Pinxton due to lack of suitable and achievable sites;
• withdraw support from existing commitments in Shuttlewood, Hodthorpe and Pleasley due to less sustainable nature of settlements and site deliverability concerns;
• reduce reliance on committed sites with low confidence regarding delivery within existing urban areas.

2.18 In light of these decisions, the Council approved for the Consultation Draft Local Plan the following housing allocations:

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

2.19 During the consultation exercise, a large number of representations were received about these preferred housing allocations. A large number of representations were also received promoting alternative sites for housing to those allocated in the Consultation Draft Local Plan. Further information on this feedback can be found in the Statement of Consultation.

Stage 4: Consultation Draft Local Plan towards Publication Local Plan (October 2016 to May 2018)

2.20 During this period, the information received about sites promoted for housing was used to further update the Housing LAA evidence and ultimately led to the publication of the updated Housing LAA in October 2017. Crucially, within this update a suitable and achievable site was identified enabling the Council to plan for some growth in Pinxton.

2.21 This updated evidence was then used to re-appraise the preferred housing allocations in order to ensure the Council had the most appropriate suite of housing
allocations for the Publication Local Plan. Within this consideration, in March 2018 the Council’s Local Plan Steering Group decided to exclude any site where it was expected that the development would be completed by 31st March 2019. This was done on the basis that the Local Plan for Bolsover District is not expected to be adopted until after this date, so rendering the allocation unnecessary. This meant that sites i), k), l), u) and w) above no longer justified allocations.

2.22 In addition to this, the Council decided to exclude a number of types of sites. Firstly, sites of less than ten dwellings, i.e. minor sites, have been excluded. Secondly, building conversions to apartments / flats have also been excluded, even where the number of residential units is greater than ten. Whilst the positive contribution of these types of sites to the housing supply is noted, given the amount of evidence required to justify such small sites it is considered disproportionate to the benefit gained. This meant that sites e) and g) above no longer justified allocations.

2.23 Based on these allocation decisions and the Council’s decision to allocate sufficient land to provide a 10% buffer to its Housing Objectively Assessed Need (Housing OAN), it was clear that sufficient housing allocations would be needed to provide for approximately 5,700 dwellings for the period 2014 to 2033.

2.24 The Council has not built an allowance from windfall sites into its anticipated residential land supply calculations based on historic windfall delivery rates as is permissible in accordance with the NPPF. Instead, the Council has decided to plan positively with major sites, supported by specific land allocations within the Local Plan, to deliver a sufficient supply of homes and to treat windfalls as one of the ways the Council will provide for flexibility in residential land supply.

2.25 Therefore, using the findings of the updated Housing LAA and the Sustainability Appraisal the Council approved for the Publication Local Plan the following housing allocations to meet its planned scale of housing provision:

a) Land off Langwith Road and Mooracre Lane, Bolsover
b) Former Courtaulds factory site, Oxcroft Lane
c) Land between Shuttlewood Road and Oxcroft Lane, Bolsover
d) Land off Oxcroft Lane, Bolsover
e) Land at Brookvale, Shirebrook
f) Land at Station Road, Langwith Junction, Shirebrook
g) Land to the rear of 1 to 35 Red Lane, South Normanton
h) Land at Rosewood Lodge Farm, Alfreton Road, South Normanton
i) Land at Town End Farm, Lees Lane, South Normanton
j) Land to rear of 169-207 Creswell Road, Clowne
k) Land west of Homelea and Tamarisk, Mansfield Road, Clowne
l) Land at High Ash Farm, Mansfield Road, Clowne
m) Land north of Chesterfield Road, Barlborough
n) Land at Skinner Street, Creswell
o) Land south of Creswell Model Village, Creswell
p) Land at Croftlands Farm, Pinxton
q) Land south of Overmoor View, Tibshelf
r) Land west of Spa Croft, Tibshelf
s) Land at Glapwell Nurseries, Glapwell
t) Land at Queens Road Allotments, Hodthorpe
u) Land between 11 and 19 Back Lane, Paulton
v) Land east of Pleasley Pit, Pleasley

2.26 During the formal Regulation 19 consultation exercise, a relatively small number of representations were received about these housing allocations. A relatively small number of representations were also received promoting alternative sites for housing to those allocated in the Publication Local Plan. Further information on this feedback can be found in the relevant Statement of Consultation.

Residential Land Assessment

2.27 The Council undertakes an annual residential land assessment in order to monitor housing supply and delivery from the 1st April to 31st March. This annual assessment draws upon the register of live planning permissions at the 31st March of each year and involves a site based survey across a couple of weeks in April / May to monitor the implementation of planning permissions for residential development.

2.28 Whilst it is noted that practice differs from authority to authority, it is the Council’s practice to consider a house as being ‘completed’ when it appears wind-and watertight, with the outer shell of the walls, roof, windows and doors all completed and installed. As such, the survey is a snap shot in time of the number of dwellings completed, under construction and those not started. However, as it is operated consistently it provides a reliable and realistic set of data where any variations over time even out.

2.29 Due to the timing of the Publication of the Local Plan for Bolsover District, the most up-to-date information available when finalising the Plan was the 2016/17 Residential Land Assessment. This meant that the net number of completions since the Plan’s housing monitoring base date was 872 dwellings.

2.30 The 2017/18 residential land assessment found that the net number of completions for the year was 251 dwellings.

2.31 In relation to the ongoing position against the Council’s Housing Objectively Assessed Need of 272 dwellings a year, based on the number of completions since the 1st April 2014 base date, the Council remains with a small oversupply. Table 2 below shows this position.

Table 2: The shortfall to date against the Objectively Assessed Need of 272 and selected Local Plan housing target

<table>
<thead>
<tr>
<th>Year</th>
<th>Annual Requirement</th>
<th>Completions (Net)</th>
<th>Shortfall</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/15</td>
<td>272</td>
<td>253</td>
<td>-19</td>
</tr>
<tr>
<td>2015/16</td>
<td>272</td>
<td>326</td>
<td>+54</td>
</tr>
<tr>
<td>2016/17</td>
<td>272</td>
<td>293</td>
<td>+21</td>
</tr>
<tr>
<td>2017/18</td>
<td>272</td>
<td>251</td>
<td>-22</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1088</strong></td>
<td><strong>1123</strong></td>
<td><strong>+35</strong></td>
</tr>
</tbody>
</table>
2.32 As can be seen, the Council still remains 35 dwellings ahead of its housing requirement. This means that the Council has is not suffering from ‘persistent under delivery’.

**Five Year Supply Assessment**

2.33 The Council has produced annual position statements on its five year supply assessment since the publication of Planning Policy Statement 3: Housing in 2006. This annual assessment draws upon the information provided by the annual residential land assessment and considers the expected future delivery of the remaining commitment in the assessment. The 2018 Five Year Supply Assessment was published on the 4th July 2018 and can be viewed on the Council’s website.

2.34 Whilst it is noted that practice differs from authority to authority, it is the Council’s practice to pursue an informed approach to forecasting the expected future delivery of sites within its residential land supply in order to achieve the most accurate forecasts as practically possible. As part of this informed approach, the Council writes to the site promoter and asks them to complete a survey form with regard to their market and construction intentions. A copy of this form is attached as Appendix A. This written survey is complemented by regular discussions and meetings with site promoters to understand their latest situation. This information is then used to inform the Council’s five year supply forecasts.

2.35 From the operation of this informed approach over several years, it has been possible to refine the forecasting process in several ways. Firstly, it is clear that the degree of accuracy of the survey information provided by site promoters can vary. For example, survey information provided by house builders tends to be more accurate than that provided by agents for sites yet to be acquired by a house builder, given house builders’ have a degree of control over their business planning. Furthermore, information provided on expected numbers of completion on sites under construction tends to be reasonably accurate, although start dates and build out rates do vary slightly depending on market conditions.

2.36 In light of this experience, the Council takes a cautious approach to forecasting completions on sites within its residential land supply, so seeking to not exaggerate or take an overly optimistic view to house building rates. It is considered that this cautious approach is demonstrated by the Council recognising that it did not have a five year supply of deliverable sites for the period 2006 to 2016, despite having a large number of sites with permission to draw upon.

