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Document revisions

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<th>No.</th>
<th>Details</th>
<th>Date</th>
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<tr>
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<td>Draft SA Report</td>
<td>14.10.15</td>
</tr>
<tr>
<td>2</td>
<td>Final SA Report</td>
<td>27.10.15</td>
</tr>
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</table>
Non-Technical Summary

Introduction

This Non-Technical Summary (NTS) provides an overview of the Sustainability Appraisal (SA) of the Local Plan for Bolsover District: Identified Strategic Options consultation document (the Strategic Options consultation document). The SA is being carried out on behalf of Bolsover District Council (the Council) by Amec Foster Wheeler Environment and Infrastructure UK Ltd (Amec Foster Wheeler) to help integrate sustainable development into the emerging Local Plan.

The following sections of this NTS:
- provide an overview of the new Local Plan for Bolsover District and the Strategic Options consultation document;
- describe the approach to undertaking the SA of the Strategic Options consultation document;
- summarise the findings of the SA of the Strategic consultation document; and
- set out the next steps in the SA of the Local Plan.

What is the Local Plan for Bolsover District: Identified Strategic Options?

The new Local Plan for Bolsover District will be a single planning policy document. It will set out how much new development is to be accommodated in the District out to 2033 and where this growth will be located. It will also contain planning policies and land allocations.

The Strategic Options consultation document details the Council’s work to date in developing the overall strategy of the new Local Plan. The Strategic Options consultation document includes:
- the Vision and Objectives for the Local Plan;
- housing target options (options relating to how many houses should be built in the District up to 2033);
- employment land target options (options relating to how much employment land should be delivered in the District up to 2033);
- spatial options (options relating to where new development should go); and
- strategic site options (options relating to suggested large scale land allocations that could play an important role in delivering the District’s future development needs).

Further information about the preparation of the Local Plan and the Strategic Options consultation document is set out in Section 1.3 and Section 1.4 of the SA Report and is available via the Council's website: http://www.bolsover.gov.uk/planning/new-local-plan.

What is Sustainability Appraisal?

National planning policy\(^1\) states that local plans are key to delivering sustainable development. Sustainable development is that which seeks to strike a balance between economic, environmental and social factors to enable people to meet their needs without compromising the ability of future generations to meet their own needs.

\(^1\) See paragraph 150-151 of the National Planning Policy Framework (Department for Communities and Local Government, 2012).
It is very important that the Local Plan for Bolsover District contributes to a sustainable future for the plan area. To support this objective, the Council is required to carry out a Sustainability Appraisal (SA) of the Local Plan\(^2\). SA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan are identified, described and appraised and also incorporates a process set out under a European Directive\(^3\) and related UK regulations\(^4\) called Strategic Environmental Assessment (SEA). Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects. SA will therefore be an integral part of the preparation of the Local Plan.

There are five key stages in the SA process which are shown in Figure NTS.1.

What Has Happened So Far?

The first stage (Stage A) of the SA process involved consultation on a SA Scoping Report. The Scoping Report set out the proposed approach to the appraisal of the Local Plan including a SA Framework and was subject to consultation that ran from 22\(^{nd}\) May to 3\(^{rd}\) July 2015.

Stage B is an iterative process involving the appraisal and refinement of the Local Plan with the findings presented in interim SA Reports published alongside the Strategic Options consultation document, draft Local Plan and the Pre-Submission Local Plan. The SA Report to which this NTS relates represents the first formal output of Stage B.

At Stage C, a Submission draft SA Report will be prepared to accompany the submission draft Local Plan and will be available for consultation alongside the draft Local Plan itself prior to consideration by an independent planning inspector (Stage D).

Following Examination in Public (EiP), the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (Stage E).

Section 1.5 of the SA Report describes in further detail the requirement for SA of local plans and the SA process including its relationship with the preparation of the Local Plan for Bolsover District.

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\(^2\) The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

\(^3\) Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

\(^4\) Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).
How has the Strategic Options Consultation Document Been Appraised?

To support the appraisal of the Local Plan, a SA Framework has been developed. This contains a series of sustainability objectives and guide questions that reflect both the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes reviewed for their relevance to the SA and Local Plan. The SA objectives are shown in Table NTS 1.

Table NTS 1  SA Objectives Used to Appraise the Strategic Options Consultation Document

<table>
<thead>
<tr>
<th>SA Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To conserve and enhance biodiversity and geodiversity and promote improvements to the District's green infrastructure network.</td>
</tr>
<tr>
<td>2. To ensure that the District's housing needs are met.</td>
</tr>
<tr>
<td>3. To promote a strong economy which offers high quality local employment opportunities.</td>
</tr>
<tr>
<td>4. To improve educational attainment and skills.</td>
</tr>
<tr>
<td>5. To promote regeneration, tackle deprivation and ensure accessibility for all.</td>
</tr>
<tr>
<td>6. To improve the health and wellbeing of the District's population.</td>
</tr>
<tr>
<td>7. To reduce the need to travel and deliver a sustainable, integrated transport network.</td>
</tr>
<tr>
<td>8. To encourage the efficient use of land.</td>
</tr>
<tr>
<td>9. To conserve and enhance water quality and resources.</td>
</tr>
<tr>
<td>10. To minimise flood risk and reduce the impact of flooding to people and property in the District, taking into account the effects of climate change.</td>
</tr>
<tr>
<td>11. To improve air quality.</td>
</tr>
<tr>
<td>12. To minimise greenhouse gases and deliver a managed response to the effects of climate change.</td>
</tr>
<tr>
<td>13. To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover).</td>
</tr>
<tr>
<td>14. To conserve and enhance the District's historic environment, cultural heritage, character and setting.</td>
</tr>
<tr>
<td>15. To conserve and enhance the District's landscape character and townscapes.</td>
</tr>
</tbody>
</table>

The Local Plan Vision and Objectives have been assessed for their compatibility with the SA objectives above. The housing target options, employment land target options, spatial options and strategic site options contained in the Strategic Options consultation document have been appraised using matrices to identify likely significant effects on the SA objectives. A qualitative scoring system has been adopted which is set out in Table NTS 2.
Table NTS 2  Scoring System Used in the Appraisal of the Strategic Options Consultation Document