2.37 However, noting the emphasis within the first NPPF of significantly boosting the supply of housing, the Council has also taken a proactive and positive approach to the consideration of planning applications for residential development and over the years has built a five year supply of deliverable sites. This approach has led to the Council being able to currently demonstrate having just over a seven and three-quarter year’s supply of deliverable sites for the period 2018/19 to 2022/23.

**Consequential changes to the Local Plan housing trajectory**

2.38 The 2017/18 Residential Land Assessment enables the Council to utilise the most up-to-date residential supply information to update the PLP to provide the actual
number of completions for 2017/18 rather than the expected number. This sees the information set out in paragraph 5.9 of the Local Plan regarding the elements of the housing supply changing as a consequence in the following way:

<table>
<thead>
<tr>
<th></th>
<th>In PLP</th>
<th>As updated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions 2014/15 to 2016/17</td>
<td>872 dwellings</td>
<td>872 dwellings</td>
</tr>
<tr>
<td>Expected completions 2017/18</td>
<td>303 dwellings</td>
<td>251 dwellings</td>
</tr>
<tr>
<td>Strategic site allocations</td>
<td>2,100 dwellings</td>
<td>2,100 dwellings</td>
</tr>
<tr>
<td>Other site allocations</td>
<td>2,455 dwellings</td>
<td>2,485 dwellings</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5,730 dwellings</strong></td>
<td><strong>5,708 dwellings</strong></td>
</tr>
</tbody>
</table>

2.39 Furthermore, the 2017/18 assessment information provides updates for a number of the Local Plan’s allocations proposed in policy LC1: Housing Allocations. These updates relate in the main to sites currently under construction, where the number of dwellings built varies from that forecast meaning the remaining amount to come from site allocations will vary too. In addition, based on discussions with site promoters as part of the 2018 Five Year Supply Assessment, a number of sites have also had their expected trajectory re-profiled.

2.40 This update shows that the actual number of completions for the year 2017/2018 was 251 dwellings, so 52 dwellings fewer than expected. This position and the reasons for the variance in completions has been examined as part of the 5-year supply update and this is discussed in more detail in the next chapter.

2.41 Finally, it is recognised that the timetable towards adoption of the Local Plan may mean that the PLP may be updated again in light of the 2018/19 information. Should this be the case, the Council will follow the recommendations outlined in the Inspector’s Report and seek to make factual changes to the Plan in relation to new permissions and sites completed.
3) Residential Land Supply for the Local Plan for Bolsover District

Explanation of reduced number of completions 2017/18

3.1 Chapter 2 advises that the number of completions for the period 2017/18 was 52 dwellings fewer than forecast. In relation to this, it should be noted that the number of actual completions draws upon the full supply of residential sites, so including sites allocated in the Local Plan for Bolsover District and major and minor windfall sites.

3.2 In terms of the role played by sites allocated in the Local Plan for Bolsover District, this has been examined and any variance is set out in table 3 below.

Table 3: Housing allocations with completions variance 2017/18

<table>
<thead>
<tr>
<th>Site</th>
<th>Status</th>
<th>Expected</th>
<th>Actual</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolsover</td>
<td>U/C</td>
<td>0</td>
<td>7</td>
<td>+7</td>
</tr>
<tr>
<td>Former Courtaulds factory site</td>
<td>U/C</td>
<td>0</td>
<td>7</td>
<td>+7</td>
</tr>
<tr>
<td>Shirebrook</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land at Brookvale</td>
<td>U/C</td>
<td>45</td>
<td>30</td>
<td>-15</td>
</tr>
<tr>
<td>Land at Station Road, Langwith Junction</td>
<td>U/C</td>
<td>10</td>
<td>0</td>
<td>-10</td>
</tr>
<tr>
<td>Clowne</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land to rear of 169-207 Creswell Road</td>
<td>U/C</td>
<td>27</td>
<td>0</td>
<td>-27</td>
</tr>
<tr>
<td>Barlborough</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land north of Chesterfield Road</td>
<td>N/S</td>
<td>7</td>
<td>0</td>
<td>-7</td>
</tr>
<tr>
<td>Creswell</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land rear of Skinner Street</td>
<td>U/C</td>
<td>0</td>
<td>9</td>
<td>+9</td>
</tr>
<tr>
<td>Land south of Model Village</td>
<td>U/C</td>
<td>10</td>
<td>0</td>
<td>-10</td>
</tr>
<tr>
<td>Tibshelf</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land west of Spa Croft</td>
<td>U/C</td>
<td>32</td>
<td>13</td>
<td>-19</td>
</tr>
<tr>
<td>Land south of Overmoor View</td>
<td>U/C</td>
<td>35</td>
<td>43</td>
<td>+8</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td>-64</td>
</tr>
</tbody>
</table>

3.3 Of the 23 allocated housing sites, in 14 cases there was no variance in the number of completions delivered. In the 9 other cases, 6 have slightly fewer completions and 3 have slightly greater completions. This situation is due to slight variations in start dates and build rates and is to a degree part and parcel of forecasting future completions and will ultimately resolve themselves in the next few years given the sites are already under construction.

3.4 Of more note is the allocation on land to rear of 169-207 Creswell Road, Clowne, which saw the expected 27 dwellings not being built. This site is currently classed as being under construction, although only 1 dwelling out of the approved 28 dwellings has been built. Based on discussions with site promoters as part of the 2017/18 assessment, it came to the Council’s attention that the building company implementing the full planning permission had declared bankruptcy and that this accounts for the stalled nature of the development. In light of this information, for the 2017/18 assessment the Council has taken the cautious approach of re-profiling the trajectory for the site within its 2018 Five Year Supply assessment so that
development will now be expected to deliver its dwellings in the mid-part of the plan period, between 2024 and 2027. This later delivery period was selected in order to give sufficient time for the legal situation to be resolved and a new house builder to deliver the site, given the site remains suitable for development and in a generally viable area.

3.5 Since the publication of the 2018 Five Year Supply assessment, it is now understood that the resolution of the legal situation is well advanced and that this will lead to development restarting before the end of the monitoring year. Whilst this would lead to the Council’s cautious approach to forecasting completions on this site being wrong a further time, it is considered that this case highlights the ‘moveable feast’ nature to forecasting completions and how sites can be both advanced and delayed by events.

3.6 As a conclusion to the role of housing allocations in the lower number of actual completions, it is clear that 37 of the expected 52 units that were not delivered can be explained by the slight variations in start dates and build rates across sites currently under construction. Beyond this, one relatively small allocation has experienced particular difficulties with a local housebuilder going bankrupt, although these appear to be resolving themselves quicker than expected.

3.7 Furthermore, when reviewing expected verses actual completions across the monitoring period back to 2014/15, it is noted that this degree of variance is repeated in both directions. Table 3 below shows the historical situation.

<table>
<thead>
<tr>
<th>Year</th>
<th>Expected Completions</th>
<th>Actual Completions</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/15</td>
<td>261</td>
<td>253</td>
<td>-8</td>
</tr>
<tr>
<td>2015/16</td>
<td>245</td>
<td>326</td>
<td>+81</td>
</tr>
<tr>
<td>2016/17</td>
<td>273</td>
<td>293</td>
<td>+20</td>
</tr>
<tr>
<td>2017/18</td>
<td>303</td>
<td>251</td>
<td>-52</td>
</tr>
<tr>
<td>Total</td>
<td>1082</td>
<td>1123</td>
<td>+41</td>
</tr>
</tbody>
</table>

3.8 As can be seen, over the monitoring period 41 more dwellings were actually built than the Council expected. The Council is clear that this degree of variance reflects the nature to forecasting completions. It is also clear that Council takes a cautious and robust approach to this matter and over the monitoring period has actually under-estimated the number of completions, rather than over-estimated them.

3.9 On this basis, the Council considers the slightly lower number of completions from allocated sites in 2017/18 to not be a significant concern in relation to the planned residential land supply from its Housing Allocations.