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
<th>Symbol</th>
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</thead>
<tbody>
<tr>
<td>Significant Positive Effect</td>
<td>The option contributes significantly to the achievement of the objective.</td>
<td>++</td>
</tr>
<tr>
<td>Minor Positive Effect</td>
<td>The option contributes to the achievement of the objective but not significantly.</td>
<td>+</td>
</tr>
<tr>
<td>Neutral</td>
<td>The option does not have any effect on the achievement of the objective</td>
<td>0</td>
</tr>
<tr>
<td>Minor Negative Effect</td>
<td>The option detracts from the achievement of the objective but not significantly.</td>
<td>-</td>
</tr>
<tr>
<td>Significant Negative Effect</td>
<td>The option detracts significantly from the achievement of the objective.</td>
<td>--</td>
</tr>
<tr>
<td>No Relationship</td>
<td>There is no clear relationship between the option and the achievement of the objective or the relationship is negligible.</td>
<td>~</td>
</tr>
<tr>
<td>Uncertain</td>
<td>The option has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.</td>
<td>?</td>
</tr>
</tbody>
</table>

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a ‘?’, this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

Section 4 of the SA Report provides further information in relation to approach to the appraisal of the Strategic Options consultation document.

What Are the Findings of the Appraisal of the Strategic Options Consultation Document?

Local Plan Vision and Objectives

The Vision for the District, as set out in the Strategic Options consultation document, is reproduced in Box NTS 1.

Box NTS 1: Local Plan Vision

By 2033, Bolsover will be a growing district, undergoing an economic and visual transformation.

Economic Role

By 2033, Bolsover District will be an attractive location for new and growing businesses. The economy of the District will have benefited from wider initiatives in the Sheffield City Region and D2N2 as well as more local initiatives to improve the quantity, range and quality of jobs in the district. Employment opportunities will have expanded into growing sectors such as advanced manufacturing, logistics and knowledge based sectors. The increased employment opportunities in the District mean that people will have access to a greater number and range of jobs without having to commute outside the District.

Brownfield sites in the District will have been remediated. Development will have taken place in the towns and larger villages and the town centres that serve local residents will be vibrant, attractive and distinctive places. Rural settlements will also have benefited from appropriate and sensitive development to meet the needs of their local communities.

Social Role

A range of new housing will have met the needs of a growing and aging population. New infrastructure such as schools, roads, health facilities and open space provision will have been planned and delivered at
Box NTS 1: Local Plan Vision

the same time as new developments. Access to outdoor recreation space and a network of footpaths and other facilities will have all been improved.

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

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

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

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

This Vision is underpinned by the following 16 Local Plan Objectives:

- Objective A: Sustainable Growth;
- Objective B: Climate Change;
- Objective C: Countryside, Landscape Character & Wildlife;
- Objective D: Historic Environment;
- Objective E: Regeneration;
- Objective F: Tourism;
- Objective G: Infrastructure;
- Objective H: Sustainable Transport;
- Objective I: Green Spaces and Green Infrastructure;
- Objective J: Rural Areas;
- Objective K: Health and Well Being;
- Objective L: Economic Prosperity;
- Objective M: Employment Opportunities;
- Objective N: Meeting Housing Needs;
- Objective O: Place Making; and
- Objective P: Town Centres.

The Local Plan Vision and Objectives above have been tested for their compatibility with the SA objectives. Reflecting its emphasis on economic and social transformation and the protection and enhancement of the environment, the Vision has been assessed as being compatible with the majority of the SA objectives. However, the appraisal has found that the Vision does leave room for uncertainties as potential conflicts could arise between growth, resource use and environmental factors. The effects are highly dependent on whether growth is achieved under consideration of economic, social and environmental sustainability and in
this regard, the appraisal recommends that the Vision places more explicit emphasis on the promotion of sustainable development as an underpinning theme.

The compatibility assessment has also found the Local Plan Objectives to be broadly supportive of the SA objectives. Where possible incompatibilities have been identified, tensions between the objectives can be resolved if development takes place in accordance with all of the Local Plan Objectives. As such, an incompatibility is not necessarily an insurmountable issue but one that may need to be considered in the development of policies that comprise the Local Plan.

The completed compatibility assessment is presented in Section 5.2 of the SA Report.

**Housing Target Options**

A total of three housing target options have been identified in the Strategic Options consultation document and appraised as part of the SA Report. The options are as follows:

- Option 1: A housing target below objectively assessed need based on past delivery levels (185 dwellings a year).
- Option 2: A housing target that meets the identified objectively assessed need (240 dwellings a year).
- Option 3: A housing target that exceeds objectively assessed need (350 dwellings a year).

Each housing target option has been appraised against the SA objectives. The findings of the appraisal are summarised in Table NTS 3.

**Table NTS 3  Housing Target Options Appraisal**

<table>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 1 (185 dwellings per year)</td>
<td>-/?</td>
<td>++/-</td>
<td>+/-</td>
<td>+/?</td>
<td>+/-</td>
<td>-</td>
<td>+/-/?</td>
<td>--</td>
<td>0/?</td>
<td>-/?</td>
<td>-</td>
<td>-</td>
<td>+/-</td>
<td>+/+</td>
<td>?</td>
</tr>
<tr>
<td>Option 2 (240 dwellings per year)</td>
<td>-/?</td>
<td>++</td>
<td>+</td>
<td>+/?</td>
<td>+/?</td>
<td>+/-</td>
<td>+/-?</td>
<td>--</td>
<td>0/?</td>
<td>-/?</td>
<td>-</td>
<td>-</td>
<td>+/+</td>
<td>+/-</td>
<td>?</td>
</tr>
<tr>
<td>Option 3 (350 dwellings per year)</td>
<td>-/?</td>
<td>++/-?</td>
<td>+</td>
<td>+/?</td>
<td>+/?</td>
<td>+/-</td>
<td>+/-?</td>
<td>--</td>
<td>0/?</td>
<td>-/?</td>
<td>-</td>
<td>-</td>
<td>+/+</td>
<td>+/-</td>
<td>?</td>
</tr>
</tbody>
</table>
The range and type of effects associated with all three housing target options are similar with significant positive and positive effects identified in respect of housing, the economy and regeneration but negative effects expected in respect of biodiversity, air quality, climate change and resource use. Significant negative effects have been identified in respect of water for all options reflecting existing wastewater treatment capacity constraints in the District. In broad terms, the magnitude of both positive and negative effects is commensurate with the level of housing proposed.

The findings of the appraisal indicate that Option 2 (a housing target of 240 dwellings per year) is the best performing option when considered against the SA objectives. This option is expected to meet the District’s objectively assessed need for housing whilst generally avoiding significant adverse socio-economic and environmental effects. Reflecting the scale of housing provision proposed (and so the associated land take), the potential for negative (including significant negative) effects is greatest under Option 3 (a housing target of 340 dwellings per year), although positive effects on the economy and regeneration could be greatest of the three options considered. Option 1 (a housing target of 185 dwellings per year) takes forward a lower housing target which could minimise the potential for negative effects across a number of the SA objectives used in this appraisal; however, Option 1 would not meet the District’s objectively assessed need for housing.

Detailed matrices containing the appraisal of the housing target options are presented in Appendix F to the SA Report. The findings of these appraisals are summarised in Section 5.3 of the SA Report.

Employment Land Target Options

The following three employment land target options have been appraised as part of the SA Report:

- Option 1: An employment land target based on the lower end of the recommended range (approximately 65 ha between 2015 and 2033).
- Option 2: An employment land target based on the amount of land with planning permission (approximately 80 ha between 2015 and 2033).
- Option 3: An employment land target based on the highest end of the recommended range (approximately 100 ha between 2015 and 2033).

Each employment land target option has been appraised against the SA objectives. The findings of the appraisal are summarised in Table NTS 4.
Table NTS 4  Employment Land Target Options Appraisal

<table>
<thead>
<tr>
<th>Option</th>
<th>Option 1 (65 ha)</th>
<th>Option 2 (85 ha)</th>
<th>Option 3 (100 ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Biodiversity</td>
<td>- 0/+ ++/-</td>
<td>- 0/+ ++/-</td>
<td>-/? 0/+ /?</td>
</tr>
<tr>
<td>2. Housing</td>
<td>++/</td>
<td>++/</td>
<td>++/</td>
</tr>
<tr>
<td>3. Economy</td>
<td>+</td>
<td>+</td>
<td>+/</td>
</tr>
<tr>
<td>4. Education</td>
<td>+/-</td>
<td>+/-</td>
<td>+/-</td>
</tr>
<tr>
<td>5. Regeneration</td>
<td>+/-</td>
<td>+/-</td>
<td>+/-</td>
</tr>
<tr>
<td>6. Health and Wellbeing</td>
<td>-</td>
<td>-</td>
<td>-/?</td>
</tr>
<tr>
<td>7. Transport</td>
<td>0/-</td>
<td>0/-</td>
<td>0/-</td>
</tr>
<tr>
<td>8. Land Use</td>
<td>-</td>
<td>-</td>
<td>-/ ?</td>
</tr>
<tr>
<td>9. Water</td>
<td>+/-</td>
<td>+/-</td>
<td>+/-</td>
</tr>
<tr>
<td>10. Flood Risk</td>
<td>+/</td>
<td>+/</td>
<td>+/</td>
</tr>
<tr>
<td>11. Air Quality</td>
<td>+/</td>
<td>+/</td>
<td>+/</td>
</tr>
<tr>
<td>12. Climate Change</td>
<td>+/</td>
<td>+/</td>
<td>+/</td>
</tr>
<tr>
<td>13. Resource Use and Waste</td>
<td>+/</td>
<td>+/</td>
<td>+/</td>
</tr>
<tr>
<td>14. Cultural Heritage</td>
<td>+/</td>
<td>+/</td>
<td>+/</td>
</tr>
<tr>
<td>15. Landscape and Townscape</td>
<td>+/</td>
<td>+/</td>
<td>+/</td>
</tr>
</tbody>
</table>

Overall, the range and type of effects associated with all three employment land target options are similar. Significant positive effects have been identified in respect of the economy with more minor positive effects expected on housing, education and regeneration. No significant negative effects have been identified during the assessment although there is the potential for adverse effects on biodiversity, water, climate change, resource use and cultural heritage. Mixed positive and negative effects, meanwhile, have been identified for the majority of the remaining SA objectives used in the appraisal.

The findings of the appraisal indicate that Option 3 (an employment land target of approximately 100 ha per annum) would deliver the greatest economic benefits of the three options appraised, although the provision of employment land on as yet unidentified sites under this option increases the potential for adverse effects across a number of the SA objectives used in the appraisal.

Detailed matrices containing the appraisal of the employment land target options are presented in Appendix F to the SA Report. The findings of these appraisals are summarised in Section 5.3 of the SA Report.

Spatial Options

The following four spatial options relating to the future distribution of development in the District are set out in the Strategic Options consultation document:

- Option A: Focus on the more sustainable settlements.
- Option B: Focus on the most viable settlements.
- Option C: Focus on those settlements with key regeneration needs.
- Option D: Focus on an East-West growth corridor.