Robustness of Local Plan housing allocations

3.10 Policy LC1: Housing Allocations allocates 23 sites for residential development. Whilst a number of the allocations are discussed above where they are already under construction, it is considered to be helpful to provide a short summary of the updated situation, particularly in relation to deliverability, of each allocation.
a) Land off Langwith Road and Mooracre Lane, Bolsover

3.11 Paragraph 5.17 of the PLP advises that this allocation is expected to deliver approximately 460 dwellings in two phases between 2018 and 2031.

3.12 The first phase of this allocation is for 212 dwellings and has detailed planning permission. Keepmoat Homes commenced this development in 2017 and the preliminary highway and ground works are currently underway. From discussions with Keepmoat Homes as part of the 2017/18 Five Year Supply Assessment work, it is understood that they expect to achieve at least 5 completions by 31st March 2019 and then build out at a rate of at least 30 dwellings per annum. This build out rate has been incorporated into the 2018 5-year supply update but is slightly lower than that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

3.13 The second phase of this allocation is for approximately 250 dwellings and does not yet have detailed permission. However, based on Land Availability Assessment work and discussions with the site promoters, it is considered that the site is available, suitable and achievable. On this basis, the Council considers that it is reasonable to expect that the second phase will either come forward as a continuation of the Keepmoat site or alongside the first phase if a different housebuilder is selected by the site promoter. In accordance with the Council’s cautious approach, it is considered reasonable to forecast a degree of overlap in terms of delivery but within years 6-10 of the period post adoption, i.e. 2023/24 to 2027/28. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

b) Former Courtaulds factory site, Bolsover

3.14 Paragraph 5.18 of the PLP advises that this allocation is expected to deliver 35 dwellings between 2018 and 2020.

3.15 As shown in table 3, this allocation is already being built out and more quickly than forecast in 2017, with 7 dwellings already completed. From the latest discussions with Jones Homes as part of the 2017/18 Five Year Supply Assessment work, it is known that they expect to achieve a further 15 completions by 31st March 2019 with the remaining 20 dwellings being completed the following year. This build out rate has been incorporated into the 2018 5-year supply update and was available in time for it to be included in Appendix 5.1 - Housing Trajectory of the Local Plan.

c) Land between Shuttlewood Road and Oxcroft Lane, Bolsover

3.16 Paragraph 5.19 of the PLP advises that this allocation is expected to deliver approximately 230 dwellings between 2024 and 2032.

3.17 This allocation adjoins the former Courtaulds factory site and comprises several parcels of land which will be required to come forward in a comprehensive manner. From discussions with Jones Homes as part of the 2017/18 Five Year Supply Assessment work, it was known that they were considering their options in relation to this site. In accordance with the Council’s cautious approach, it was considered
reasonable to forecast a start in 2023/24 and this was included in Appendix 5.1 - Housing Trajectory of the Local Plan.

3.18 However, since Publication a reserved matters application on behalf of Jones Homes, the developer on the Courtaulds site, was received in late-July 2018 for the majority of the site. From further discussions with Jones Homes, they now envisage a start in late-2019 and then build out at a rate of approximately 20 dwellings per annum. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

d) Land off Oxcroft Lane, Bolsover

3.19 Paragraph 5.20 of the PLP advises that this allocation is expected to deliver approximately 45 dwellings between 2019 and 2021.

3.20 This allocation represents one of the sites being developed by the Council’s public / private small-scale housebuilding enterprise, which in this case utilises surplus Old Bolsover Town Council land. Based on Land Availability Assessment work and discussions with the site promoters, it is known that site is available, suitable and achievable and that development on the site is expected to commence in 2019. This build out rate has been incorporated into the 2018 5-year supply update and was available in time for it to be included in Appendix 5.1 - Housing Trajectory of the Local Plan.

e) Land at Brookvale, Shirebrook

3.21 Paragraph 5.21 of the PLP advises that this allocation is expected to deliver approximately 560 dwellings in several phases between 2018 and 2031. The whole site has outline planning permission, secured by the landowner, Homes England, in July 2015.

3.22 As shown in table 3, the first phase of this allocation is already being built out but at a slightly slower rate than forecast in 2017. From the latest discussions with Keepmoat Homes as part of the 2017/18 Five Year Supply Assessment work, it is known that they expect to achieve at least 40 completions by 31st March 2019 and then complete the first phase the year after.

3.23 Furthermore, since Publication a reserved matters application on behalf of Homes England and Keepmoat Homes was received in early June 2018 for the second phase of this allocation. This application and phase is for a further 200 dwellings of the outline permission’s 650 dwellings total, with 19 dwellings being of modular construction to enable accelerated delivery. At the time of writing, the application is expected to be determined by the Council this autumn. Again, from the latest discussions with Keepmoat Homes it is understood that they expect to achieve at least 40 completions per annum as a continuation of the first phase. This build out rate has been incorporated into the 2018 5-year supply update but is slightly lower than that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

3.24 Through the Council’s good working relationship with Homes England, it is understood that planning for the later phases of this large housing site will begin
mid-way through the delivery of the second phase in order to see the continued successful delivery of this allocation.

f) Land at Station Road, Langwith Junction, Shirebrook

3.25 Paragraph 5.22 of the PLP advises that this allocation is expected to deliver 58 dwellings between 2018 and 2021.

3.26 As shown in table 3, this allocation is under construction but with a slightly later start than forecast in 2017. From the latest discussions with Gleeson Homes as part of the Five Year Supply Assessment work it is understood that they expect to achieve at least 25 completions by 31st March 2019 and then build out at a rate of at least 25 dwellings per annum. This build out rate has been incorporated into the 2018 5-year supply update but is slightly modified from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

g) Land to the rear of 1 to 35 Red Lane, South Normanton

3.27 Paragraph 5.23 of the PLP advises that this allocation is expected to deliver approximately 50 dwellings between 2018 and 2021.

3.28 From discussions with Merriman Limited, the landowner of the site, as part of the 2017/18 Five Year Supply Assessment work, it is understood that they are looking to secure a new planning permission to aid negotiations with a housebuilder. In accordance with the Council’s cautious approach, it was considered unlikely that the new permission could be achieved with the expected 20 dwellings delivered by 31st March 2019 as included in Appendix 5.1 - Housing Trajectory of the Local Plan. However, given the past permissions for the site it is considered reasonable to now forecast a start in delivery in 2019. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

h) Land at Rosewood Lodge Farm, Alfreton Road, South Normanton

3.29 Paragraph 5.24 of the PLP advises that this allocation is expected to deliver approximately 145 dwellings between 2019 and 2024. The site has outline planning permission, secured by the landowner, Merriman Limited, in June 2017.

3.30 From discussions with Merriman Limited as part of the 2017/18 Five Year Supply Assessment work, it is understood that they had reached an agreement with Avant Homes and that this would lead to a reserved matters being submitted shortly to enable a start in delivery in 2019. In the absence of any more detailed information regarding build out rates, an average of 30 dwellings per annum was forecast and included in Appendix 5.1 - Housing Trajectory of the Local Plan.

3.31 In mid-April, at approximately the same time as the Council’s approval of its PLP, the expected reserved matters application from Avant Homes was received. At the time of writing, the application is expected to be determined by the Council this autumn. Based on this timescale, it is reasonable to envisage a start in 2019 and at least 25 completions by 31st March 2019 and then build out at a rate of at least 25
dwellings per annum. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

i) Land at Town End Farm, Lees Lane, South Normanton

3.32 Paragraph 5.25 of the PLP advises that this allocation is expected to deliver approximately 40 dwellings between 2023 and 2025.