Each spatial option has been appraised against the SA objectives. The findings of the appraisal are summarised in Table NTS 5.
Table NTS 5  Spatial Options Appraisal

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Option A: Focus on the more sustainable settlements</td>
<td>-/?</td>
<td>++</td>
<td>+/?</td>
<td>+/-</td>
<td>+/−</td>
<td>+</td>
<td>+/-</td>
<td>−/−</td>
<td>−/−</td>
<td>0/?</td>
<td>+/−</td>
<td>~</td>
<td>+/−</td>
<td>+/−</td>
<td>+/−</td>
</tr>
<tr>
<td>Option B: Focus on the most viable settlements</td>
<td>-/?</td>
<td>++</td>
<td>+/?</td>
<td>+/−</td>
<td>+/−</td>
<td>+</td>
<td>+/−</td>
<td>−/−</td>
<td>−/−</td>
<td>0/?</td>
<td>+/−</td>
<td>~</td>
<td>+/−</td>
<td>+/−</td>
<td>+/−</td>
</tr>
<tr>
<td>Option C: Focus on those settlements with key regeneration needs</td>
<td>-/?</td>
<td>+</td>
<td>+/?</td>
<td>+/−</td>
<td>+/−</td>
<td>+</td>
<td>+/−</td>
<td>−/−</td>
<td>−/−</td>
<td>0/?</td>
<td>+/−</td>
<td>~</td>
<td>+/−</td>
<td>+/−</td>
<td>+/−</td>
</tr>
<tr>
<td>Option D: Focus on an East-West growth corridor</td>
<td>−/−</td>
<td>+/-</td>
<td>−/−</td>
<td>−/−</td>
<td>−/−</td>
<td>−</td>
<td>−/−</td>
<td>−/−</td>
<td>−/−</td>
<td>0/?</td>
<td>−/−</td>
<td>−</td>
<td>−/−</td>
<td>+/−</td>
<td>−/−</td>
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</tbody>
</table>

The performance of the four spatial options against the SA objectives used in the appraisal varies. On balance, Options A and C are considered to be the best performing options when assessed against the SA objectives. This principally reflects the fact that under these options, housing and employment growth would be directed to those settlements in the District with the greatest capacity to accommodate growth and where there is the potential to realise regeneration opportunities. Conversely, the implementation of Option B and, in particular, Option D would result in a larger proportion of future growth being directed to the District’s smaller settlements and which do not benefit from accessibility to a good range of community facilities and services. Further, it is anticipated that more extensive greenfield land would be required to accommodate growth under these two options such that the potential for significant negative effects on biodiversity, land use and landscape and townscape may be increased.

Detailed matrices containing the appraisal of the spatial options are presented in Appendix G to the SA Report. The findings of these appraisals are summarised in Section 5.4 of the SA Report.

**Strategic Site Options**

Four strategic site options have been identified in the Strategic Options consultation document and subject to appraisal. The sites are as follows:

- Bolsover North, Bolsover.
- Former Coalite Works Site, Bolsover.
- Clowne North, Clowne.
- Former Whitwell Colliery Site, Whitwell.
Each spatial option has been appraised against the SA objectives. The findings of the appraisal are summarised in Table NTS 6.

### Table NTS 6: Strategic Site Options Appraisal

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</tr>
</thead>
<tbody>
<tr>
<td>Bolsover North</td>
<td>+/-</td>
<td>++</td>
<td>+</td>
<td>++/ -</td>
<td>+/-</td>
<td>-</td>
<td>+/-</td>
<td>-</td>
<td>-</td>
<td>0/ +/ -</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-/ ?</td>
<td>-/ ?</td>
</tr>
<tr>
<td>Former Coalite Works Site</td>
<td>+/-</td>
<td>++</td>
<td>+/ -</td>
<td>++/ -/ ?</td>
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The appraisal of the four suggested strategic sites has revealed that the range and type of effects across the SA objectives are similar. Positive and significant positive effects have been identified in respect of those SA objectives relating to housing, economy, education, regeneration and health in particular and is associated with the delivery of housing, employment land and community facilities and services as well as the sites’ good accessibility. However, the anticipated pressure on community facilities and services arising from new development could result in adverse effects on a number of these objectives.

The appraisal has identified the potential for negative effects, particularly in respect of biodiversity, transport, air quality, land use, water, climate change, cultural heritage and landscape and townscape. However, in many cases development may also generate benefits on these SA objectives. Nonetheless, significant negative effects have been identified in respect of water for all sites (due to a lack of wastewater treatment capacity in the District), and for those sites in minerals consultation sites (Bolsover North, Clowne North and the Former Whitwell Colliery site), resource use. The proposed development of two sites (Bolsover North and Clowne North), meanwhile, would result in the substantial loss of greenfield land and in consequence, significant negative effects have been identified in respect of land use. Due to the scale of greenfield development and potential for intrusion into the Green Belt, the proposed development of Clowne North has been assessed as having a potentially significant negative effect on landscape and townscape.

Initial and detailed matrices containing the appraisal of the strategic site options are presented in Appendix H and Appendix I to the SA Report. The findings of these appraisals are summarised in Section 5.5 of the SA Report.
Mitigation and Enhancement

The appraisal contained in the SA Report has identified a range of measures to help address potential negative effects and enhance positive effects associated with the implementation of the options contained in the Strategic Options consultation document. These measures are highlighted within the detailed appraisal matrices contained at Appendix F, Appendix G and Appendix I to the SA Report and will be considered by the Council in refining the options and developing the policies that will comprise the Local Plan.

Next Steps

This NTS and the SA Report are being issued for consultation alongside the Strategic Options consultation document. The consultation will run from Friday 30th October to Friday 11th December 2015.

The findings of the SA Report, together with consultation responses and further evidence base work, will be used to help refine and select the preferred options to be taken forward as part of the Local Plan.

Once selected, the preferred options will be used to develop a Draft Local Plan, which will contain both emerging Local Plan policies and smaller scale site allocations. Consultation on the Draft Local Plan is due to take place in September/October 2016. The Draft Local Plan Consultation will also be subject to further SA.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of this NTS or SA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

Please provide your comments by 5pm on Friday 11th December 2015. Comments should be sent to:

By email: planning.policy@bolsover.gov.uk

By post: Planning Policy Team, Bolsover District Council, The Arc, High Street, Clowne, S43 4JY
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1. Introduction

1.1 Overview

1.1.1 Bolsover District Council (the Council) is currently preparing a new Local Plan for Bolsover District. The Local Plan will set out the vision, objectives, planning policies and site allocations that will guide development in the District to 2033. Amec Foster Wheeler Environment and Infrastructure UK Ltd (Amec Foster Wheeler) has been commissioned by the Council to undertake a Sustainability Appraisal (SA) of the Local Plan. The SA will appraise the environmental, social and economic performance of the Local Plan and any reasonable alternatives. In doing so, it will help to inform the selection of Plan options, recommend measures to avoid, minimise or mitigate any potential negative effects that may arise from the Plan’s implementation and identify opportunities to improve the contribution of the Local Plan towards sustainability.