3.33 This site has been promoted through the plan making process by Leith Planning on behalf of their client, EPC-UK, the company who manage the Rough Close Works site. Based on Land Availability Assessment work and discussions with the site promoters, it is understood that the site is available, suitable and achievable and that development on the site is programmed to come forward within years 6-10 of the period post adoption, i.e. 2023/24 to 2027/28. This build out rate has been incorporated into the 2018 5-year supply update and was available in time for it to be included in Appendix 5.1 - Housing Trajectory of the Local Plan.

j) Land to rear of 169-207 Creswell Road, Clowne

3.34 Paragraph 5.27 of the PLP advises that this allocation is expected to deliver its 28 dwellings by 2021.

3.35 As shown in table 3 and discussed above, this allocation has experienced particular difficulties with a local housebuilder going bankrupt. However, at the time of writing, it would appear that the site may resume activity again. Despite this potentially more positive outlook, in accordance with the Council’s cautious approach it is considered appropriate to programme the site’s delivery within years 6-10 of the period post adoption, i.e. 2024/25 to 2026/27. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

k) Land west of Homelea and Tamarisk, Mansfield Road, Clowne

3.36 Paragraph 5.28 of the PLP advises that this allocation is expected to deliver its 15 dwellings by 2019.

3.37 This allocation adjoins a number of recent and now completed housing developments and represents a small stand-alone parcel of land now surrounded by housing. From discussions with JVN Architecture, the agents for Abbeywood Homes Ltd, as part of the 2016/17 Five Year Supply Assessment work, it was understood that they expected to see the 15 completions delivered by 31st March 2019 following the securing of a detailed permission. This detailed permission was submitted in August 2017 and was granted in May 2018. At the time of writing, work has now commenced on site.

l) Land at High Ash Farm, Mansfield Road, Clowne

3.38 Paragraph 5.29 of the PLP advises that this allocation is expected to deliver its 42 dwellings between 2018 and 2020.

3.39 This allocation adjoins a number of recent and now completed housing developments and represents a small stand-alone parcel of land at the edge of the
urban area. From discussions with Farrar Bamforth, the agents for Conroy Brook (Developments) Ltd, it is understood that they expected to see 21 completions delivered by 31st March 2019 following the securing of a detailed permission. This detailed permission was submitted in May 2017 and was granted for 41 dwellings in September 2017. At the time of writing, work has now commenced on site under the Ben Bailey company name. As a result of the slightly reduced approved number of dwellings, it is considered appropriate to update the Housing Trajectory accordingly.

m) Land north of Chesterfield Road, Barlborough

3.40 Paragraph 5.30 of the PLP advises that this allocation is expected to deliver its 150 dwellings between 2018 and 2024.

3.41 As shown in table 3, this allocation has not commenced this year as had been forecast. From the latest discussions with Pegasus Planning, the agents for the commercial landowner, it is understood that development has not commenced due to concerns over the degree of highway interventions required of them. To address this matter, the site promoter has secured a new permission for their adjacent employment development (see Employment Allocation 'Land between Brickyard Farm and Barlborough Links, Barlborough') and a revised highway intervention requirement in 2018. Based on this, Pegasus Planning advise that a start will be made on this housing allocation before the reserved matters permission lapses on 15th December 2018.

3.42 This latest information has been considered but in accordance with the Council’s cautious approach it was considered reasonable to forecast the delivery of 15 dwellings by 2020/21 and then an average of 30 dwellings per annum. This build out rate has been incorporated into the 2018 5-year supply update but differs from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

n) Land rear of Skinner Street, Creswell

3.43 Paragraph 5.31 of the PLP advises that this allocation is expected to deliver its 82 dwellings between 2018 and 2021.

3.44 As shown in table 3, this allocation is already being built out and more quickly than forecast in 2017, with 9 dwellings already completed. From the latest discussions with Avant Homes it is understood that they expect to build out at a rate of at least 25 dwellings per annum. This build out rate has been incorporated into the 2018 5-year supply update but is slightly modified from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

o) Land south of Creswell Model Village, Creswell

3.45 Paragraph 5.32 of the PLP advises that this allocation is expected to deliver approximately 190 dwellings between 2018 and 2029.

3.46 As shown in table 3, this allocation is under construction but with a slightly later start than forecast. From the latest discussions with Gleeson Homes as part of the
2017/18 Five Year Supply Assessment work, it is understood that they expect to achieve at least 20 completions by 31st March 2019 and then build out at a rate of at least 20 dwellings per annum. This build out rate has been incorporated into the 2018 5-year supply update but is slightly modified from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

p) Land at Croftlands Farm, Pinxton

3.47 Paragraph 5.33 of the PLP advises that this allocation is expected to deliver approximately 50 dwellings between 2022 and 2024.

3.48 This site has been promoted through the plan making process by Ben Hunt Planning on behalf of their client, Dennis Rye Limited. Based on Land Availability Assessment work and discussions with the site promoters, it is understood that the site is available, suitable and achievable and that development on the site is programmed to come forward between 2022 and 2024. This build out rate has been incorporated into the 2018 5-year supply update and was available in time for it to be included in Appendix 5.1 - Housing Trajectory of the Local Plan.

3.49 In addition to this, an outline application for planning permission was received in August 2017 and at the time of writing the application is expected to be determined by the Council this autumn.

g) Land south of Overview Moor, Tibshelf

3.50 Paragraph 5.34 of the PLP advises that this allocation is expected to deliver its remaining 103 dwellings by 2021.

3.51 As shown in table 3, this allocation is already being built out and more quickly than forecast in 2017, with 8 more dwellings completed than expected. Based on discussions with Keepmoat Homes it is understood that they expect to build out at a rate of at least 30 dwellings per annum. This build out rate has been incorporated into the 2018 5-year supply update but is slightly modified from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

r) Land west of Spa Croft, Tibshelf

3.52 Paragraph 5.35 of the PLP advises that this allocation is expected to deliver its remaining 25 dwellings by 2018.

3.53 As shown in table 3, this allocation is under construction but with a slightly later start than forecast in 2017. Based on discussions with Rippon Homes it is understood that they expect to achieve at least 25 completions by 31st March 2019 and the remaining 19 dwellings being completed the following year. This build out rate has been incorporated into the 2018 5-year supply update but is slightly modified from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.
s) Land at Glapwell Nurseries, Glapwell

3.54 Paragraph 5.37 of the PLP advises that this allocation is expected to deliver its 16 dwellings by 2021.

3.55 This allocation is based on a site where the development has commenced. From discussions with Freeths, the agent for the landowner of the site, as part of the 2016/17 Five Year Supply Assessment work it was understood that the landowner was seeking a larger site and had mothballed the development until the feasibility of securing permission for a larger site had been explored both through the plan making process and through applications for planning permission.

3.56 An application for outline planning permission for a larger site was submitted in November 2017 and was refused by the Council in February 2018. At the time of writing, an Appeal against the Council’s decision has just been lodged. Within the plan making process, based on Land Availability Assessment work it is known that site is available but only possibly suitable and has questions over whether it is achievable. In light of this, the Council has decided to not support its development in the PLP. Freeths have made representations to the PLP that object to the spatial strategy and distribution of development on the basis the larger site has not been allocated for residential development. Based on this situation, it is expected that the landowner will continue to pursue a larger site through the Planning Appeal and Local Plan Examination.

3.57 Whilst these processes are still to run their course, the Council has taken the view that in the event of the Council’s decisions being upheld, the landowner will return to their extant permission for 16 dwellings as supported by this allocation. In accordance with the Council’s cautious approach, it was considered that the permitted 16 dwellings would be delivered by 31st March 2021 as included in Appendix 5.1 - Housing Trajectory of the Local Plan.

3.58 t) Land at Queens Road Allotments, Hodthorpe

3.58 Paragraph 5.38 of the PLP advises that this allocation is expected to deliver its 38 dwellings between 2019 and 2033. The site has outline planning permission, secured by the landowner, Welbeck Estates, in March 2016.

3.59 From discussions with Welbeck Estates it was understood that they were in negotiations with potential house builders and that this would lead to a reserved matters being submitted in advance of March 2019. In the absence of any more detailed information regarding build out rates, a cautious average of 10 dwellings per annum from 2019/20 was forecast and included in Appendix 5.1 - Housing Trajectory of the Local Plan. However, the text in paragraph 5.38 of the PLP says 2033, rather than 2023, in error, and this should be corrected.

3.60 u) Land between 11 and 19 Back Lane, Palterton

3.60 Paragraph 5.39 of the PLP advises that this allocation is expected to deliver its 11 dwellings between 2020 and 2022. The site has outline planning permission, secured by O’Neill Associates on behalf of the landowner, Chatsworth Estates, in February 2017.
From discussions with O'Neill Associates it is expected that a reserved matters application will be submitted in advance of February 2020. In the absence of any more detailed information regarding build out rates, a cautious build out of 5 dwellings in 2020/21 and the remainder the following year was forecast and included in Appendix 5.1 - Housing Trajectory of the Local Plan.

v) Land east of Pleasley Pit, Pleasley

Paragraph 5.40 of the PLP advises that this allocation is expected to deliver its 19 dwellings between 2019 and 2021.

This allocation is under construction and proceeding as forecast. From discussions with Homes England, the landowner of this site, it is understood that their selected developer, Woodall Homes, is progressing well and on target to deliver at least 9 dwellings by 31st March 2019, with the remainder the following year as included in Appendix 5.1 - Housing Trajectory of the Local Plan.

Strategic Site Allocation - Bolsover North

Policy SS4: Strategic Site Allocation - Bolsover North allocates a strategic site in Bolsover for residential development and paragraphs 4.25 to 4.29 of the PLP provide a summary of the background and requirements for this strategic site. Within this, it is stated that the site has outline planning permission and is expected to deliver in the region of 950 dwellings over 11 years via 6 phases following a start in 2019 and that a reserved matters application is being prepared for the first phase of the development which will incorporate approximately 300 dwellings and related highway improvements.

This strategic site allocation is based on a site with outline planning permission that was granted in October 2017 that has also been promoted through the plan making process by a consortium of Persimmon Homes and Strata Homes. The site is situated just to the north of Bolsover town centre and so offers an excellent opportunity to grow the town significantly within close proximity to its services and facilities and key public transport nodes. The site was also supported within a previous Development Plan Document prepared, submitted but ultimately withdrawn by the Council. As such, it has had a long gestation to date but is progressing towards delivery.

From recent discussions with Persimmon Homes and Strata Homes it is understood that progress towards completion of the S106 agreement is being made, albeit slowly. Whilst the S106 agreement has been agreed by all key parties, one product of its edge of town centre location is that it also involves a large number of small land ownerships, with owners often being located not in Bolsover but around the country. This has led to delays in progressing the signing process. However, at the time of writing, 10 landowners have signed with a further 6 landowners remaining and these are expected to be signed up by December 2018.

In addition to this, the discussions also outline the progress with the preparation of the reserved matters application for the first phase of the development. This is ongoing and at the time of writing it is expected that the reserved matters
application will be submitted to the Council in late autumn. As part of this work, Persimmon Homes and Strata Homes have developed a new build out trajectory for the delivery of the site based on each housebuilder delivering at least 35 dwellings each by 31st March 2020 and then an average of 35 dwellings each per annum thereafter. This build out rate has been incorporated into the 2018 5-year supply update but is slightly modified from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

Strategic Site Allocation - Clowne Garden Village

3.68 Policy SS5: Strategic Site Allocation - Clowne Garden Village allocates a strategic site in Clowne for employment and residential development and paragraphs 4.30 to 4.36 of the PLP provide a summary of the background and requirements for this strategic site. Within this, it is stated that from testing the Clowne Garden Village site is expected to deliver during the plan period approximately 1,000 dwellings, 20 hectares of B-use employment land, 5 hectares of non B-use employment land and a range of infrastructure requirements.

3.69 This site has been promoted through the plan making process by Waystone Developments, a master developer. Based on Land Availability Assessment work and the detailed testing undertaken by the Council with support from the (as was) Homes and Communities Agency’s ATLAS Team, it is known that the site is available, suitable and achievable. Furthermore, despite being a large site, land ownership is relatively straightforward with only two landowners for the majority of the site and the main landowner being part of the business venture. In addition to this, Waystone Developments are preparing to market the site for development partners to bring the housing elements forward and that an outline application for the whole site was submitted to the Council in December 2017.

3.70 Based on this detailed testing, Waystone Developments has programmed the delivery of the site to see initially two residential outlets being promoted, delivering at least 60 dwellings by 31st March 2021. From this point on, a third residential outlet is planned which would see the build out rate increase to 100 dwellings per annum for a period before dropping back to two outlets and a build out rate of at least 60 dwellings per annum thereafter. This build out rate has been incorporated into the 2018 5-year supply update and was available in time for it to be included in Appendix 5.1 - Housing Trajectory of the Local Plan.

3.71 Since Publication of the Local Plan in May 2018, the Council has progressed with the determination of the outline application and reported this to its Planning Committee on 26th June 2018. At the meeting, it was resolved that the application be approved and referred to the Secretary of State subject to a number of conditions and signing of a S106 Agreement. On 19th July 2018, the Government wrote back to the Council to advise that the Secretary of State has decided to not call in the application. In light of this response, the Council is currently proceeding with the determination of the application. At the time of writing, it is expected that a decision will be issued in the autumn and that the reserved matters application for the first phase of the development will follow thereafter.
Strategic Site Allocation - Former Whitwell Colliery Site

3.72 Policy SS6: Strategic Site Allocation - Former Whitwell Colliery Site allocates a strategic site in Whitwell for employment and residential development and paragraphs 4.37 to 4.41 of the PLP provide a summary of the background and requirements for this strategic site. Within this, it is stated that from testing the former Whitwell Colliery site is expected to deliver during the plan period a minimum of 200 dwellings and 5 hectares of B-use employment land and a range of infrastructure requirements.

3.73 This brownfield site has been promoted through the plan making process by the landowner, Welbeck Estates. Based on Land Availability Assessment work and the detailed testing undertaken by the Council, it is known that the site is available, suitable and achievable. Based on this detailed testing, Welbeck Estates are expected to firstly remodel the site to an appropriate landscape form and create a country park. As a result, the site is not expected to deliver housing development in the short term and has been programmed in Appendix 5.1 - Housing Trajectory of the Local Plan to see the first delivery of houses by 2026/27. This remains the position.

Other sources of supply

3.74 As described above, windfall sites also contribute to the number of actual completions. Whilst most of these are located within urban areas, a number of sites outside urban areas secured planning permissions prior to or around October 2016 when the Council could not demonstrate a 5-year supply and decision taking was guided by the National Planning Policy Framework.

3.75 These sites include:

- Land north-west of Broad Lane, Hodthorpe - Outline planning permission for 101 dwellings granted in February 2016;
- Field Adjacent to Pattison Street, off Bolsover Road, Shuttlewood - Outline planning permission and reserved matters permission for 80 dwellings granted in August 2013 and November 2016 respectively;
- Land at Blind Lane, Bolsover - Outline planning permission for 250 dwellings secured in January 2017 (but reflecting earlier outline permissions dating from 2015 and 2012).

3.76 Based on Land Availability Assessment work and discussions with the site promoters, it is considered that these sites are not suitable and there are a number of questions over whether the sites are achievable. As a result, these sites have not been supported by the Council as housing allocations and due to doubts about their deliverability the sites have been identified within the 2018 5-year supply update as not being deliverable within 5-years.

3.77 Despite this, it is noted that at the time of writing they each have a legal permission that could lead to them coming forward, so potentially adding to the flexibility in the supply of residential land albeit in less sustainable or suitable locations.
4) Conclusions

4.1 This paper sets out the Council’s position in relation to Residential Land Supply.

4.2 In relation to the tests of soundness and the Council’s Residential Land Supply, the Local Plan for Bolsover District has been prepared under the policy framework provided by the first NPPF published in March 2012.

4.3 Whilst the new NPPF was published on 24th July 2018, paragraph 214 of the new NPPF states that “The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019.” Based on the Local Plan for Bolsover District being submitted in August 2018, it is clear from the wording of the new NPPF that the relevant tests of soundness are those within the first NPPF published in March 2012.

4.4 In light of this, it is the Council’s contention that the proposal meets all of the relevant tests set out in the first NPPF published in March 2012 as explained below.