1.1.2 In support of the preparation of the Local Plan, the Council has identified a number of strategic options concerning the quantum and distribution of future development as well as potential strategic sites. These options and sites are set out in the Local Plan for Bolsover District: Identified Strategic Options consultation document (the Strategic Options consultation document) that is being issued for consultation between Friday 30th October and Friday 11th December 2015. This report presents the findings of the SA of the Strategic Options consultation document.

1.2 Purpose of this SA Report

1.2.1 This SA Report supports the development and refinement of the Local Plan for Bolsover District by appraising the sustainability strengths and weaknesses of the options that comprise the Strategic Options consultation document. This will help promote sustainable development through the early integration of sustainability considerations into the preparation of the Local Plan and selection of options. More specifically, this SA Report sets out:

- an overview of the Local Plan for Bolsover District;
- a review of relevant international, national, regional, sub-regional and local plans, policy and programmes;
- baseline information for the District across key sustainability topics;
- key economic, social and environmental issues relevant to the appraisal of the Local Plan;
- the approach to undertaking the appraisal of the Strategic Options consultation document.
- the findings of the appraisal of the Strategic Options consultation document; and
- conclusions and an overview of the next steps in the SA process.

1.3 Local Plan for Bolsover District – An Overview

Requirement to Prepare a Local Plan

1.3.1 The National Planning Policy Framework (NPPF) (March, 2012) sets out (at paragraphs 150-157) that each local planning authority should prepare a local plan for its area. Local plans should set out the strategic priorities and policies to deliver:

- the homes and jobs needed in the area;
- retail, leisure and other commercial development;
1.3.2 Planning Practice Guidance (2014) clarifies (at paragraph 002) that local plans "should make clear what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered''.

**Scope and Content of the Local Plan for Bolsover District**

1.3.3 In this context, the Council is currently preparing a new Local Plan for Bolsover District that will, once adopted, replace the saved policies of the Bolsover District Local Plan adopted in February 2000. The new Local Plan will be a single document setting out the vision, objectives and spatial strategy for the District and will detail the Council’s key planning policies and land allocations. More specifically, the Local Plan will:

- provide a blueprint to guide development in the District to 2033;
- contribute to achieving sustainable development;
- set out strategic policies for the provision of homes, jobs, retail, leisure, infrastructure, social and community facilities, climate change mitigation / adaptation and conservation / enhancement of the natural and historic environment;
- set out the allocation of sites to promote development and flexible use of land, bringing forward new land where necessary;
- identify areas or land where limits to development will be required or where development would be inappropriate;
- set out detailed policies on form, scale, access and quantum of development where appropriate;
- set out detailed policies providing the criteria against which proposals for development will be determined;
- carefully consider deliverability and viability when assessing options and policies for the Plan;
- be accompanied by a policies map to illustrate geographically the policies in the Plan;
- include a monitoring and implementation framework;
- have regard to any other issues to meet Government, or other emerging policy areas (for example taking account of progress on the proposed HS2 rail line);
- be produced through on-going co-operation with neighbouring authorities and other bodies to reflect issues and sites that are wider than District level; and
- be produced through a consultative process so that the Plan reflects the collective vision of communities in the District.

1.3.4 **Figure 1.1** shows Bolsover District and the area that the Local Plan will cover.
Figure 1.1 Bolsover District Local Plan Area

Source: Bolsover District Council (2014) Local Development Scheme.
Preparation of the Local Plan

1.3.5 The Council’s Local Development Scheme (LDS) (October 2014) (as amended) sets out the timetable for preparation of the Local Plan in accordance with the requirements for plan production contained in The Town and Country Planning (Local Planning) (England) Regulations 2012. The key plan preparation milestones are detailed in Table 1.1.

Table 1.1 Local Plan Preparation Milestones

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1.3.6 Adoption of the Local Plan is scheduled to take place in September 2018. This will be preceded by four principal periods of consultation during which the Local Plan will be developed and refined taking into account (inter-alia) national planning policy and guidance, the Council’s evidence base, the outcomes of consultation and the findings of socio-economic and environmental assessments and appraisal including SA.

1.3.7 As part of the preparation of the Local Plan, the Council invited national organisations, local landowners / developers, local businesses and local residents to make representations on what the Local Plan ought to contain. The consultation ran from Monday 20th October 2014 to Friday 28th November 2014. Taking into account the consultation responses received and the findings of the emerging evidence base, the Council prepared the Strategic Options consultation document that is the subject of this SA.

1.3.8 Further information in respect of the preparation of the Local Plan is available via the Council’s website: [http://www.bolsover.gov.uk/planning/new-local-plan](http://www.bolsover.gov.uk/planning/new-local-plan).

1.4 Consultation on Identified Strategic Options

Scope of the Identified Strategic Options Consultation

1.4.1 The Strategic Options consultation document sets out the Council’s work to date in developing the overall strategy of the new Local Plan. It provides the context for the emerging Local Plan, outlining the key evidence, national policy and spatial characteristics underpinning it.

1.4.2 These factors have informed the Vision and Objectives for the Local Plan which in turn have guided the identification of strategic options concerning the potential scale of growth that could be accommodated over the plan period and alternatives for its distribution across the settlements within the District. At this stage, the Council is not looking at precise levels of growth by settlement nor is it considering site specific allocations, although suggested strategic site options are
identified. The findings of the consultation will help to inform the Council’s preferred strategy for the Local Plan including detailed policies and site allocations.

1.4.3 The principal elements of the Strategic Options consultation document, and which are the subject of appraisal in this SA Report, are discussed in-turn below.

**Vision and Objectives**

1.4.4 The Vision for the District, as set out in the Strategic Options consultation document, is reproduced in Box 1.

### Box 1: Local Plan Vision

By 2033, Bolsover will be a growing district, undergoing an economic and visual transformation.