Positively Prepared

4.5 The Council’s position in relation to Residential Land Supply is that the Council is able to demonstrate a sufficient amount and variety of land allocated for residential development on sites that are available now, that offer a suitable location for development now and are achievable with a realistic prospect that housing will be delivered on site during the plan period of the Local Plan for Bolsover District. These sites are almost entirely promoted by house builders with a credible track record of delivery and a large proportion are already under construction. In addition, the Council has a detailed understanding of when sites are expected to be delivered, i.e. within years 1-5, 6-10 or 11-15 of the plan, and this is set out in a trajectory illustrating the expected rate of housing delivery over the plan period. As a result, the Council is able to clearly demonstrate that sufficient land is provided to meet its housing objectively assessed needs.

4.6 On this basis, the Council is clear that its position in relation to Residential Land Supply meets the ‘positively prepared’ soundness test (first NPPF, paragraph 182 bullet 1) and has seen no convincing arguments to the contrary.

Justified

4.7 The strategy, policies and site allocations of the Local Plan for Bolsover District have been subject to Sustainability Appraisal alongside a number of reasonable alternatives at key stages of the plan making process. The SA Report finds that the strategy, policies and site allocations of the Local Plan for Bolsover District represent the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

4.8 On this basis, the Council is clear that its position in relation to Residential Land Supply meets the ‘justified’ soundness test (first NPPF, paragraph 182 bullet 2) and has seen no convincing arguments to the contrary.
Effective

4.9 The deliverability of the Local Plan for Bolsover District has been tested at both a strategic level through the Whole Plan Viability Assessment and through more detailed site testing. This testing work has informed the development of the Local Plan’s spatial strategy and the selection of site allocations, both strategic and non-strategic, given the requirements under this soundness test. As highlighted within the evidence base, development viability is still challenging within Bolsover District and this does provide a constraint in parts of the District and in particular on brownfield sites. However, the Council is clear that the strategy, policies and site allocations of the Local Plan for Bolsover District are deliverable.

4.10 On this basis, the Council is clear that its position in relation to Residential Land Supply meets the ‘effective’ soundness test (first NPPF, paragraph 182 bullet 3) and has seen no convincing arguments to the contrary.

Consistent with national policy

4.11 Given the need for the Council’s Local Plan for Bolsover District to be prepared in a manner that is consistent with national policy, the Council has taken full account of the Government’s planning policies for England as set out in the first NPPF.

4.12 As such, the Council’s position in relation to Residential Land Supply is consistent with national policy as set out in the first NPPF in the following ways:

- Paragraphs 6 & 7 state that the purpose of planning system is to contribute to the achievement of sustainable development and that the three dimensions to sustainable development are economic, social and environmental.

  The Sustainability Appraisal finds that the strategy, policies and site allocations of the Local Plan for Bolsover District represents the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

- Paragraph 14 states that local planning authorities should positively seek opportunities to meet the development needs of their areas and should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

  The Local Plan for Bolsover District has been prepared to positively meet its housing objectively assessed needs. In meeting this challenge, the Council has provided sufficient land through its housing allocations to provide a 10% buffer on top of that required to meet the housing objectively assessed need to provide sufficient flexibility to adapt to some sites not coming forward in the short to medium term. In addition to this buffer, the Council does not make an allowance for windfall sites and therefore this provides a further degree of flexibility. Should further flexibility be required, the Council would address this at an appropriate, later date through a formal review of its Local Plan housing allocations to provide additional land.

- Paragraph 17 states that a set of core planning principles should underpin plan-
making, including proactively drive and support sustainable economic development to deliver the homes that the country needs.

The Local Plan for Bolsover District has been prepared to positively meet its objectively assessed needs through a spatial strategy and distribution of development that focusses growth on the District’s more sustainable settlements. Through its selection of housing allocations, the Council is able to demonstrate that a sufficient amount and variety of land has been allocated for residential development on sites that are available now, that offer a suitable location for development now and are achievable with a realistic prospect that housing will be delivered on site during the plan period of the Local Plan for Bolsover District.

- Paragraphs 47-55 state that Local Plans should deliver a wide choice of high quality homes and that to boost the supply of housing local planning authorities should meet their full objectively assessed need, sometimes through planning for large scale development such as extensions to existing villages and towns.

- Paragraphs 56-68 state that Local Plans should require good design, planning positively to achieve this without being too restrictive or prescriptive.

- Paragraphs 109-125 state that the planning system should contribute to and enhance the historic environment by setting out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect.

The Local Plan housing allocations will contribute towards place making through the delivery of a high quality designed developments.

- Paragraphs 126-141 state that Local Plans should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, minimising impacts of biodiversity and providing net gains in biodiversity where possible.

The Local Plan housing allocations will protect as much as is possible the valued landscapes of Bolsover District and will protect existing local wildlife sites by avoiding their loss, by providing buffer areas near them and new development and by contributing to the creation of green corridors between local wildlife sites where possible.

- Paragraphs 126-141 state that Local Plans should contribute to and enhance the historic environment by setting out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect.

The Local Plan housing allocations will protect as much as is possible the designated heritage assets near the allocations.
On this basis, the Council is clear that its position in relation to Residential Land Supply meets the ‘consistent with national policy test’ (first NPPF, paragraph 182 bullet 4) and has seen no convincing arguments to the contrary.

Comment on the soundness tests within the new NPPF

Whilst it is clear from the wording of the new NPPF that the relevant tests of soundness are those within the first NPPF published in March 2012, it is considered helpful in the interests of completeness to provide some comment on the soundness tests within the new NPPF as set out in paragraph 35.

From a comparison between the first and new NPPF, it is considered that the main variations in relation to each test of soundness are as follows.

a) Positively Prepared

The test now makes it clear that meeting the area’s objectively assessed needs is a minimum requirement, and that this work should be informed by other authorities. In relation to residential land supply, the Council has allocated sufficient land to exceed its housing requirement by 10% to provide greater flexibility.

b) Justified

The main change here is that under the new NPPF one must identify ‘an appropriate’ strategy rather than being tested on the basis that it must be the ‘most appropriate’ strategy. Also, under the new test one needs to only ‘take into account’ the reasonable alternatives, rather than ‘consider the strategy against’ the reasonable alternatives. The amendments seem to make the test more reasonable and in meeting the test within the first NPPF as set out above, the Council clearly meets this test.

c) Effective

The main issue here is the requirement to deal with and not simply defer cross boundary strategic issues. None of the strategic issues identified have been deferred with all authorities working together and accepting each other’s approaches to development. This has no impact on this matter.

d) Consistent with national policy

Whilst wording has been slightly amended, there is no material change to this test which remains passed as set out above.

OVERALL CONCLUSION

To conclude, the Council having carried out all the relevant assessments and taken into account representations made for and against its position in relation to Residential Land Supply within its Local Plan, the Council is clear that its Local Plan meets the tests of soundness for the reasons set out above.
4.17 The Council trusts that this Position Paper will aid the Planning Inspector’s examination of both the Council’s Local Plan for Bolsover District and the issues raised in relation to its Residential Land Supply position.

4.18 Finally, the comments within Chapter 3 in relation to the latest position on its housing allocations identify a number of appropriate updates to the submitted Local Plan for Bolsover District in light of actual completions for 2017/18 and the future housing supply trajectory. To demonstrate these possible revisions, Appendix B sets out relevant updates to the text preceding policy LC1, together with an updated Appendix 5.1 - Housing Trajectory of the Local Plan. This appendix utilises the strikethrough and underline system for updates to the Local Plan text to indicate deleted and inserted text respectively.
Appendix A: Housing Land Supply Questionnaire
MARKET INFORMATION

Q1a Are you intending to develop the site yourself? …………………

OR

Q1b Have you sold the site to a developer? …………………
If yes, please insert the name and address of the developer below.

Q2 Is the site currently on the market? …………………

Q3 Are there any issues preventing development of the site within 5 years? …………………
If yes, please state the issues below.

CONSTRUCTION INFORMATION

Q4a On what date was the first house completed on site? ……/……/…….

OR

Q4b What is the anticipated start date of the first house? ……/……/…….

Q5 If development has ceased, what is the anticipated re-start date? ……/……/…….

Q6 Please indicate the approximate number of houses you expect to build over the following years:

1st April 2018 – 31st March 2019 …………………
1st April 2019 – 31st March 2020 …………………
1st April 2020 – 31st March 2021 …………………
1st April 2021 – 31st March 2022 …………………
1st April 2022 – 31st March 2023 …………………
2023-2027 …………………
2028-2032 …………………
Appendix B: Updates to the text preceding policy LC1 and Appendix 5.1 - Housing Trajectory of the Local Plan
SCALE OF HOUSING PROVISION

5.5 Within Chapter 4, policies SS2: Scale of Development and SS3: Spatial Strategy and Distribution of Development, set out the scale of housing provision and its spatial distribution within Bolsover District.

5.6 To meet the full, Objectively Assessed Need for Housing for the Bolsover District part of the North Derbyshire and Bassetlaw Housing Market Area, the Local Plan needs to provide sufficient available, suitable and achievable sites to meet the OAN requirement of 272 dwellings per year for the period 2014 to 2033.

5.7 In addition to this, the Council has decided to provide an additional 10% buffer over and above the evidenced OAN figure to provide flexibility of site development and choice.

5.8 Currently this means the Local Plan will need to provide sufficient land for the following number of dwellings:

<table>
<thead>
<tr>
<th>Description</th>
<th>Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAN (2014-2033) (272 dwellings per year x 19 years)</td>
<td>5,168 dwellings</td>
</tr>
<tr>
<td>10% buffer for flexibility</td>
<td>517 dwellings</td>
</tr>
<tr>
<td>TOTAL (approximately)</td>
<td>5,700 dwellings</td>
</tr>
</tbody>
</table>

5.9 The following elements can be seen as making up this requirement:

<table>
<thead>
<tr>
<th>Description</th>
<th>Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions 2014/15 to 2016/17</td>
<td>872 dwellings</td>
</tr>
<tr>
<td>Expected Actual completions 2017/18</td>
<td>303 251 dwellings</td>
</tr>
<tr>
<td>Strategic site allocations</td>
<td>2,100 dwellings</td>
</tr>
<tr>
<td>Other site allocations</td>
<td>2,455 2,485 dwellings</td>
</tr>
<tr>
<td>TOTAL</td>
<td>5,730 5,708 dwellings</td>
</tr>
</tbody>
</table>

5.10 In addition to this planned supply of land to meet the OAN of 272 dwellings per year, there are a number of sites with planning permission that are not supported within the Local Plan due to either being not in accordance with the Council’s Spatial Strategy or due to viability concerns. Despite this and questions over deliverability, it is acknowledged that the 300 dwellings they have permission for could in theory be delivered and they could also contribute to meeting the OAN of 272 dwellings per year.

5.11 This situation illustrates the potential supply of sites to deliver the Local Plan housing land requirement. A housing trajectory showing how the supply of housing is expected to come forward during the plan period is shown in Appendix 5.1.

5.12 The NPPF advises that local planning authorities may make an allowance for windfall sites in their five year supply assessments, if there is compelling evidence to do so. Whilst the Council acknowledges the contribution to
housing supply that windfall sites can make, the Council has made no allowance for windfall sites to help meet its Housing OAN of 272 dwellings per year within this plan.

HOUSING ALLOCATIONS

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

5.14 Allocations have been made by balancing a range of considerations, such as the Plan’s approach to the strategic location of development, a site’s availability, suitability and deliverability, and also the findings of the Sustainability Appraisal process. In addition, the Government has indicated through the NPPF (2012), the Housing White Paper (February 2017) and the draft NPPF (March 2018) that local planning authorities should promote a good mix of sites. In recognition of this desire, the Council has identified a good variety of site sizes for allocation.

5.15 A brief description of the sites allocated for housing development is given below and the breakdown of Housing allocations by size is set out in Figure 5A which follows.

Small Town - Bolsover

5.16 **Bolsover North Strategic Site** - This strategic site is described in more detail in Chapter 4. However, it is expected to deliver approximately 950 dwellings between 2019 and 2033.

5.17 a) **Land off Langwith Road and Mooracre Lane** - This site is situated to the east of Bolsover. Approximately 18.3 hectares in size it is expected to deliver approximately 460 dwellings between 2018 and 2033. The site is expected to come forward in two phases, the first of which has detailed planning permission. To achieve sustainable development, the site will be required to come forward in a comprehensive manner. The following requirements will be made:

a) Construction of a new highway link through the site to Mansfield Road  
b) Contribution to increasing the capacity of the Langwith Road / Mansfield Road junction  
c) Contribution to the development of the Bolsover Town cycle and walking networks  
d) Contribution to increasing the capacity of both primary and secondary phase schools  
e) Provision of green space within the site  
f) Provision of SuDS within the site  
g) 10% affordable housing provision
5.18 **b) Former Courtaulds factory site, Oxcroft Lane** - This approximately 1.4 hectares site, is situated to the north of Bolsover, and is expected to deliver 35 dwellings between 2018 and 2020. The site has detailed planning permission and is expected to contribute to affordable housing and off-site green space improvements.

5.19 **c) Land between Shuttlewood Road and Oxcroft Lane** - This site is situated to the north of Bolsover, just to the north of the former Courtaulds factory site and is approximately 11.2 hectares in size and is expected to deliver approximately 230 dwellings between 2024 and 2032. The majority of the site has outline planning permission but the remainder of the site does not yet have permission. To achieve sustainable development, the site will be required to come forward in a comprehensive manner. The following requirements will be made:

a) Facilitate the reprioritisation of Shuttlewood Road through the site and connect to Oxcroft Lane, so increasing the capacity and traffic flow of the local highway network
b) Contribution to the development of the Bolsover Town cycle and walking networks
c) Contribution to increasing the capacity of both primary and secondary phase schools
d) Provision of green space within the site
e) 10% affordable housing provision

5.20 **d) Land off Oxcroft Lane** - This site is situated to the north of Bolsover, is approximately 1.6 hectares in size and is expected to deliver approximately 45 dwellings between 2019 and 2021. The development will be required to take highway access off Oxcroft Lane but provide for a pedestrian connection to the Bolsover North strategic site on its eastern edge. In addition, the development will be expected to contribute to increasing the capacity of local schools and GP surgery. Furthermore, the development will be expected to contribute to the provision of affordable housing and green space within the site or in the local area.

**Small Town - Shirebrook**

5.21 **e) Land at Brookvale** - This site is situated to the south of Shirebrook, is approximately 24 hectares in size and is expected to deliver approximately 580 dwellings between 2018 and 2033. The whole site has outline planning permission and the first phase of the development is now under construction. A reserved matters application is being prepared for the second phase of the development. The site is expected to contribute to providing a substantial green space within the site, a SuDS scheme and a small area of commercial development in the south west corner of the site. It will also provide a highway connection to Bracken Road to the north and footpath / greenway connections to the Archaeological Way on the east of the site.
5.22  **f) Land at Station Road, Langwith Junction** - This site is situated in Langwith Junction in the northern part of Shirebrook and is approximately 2 hectares in size. The site has full planning permission and is expected to deliver 58 dwellings between 2018 and 2021.

5.23  **Emerging Town - South Normanton**

5.23  **g) Land to the rear of 1 to 35 Red Lane** - This site is situated to the south-west of South Normanton, is approximately 1.6 hectares in size and is expected to deliver approximately 50 dwellings between 2018 and 2021. The site has previously had detailed reserved matters permission but needs a new permission, and is expected to contribute to increasing the capacity of local schools, and to provide sufficient green space within the site and contribute to the provision of affordable housing.

5.24  **h) Land at Rosewood Lodge Farm, Alfreton Road** - This site is situated to the south-west of South Normanton, is approximately 6.2 hectares in size and is expected to deliver approximately 145 dwellings between 2019 and 2024. The site has outline planning permission and is expected to provide sufficient green space within the site. It will also contribute to off-site formal recreation facilities, affordable housing and to increasing the capacity of local schools and GP surgery.