**Economic Role**

By 2033, Bolsover District will be an attractive location for new and growing businesses. The economy of the District will have benefited from wider initiatives in the Sheffield City Region and D2N2 as well as more local initiatives to improve the quantity, range and quality of jobs in the district. Employment opportunities will have expanded into growing sectors such as advanced manufacturing, logistics and knowledge based sectors. The increased employment opportunities in the District mean that people will have access to a greater number and range of jobs without having to commute outside the District.

Brownfield sites in the District will have been remediated. Development will have taken place in the towns and larger villages and the town centres that serve local residents will be vibrant, attractive and distinctive places. Rural settlements will also have benefited from appropriate and sensitive development to meet the needs of their local communities.

**Social Role**

A range of new housing will have met the needs of a growing and aging population. New infrastructure such as schools, roads, health facilities and open space provision will have been planned and delivered at the same time as new developments. Access to outdoor recreation space and a network of footpaths and other facilities will have all been improved.

**Environmental Role**

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

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

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

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

1.4.5 This Vision is underpinned by the following 16 Local Plan Objectives:

- Objective A: Sustainable Growth;
- Objective B: Climate Change;
- Objective C: Countryside, Landscape Character & Wildlife;
- Objective D: Historic Environment;
Objective E: Regeneration;  
Objective F: Tourism;  
Objective G: Infrastructure;  
Objective H: Sustainable Transport;  
Objective I: Green Spaces and Green Infrastructure;  
Objective J: Rural Areas;  
Objective K: Health and Well Being;  
Objective L: Economic Prosperity;  
Objective M: Employment Opportunities;  
Objective N: Meeting Housing Needs;  
Objective O: Place Making; and  
Objective P: Town Centres.

1.4.6 The Strategic Options consultation document sets out some initial high level options concerning the key questions of:

- How much development is appropriate for the future needs of the District? Development will include housing and employment land provision.
- Where should the proposed development be located?

1.4.7 The following subsections set out the initial options considered by the Council at this stage of the Local Plan’s development.

Housing Target Options

1.4.8 The Strategic Options consultation document sets out three options relating to the quantum of new housing to be delivered in the District over the plan period. The options are as follows:

- **Option 1: A housing target below objectively assessed need based on past delivery levels (185 dwellings a year).** This housing target is in line with recent and long term housing delivery rates but below the District’s objectively assessed need as identified in the Strategic Housing Market Assessment (SHMA) (235-240 new homes per year).\(^5\) It would lead to a Local Plan target of 2,775 dwellings between 2018 - 2033, plus any shortfall.

- **Option 2: A housing target that meets the identified objectively assessed need (240 dwellings a year).** This option is in line with the expected objectively assessed need for housing in the District. It would lead to a Local Plan target of 3,600 dwellings between 2018 - 2033, plus any shortfall.

- **Option 3: A housing target that exceeds objectively assessed need (350 dwellings a year).** This target is above past housing delivery rates and the District's objectively assessed housing need. It would lead to a Local Plan target of 5,250 dwellings between 2018 - 2033, plus any shortfall.

---

Employment Land Target Options

1.4.9 Three options concerning the quantum of employment land to be provided in the District over the plan period have been identified in the Strategic Options consultation document. These employment land target options are:

- **Option 1:** An employment land target based on the lower end of the recommended range (approximately 65 hectares (ha) between 2015 and 2033). This option represents a target based on the lower end of the recommended range of employment (B1, B2 and B8) land provision in the Economic Development Needs Assessment (2015)\(^6\). The proposed target for Option 1 is below the current supply of land with planning permission for B1, B2 and B8 use class employment and so could be met from the existing permitted sites; however, no decision has been taken with regard to which of the permitted sites would be used to meet the target.

- **Option 2:** An employment land target based on the amount of land with planning permission (approximately 80 ha between 2015 and 2033). A target based on the amount of land with planning permission for B1, B2 and B8 use class employment at September 2015; however, no decision has been taken with regard to which of the permitted sites would be used to meet the proposed Option 2 target.

- **Option 3:** An employment land target based on the highest end of the recommended range (approximately 100 ha between 2015 and 2033). This option is based on the highest end of the recommended range of employment (B1, B2 and B8) land provision in the Economic Development Needs Assessment (2015) and is predicated on the Local Plan being able to accommodate at least two large retail logistics developments. The proposed Option 3 target is above the current supply of land with planning permission for B1, B2 and B8 use class employment.

Spatial Options

1.4.10 Four options relating to the broad distribution of additional development to be accommodated in the District over the plan period (i.e. beyond those committed sites currently with planning permission) have been identified in the Strategic Options consultation document. These options are as follows:

- **Option A: Focus on the more sustainable settlements.** Channelling the desire for sustainable growth and drawing primarily upon the evidence provided by the Settlement Hierarchy Study (2015). This option focuses planned growth on the District’s settlements identified as being more sustainable in order to take advantage of their greater employment opportunities, better transport links and services and facilities. Based on the distribution of currently committed sites, this would see additional development being directed to Bolsover, Clowne, South Normanton and Whitwell.

- **Option B: Focus on the most viable settlements.** Channelling the desire for deliverable economic growth and drawing primarily upon the evidence provided by the Affordable Housing Needs and Viability Study (2012) and Authority Monitoring Reports (2004-2014). This option focuses planned growth on the District’s settlements identified as being the most attractive to house builders i.e. most viable. Based on the distribution of currently committed sites, this would see additional development being directed to Clowne, Bolsover, South Normanton and Barlborough.

- **Option C: Focus on those settlements with key regeneration needs.** Channelling the desire for the regeneration of former industrial sites and drawing primarily upon the evidence provided by the Council’s Growth Strategy (2014) and Authority Monitoring Reports (2004-2014). This option focuses planned growth to those settlements with large brownfield sites or deprivation hotspots and complementary greenfield land to help transform the local

housing market. Based on the distribution of currently committed sites, this would see additional development being directed to Bolsover, Shirebrook, Creswell and Whitwell.

**Option D: Focus on an East-West growth corridor.** Channelling the desire for improved East-West links and draws primarily upon the evidence provided by the Council’s Growth Strategy (2014). This option focuses planned growth to those settlements along the A617 from M1 J29 to Shirebrook that could potentially support a new Shirebrook Regeneration route. Based on the distribution of currently committed sites, this would see additional development being directed to Shirebrook, New Houghton, Glapwell and Bramley Vale / Doe Lea.

1.4.11 **Figure 1.2** overleaf provides an illustration of the above spatial options.

1.4.12 To appraise the environmental, social and economic performance of these spatial options for testing purposes, indicative ranges for the quantum of additional housing that could be delivered in the District’s settlements under each spatial option have been used taking into account the three housing target options discussed earlier. These indicative ranges are presented in Table 1.2.

### Table 1.2 Indicative Distribution of Housing Growth

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolsover</td>
<td>530 – 1640</td>
<td>300 – 910</td>
<td>530 – 1640</td>
<td></td>
</tr>
<tr>
<td>Shirebrook</td>
<td>350 – 1100</td>
<td></td>
<td>470 – 1460</td>
<td></td>
</tr>
<tr>
<td>South Normanton</td>
<td>120 – 370</td>
<td>90 – 270</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clowne</td>
<td>350 – 1100</td>
<td>590 – 1800</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Creswell</td>
<td></td>
<td></td>
<td>120 – 370</td>
<td></td>
</tr>
<tr>
<td>Pinxton</td>
<td>90 – 270</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Whitwell</td>
<td>90 – 270</td>
<td>180 – 550</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Barlborough</td>
<td></td>
<td></td>
<td>210 – 640</td>
<td></td>
</tr>
<tr>
<td>Glapwell</td>
<td></td>
<td></td>
<td>410 – 1280</td>
<td></td>
</tr>
<tr>
<td>Bramley Vale / Doe Lea</td>
<td></td>
<td></td>
<td>150 – 460</td>
<td></td>
</tr>
<tr>
<td>New Houghton</td>
<td></td>
<td></td>
<td>150 – 460</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1180 - 3650</strong></td>
<td><strong>1190 - 3620</strong></td>
<td><strong>1180 - 3660</strong></td>
<td><strong>1180 - 3660</strong></td>
</tr>
</tbody>
</table>

*Totals do not match due to rounding.
Figure 1.2  Spatial Options for the Distribution of Additional Development

Option A: Focus on the more sustainable settlements

Option B: Focus on the most viable settlements
Option C: Focus on those settlements with key regeneration needs

Option D: Focus on an East-West growth corridor
Strategic Site Options

1.4.13 Four strategic site options have been identified in the Strategic Options consultation document, namely:

- **Bolsover North, Bolsover.** This site is located to the immediate north of Bolsover town between Oxcroft Lane and Marlpit Lane and comprises predominantly agricultural land (circa 40 ha). It is currently the subject of a planning application\(^7\) and based on current proposals, has capacity for approximately 950 dwellings and could include the provision of a replacement infant school, extra care facility and town park. The site is being promoted by the Bolsover North Consortium.

- **Former Coalite Works Site, Bolsover.** This site comprises predominantly brownfield land at the former Coalite Chemicals Works 1.5 miles north west of Bolsover town centre and straddling the administrative areas of Bolsover District and North East Derbyshire District. Outline planning consent has recently been granted for its redevelopment\(^8\) which would include approximately 795 dwellings and a local centre in the North East Derbyshire District part of the site and employment land, an energy centre, visitor centre, open storage land and transport hub in Bolsover District. The site is being promoted by Bolsover Land Limited.

- **Clowne North, Clowne.** This circa 105 ha greenfield site is located at the northern edge of Clowne and comprises predominantly agricultural land. A masterplan has been developed for the site which indicates that it could provide circa 1,500 dwellings, 66 ha of employment land, 3 ha of commercial land and 4.5 ha of land for educational facilities. The site is being promoted by Waystone Limited.

- **Former Whitwell Colliery Site, Whitwell.** The Former Whitwell Colliery site is located adjacent to the south eastern boundary of Whitwell village and predominantly comprises a disused colliery and existing employment uses. A masterplan has been developed for the redevelopment of the site and which includes approximately 400 dwellings, 5 ha of employment land and a new country park facility. The site is being promoted by Welbeck Estates.

1.4.14 Whilst these sites differ in area and potential development mixes, the Council consider them all of sufficient size, relative to their settlements, to significantly influence the choice of spatial strategy option in addition to the choice of housing and employment target options. As a result, the Council has included them within the scope of the current consultation exercise.

1.4.15 The strategic site options are shown in **Figure 1.3.**

\(^7\) Planning application reference 14/00080/OUTEA.

\(^8\) Planning application reference 14/00089/OUTEA.
Figure 1.3  Strategic Site Options

Bolsover North

Former Coalite Chemical Works Site
1.5 Sustainability Appraisal

The Requirement for Sustainability Appraisal

1.5.1 Under Section 19(5) of the Planning and Compulsory Purchase Act 2004, the Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects. In undertaking this requirement, local planning authorities must also incorporate the requirements of European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, referred to as the SEA Directive, and its transposing regulations the Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).

1.5.2 The SEA Directive and transposing regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes. The aim of the Directive is “to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”

1.5.3 At paragraphs 150-151, the NPPF sets out that local plans are key to delivering sustainable development and that they must be prepared with the objective of contributing to the achievement of sustainable development. Paragraph 165 reiterates the requirement for SA/SEA as it relates to local plan preparation:

“A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.”

1.5.4 The Planning Practice Guidance also makes clear that SA plays an important role in demonstrating that a local plan reflects sustainability objectives and has considered reasonable alternatives. In this regard, SA will help to ensure that a local plan is “justified”, a key test of soundness that concerns the extent to which the plan is the most appropriate strategy, when considered against the reasonable alternatives and available and proportionate evidence.

1.5.5 In this context, SA is an integral part of the preparation of the Local Plan for Bolsover District. SA of the Local Plan will help to ensure that the likely social, economic and environmental effects of the Plan are identified, described and appraised. Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects.