5.25  **i) Land at Town End Farm, Lees Lane** - This site is situated close to South Normanton town centre, is approximately 1.8 hectares in size and is expected to deliver approximately 40 dwellings between 2023 and 2025. The development is expected to make minor improvements to Lees Lane, to contribute to increasing the capacity of local schools and GP surgery. In addition, the development will be expected to contribute to the provision of affordable housing.

5.26  **Emerging Town - Clowne**

5.26  **Clowne Garden Village Strategic Site** - This strategic site is described in more detail in Chapter 4. It is expected to deliver approximately 1000 dwellings between 2020 and 2033. The site as a whole has capacity for greater levels of development which will support future development in the area and adds flexibility to the Plan.

5.27  **j) Land to rear of 169-207 Creswell Road** - This site is situated in the north-east of Clowne and is approximately 0.77 hectares in size. The site has full planning permission and is currently under construction and is expected to deliver its 28 dwellings between 2024 and 2027.

5.28  **k) Land west of Homelea and Tamarisk, Mansfield Road** - This site is situated in the south-west of Clowne, is approximately 0.8 hectares in size and is expected to deliver 15 dwellings by 2019. The site has outline full planning permission and is expected to contribute to increasing the capacity...
of local schools, a full planning application is currently being considered by the Council.

5.29  

l) Land at High Ash Farm, Mansfield Road - This site is situated in the south-west of Clowne, is approximately 1.8 hectares in size and is expected to deliver 42 41 dwellings between 2018 and 2020. The site has outline planning permission and a reserved matters application has recently been granted by the Council.

Large Village - Barlborough

5.30  
m) Land north of Chesterfield Road - This site is situated to the west of Barlborough, is approximately 4.67 hectares in size and is expected to deliver approximately 150 dwellings between 2018 2020 and 2024 2026. The site has reserved matters permission and is expected to contribute to increasing the capacity of local schools and to contribute to green space provision and affordable housing. As part of the development, the cessation of the scaffolding business use is also required.

Large Village - Creswell

5.31  
n) Land rear of Skinner Street - This site is situated to the north of the centre of Creswell, is approximately 3.79 hectares in size and is expected to deliver 82 73 dwellings between 2018 and 2021. The site has full planning permission and is currently under construction and is expected to provide vehicular access to Creswell Church of England Infant School and provision of a footpath across Derbyshire County Council land to the town village centre.

5.32  
o) Land south of Creswell Model Village - This site is situated to the south of Creswell, is approximately 6 hectares in size and is expected to deliver approximately 190 dwellings between 2018 and 2029. The site has full planning permission and is currently under construction. Due to the site being adjacent to the Creswell Conservation Area, any alterations to the existing scheme will be expected to preserve the setting of the conservation area through the relationship with and the creation of appropriate green spaces, between the new buildings and the Model Village properties.

Large Village - Pinxton

5.33  
p) Land at Croftlands Farm - This site is situated to the north of Pinxton, is approximately 3.14 hectares in size and is expected to deliver approximately 50 dwellings between 2022 and 2024. The development is expected to leave a substantial open break to the A38, to contribute to increasing the capacity of local schools and the GP surgery and to improve greenway connections through the site. In addition, the development will be expected to contribute to the provision of affordable housing.
Large Village - Tibshelf

5.34 q) Land south of Overmoor View - This site is situated to the east of the northern half of Tibshelf and is approximately 7.25 hectares in size. The site has detailed planning permission and is currently under construction and is expected to deliver its remaining 40395 dwellings by 2024-2022.

5.35 r) Land west of Spa Croft - This site is situated to the west of the southern half of Tibshelf, is approximately 1.8 hectares in size. The site has full planning permission and is currently under construction and is expected to deliver its remaining 2544 dwellings in 2018 by 2020.

Large Village - Whitwell

5.36 Former Whitwell Colliery Strategic Site - This strategic site is described in more detail in Chapter 4. However, it is expected to deliver approximately 200 dwellings between 2026 and 2033 and a further 200 beyond the plan period.

Small Village - Glapwell

5.37 s) Land at Glapwell Nurseries - This site is situated to the north of Glapwell and is approximately 0.45 hectares in size. The site has detailed planning permission and is expected to deliver its 16 dwellings by 2021.

Small Village - Hodthorpe

5.38 t) Land at Queens Road Allotments - This site is situated to the south of Hodthorpe, is approximately 1.8 hectares in size and is expected to deliver its 38 dwellings between 2019 and 2033. The site has outline planning permission and is expected to relocate and expand the allotment provision in the village in advance of development, to provide a 1ha community woodland and a permissive path to the south of the allotment relocation site and a 400sqm parking area within the site to reduce on-street parking on Queens Road.

Small Village - Palterton

5.39 u) Land between 11 and 19 Back Lane - This site is situated within Palterton and is approximately 0.6 hectares in size. The site has outline planning permission and is expected to deliver its 11 dwellings between 2020 and 2022.

Small Village - Pleasley

5.40 v) Land east of Pleasley Pit - This site is situated within Pleasley and is approximately 0.96 hectares in size. The site has detailed planning
permission and is expected to deliver its 19 remaining 17 dwellings between

Figure 5A: Housing Allocations breakdown by size

<table>
<thead>
<tr>
<th>Size</th>
<th>Number</th>
<th>% of sites allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 ha. +</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>50 ha &lt; 100 ha</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>20 ha &lt; 50 ha</td>
<td>2</td>
<td>8%</td>
</tr>
<tr>
<td>10 ha &lt; 20 ha</td>
<td>3</td>
<td>12%</td>
</tr>
<tr>
<td>5 ha &lt; 10 ha</td>
<td>3</td>
<td>12%</td>
</tr>
<tr>
<td>2 ha &lt; 5 ha</td>
<td>4</td>
<td>16%</td>
</tr>
<tr>
<td>1 ha &lt; 2 ha</td>
<td>7</td>
<td>28%</td>
</tr>
<tr>
<td>&lt; 1 ha</td>
<td>5</td>
<td>20%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>25</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Policy LC1: Housing Allocations

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

a) Land off Langwith Road and Mooracre Lane, Bolsover
b) Former Courtaulds factory site, Oxcroft Lane
c) Land between Shuttlewood Road and Oxcroft Lane, Bolsover
d) Land off Oxcroft Lane, Bolsover
e) Land at Brookvale, Shirebrook
f) Land at Station Road, Langwith Junction, Shirebrook
g) Land to the rear of 1 to 35 Red Lane, South Normanton
h) Land at Rosewood Lodge Farm, Alfreton Road, South Normanton
i) Land at Town End Farm, Lees Lane, South Normanton
j) Land to rear of 169-207 Creswell Road, Clowne
k) Land west of Homelea and Tamarisk, Mansfield Road, Clowne
l) Land at High Ash Farm, Mansfield Road, Clowne
m) Land north of Chesterfield Road, Barlborough
n) Land at Skinner Street, Creswell
o) Land south of Creswell Model Village, Creswell
p) Land at Croftlands Farm, Pinxton
q) Land south of Overmoor View, Tibshelf
r) Land west of Spa Croft, Tibshelf
s) Land at Glapwell Nurseries, Glapwell
t) Land at Queens Road Allotments, Hodthorpe
u) Land between 11 and 19 Back Lane, Palterton
v) Land east of Pleasley Pit, Pleasley

In order to achieve sustainable development, the local planning authority will impose conditions on planning permissions or seek to enter into a planning
obligation under S106 of the Town and Country Planning Act 1990, to secure the expected requirements for each site set out in paragraphs 5.14 to 5.37 and where relevant elsewhere in this Plan.
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<td>Bolsover</td>
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<td>950</td>
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<td>Land off Langwith Road and Mooracre Lane</td>
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<td>40</td>
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<td>Land between Shutebrook Road and Oxcroft Lane</td>
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<td>0</td>
<td>20</td>
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<td>0</td>
<td>0</td>
<td>70</td>
<td>227</td>
</tr>
<tr>
<td>Land off Oxcroft Lane</td>
<td>0</td>
<td>0</td>
<td>15</td>
<td>15</td>
<td>0</td>
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<td>Shirebrook</td>
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Slovak
Rozprávame Vaším jazykom

Chinese
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