Stages in the Sustainability Appraisal Process

1.5.6 There are five key stages in the SA process and these are highlighted in Figure 1.4 together with links to the development of the Local Plan. The first stage (Stage A) led to the production of a SA Scoping Report9. Informed by a review of other relevant polices, plans and programmes as well as baseline information and the identification of key sustainability issues affecting the District, the Scoping Report set out the proposed framework for the appraisal of the Local Plan (the SA Framework).

1.5.7 The Scoping Report was subject to a 6 week consultation period that ran from 22nd May to 3rd July 2015. A total of 29 responses were received to the consultation from the statutory SEA

consultation bodies (Natural England and Historic England) as well as a range of other stakeholders. Responses related to all aspects of the Scoping Report and have resulted in amendments to the SA Framework. Appendix A contains a schedule of the consultation responses received to the Scoping Report, the Council’s response and the subsequent action taken and reflected in this SA Report.

1.5.8 **Stage B** is an iterative process involving the appraisal and refinement of the Local Plan with the findings presented in a series of interim SA Reports. In this context, this report represents the first formal output of Stage B and is intended to support the development and refinement of the Local Plan by testing the sustainability strengths and weaknesses of the Strategic Options consultation document using the revised SA Framework. This will help promote sustainable development through the early integration of sustainability considerations into the preparation of the Local Plan. This SA Report has been issued for consultation alongside the Strategic Options consultation document.

1.5.9 At **Stage C**, a final SA Report will be prepared to accompany the submission draft Local Plan. This will be prepared to meet the reporting requirements of the SEA Directive and will be available for consultation alongside the draft Local Plan itself prior to consideration by an independent planning inspector (Stage D).

1.5.10 Following Examination in Public (EiP), and subject to any significant changes to the draft Local Plan that may require appraisal as a result of the EiP, the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. This will set out the results of the consultation and SA process and the extent to which the findings of the SA have been accommodated in the adopted Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (Stage E).
1.6 Habitats Regulations Assessment

1.6.1 Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended) (the ‘Habitats Regulations’) requires that competent authorities assess the potential impacts of land use...
plans on the Natura 2000 network of European protected sites\textsuperscript{10} to determine whether there will be any ‘likely significant effects’ (LSE) on any European site as a result of the plan’s implementation (either alone or ‘in combination’ with other plans or projects); and, if so, whether these effects will result in any adverse effects on that site’s integrity. The process by which the impacts of a plan or programme are assessed against the conservation objectives of a European site is known as ‘Habitats Regulations Assessment’ (HRA)\textsuperscript{11}.

1.6.2 In accordance with the Habitats Regulations, what is commonly referred to as a HRA screening exercise will be undertaken to identify the likely impacts of the Local Plan upon European sites, either alone or ‘in combination’ with other projects or plans, and to consider whether these impacts are likely to be significant. Where there are likely significant impacts, more detailed Appropriate Assessment will be required.

1.6.3 The HRA screening exercise will be reported separately from the SA of the Local Plan at a later stage but importantly will help inform the appraisal process, particularly in respect of the potential effects of proposals on biodiversity.

1.7 Structure of this SA Report

1.7.1 This SA Report is structured as follows:

- **Non-Technical Summary** - Provides a summary of the SA Report including the findings of the appraisal of plan options;
- **Section 1: Introduction** - Includes a summary of the Local Plan and Strategic Options consultation document, an overview of SA, report contents and an outline of how to respond to the consultation;
- **Section 2: Review of Plans and Programmes** - Provides an overview of the review of those plans and programmes relevant to the Local Plan and SA that is contained at Appendix B;
- **Section 3: Baseline Analysis** - Presents the baseline analysis of the District’s social, economic and environmental characteristics and identifies the key sustainability issues that have informed the SA Framework and appraisal;
- **Section 4: SA Approach** - Outlines the approach to the SA of the Strategic Options consultation document including the SA Framework;
- **Section 5: Appraisal of Effects** – Presents the findings of the appraisal of the Strategic Options consultation document;
- **Section 6: Conclusions and Next Steps** – Presents the conclusions of the SA of the Strategic Options consultation document and details the next steps in the appraisal process.

\textsuperscript{10} Strictly, ‘European sites’ are any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agree the site as a ‘Site of Community Importance’ (SCI); any classified Special Protection Area (SPA); any candidate SAC (cSAC); and (exceptionally) any other site or area that the Commission believes should be considered as an SAC but which has not been identified by the Government. However, the term is also commonly used when referring to potential SPAs (pSPAs), to which the provisions of Article 4(4) of Directive 2009/147/EC (the ‘new wild birds directive’) are applied; and to possible SACs (pSACs) and listed Ramsar Sites, to which the provisions of the Conservation of Habitats and Species Regulations 2010 (as amended) are applied a matter of Government policy when considering development proposals that may affect them (NPPF para 118). ‘European site’ is therefore used in this report in its broadest sense, as an umbrella term for all of the above designated sites

\textsuperscript{11} ‘Appropriate Assessment’ has been historically used as an umbrella term to describe the process of assessment as a whole. The whole process is now more usually termed ‘Habitats Regulations Assessment’ (HRA), and ‘Appropriate Assessment’ is used to indicate a specific stage within the HRA.
1.7.2 This SA Report has been prepared in accordance with the requirements of the SEA Directive and associated Regulations, although at this early stage in the development of the Local Plan and SA thereof it is too premature for all of these requirements to be met (in particular, those requirements relating to the assessment of cumulative effects and monitoring). A Quality Assurance Checklist is presented at Appendix C.

1.8 How to Comment on this SA Report

1.8.1 This SA Report has been issued for consultation alongside the Strategic Options consultation document from **Friday 30th October to Friday 11th December 2015**. Details of how to respond to the consultation are provided below.

---

**This Consultation: How to Give Us Your Views**

*We would welcome your views on any aspect of this SA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.*

Please provide your comments by 5pm on Friday 11th December 2015. Comments should be sent to:

- **By email:** planning.policy@bolsover.gov.uk
- **By post:** Planning Policy Team, Bolsover District Council, The Arc, High Street, Clowne, S43 4JY
2. Review of Plans and Programmes

2.1 Introduction

2.1.1 One of the first steps in undertaking SA is to identify and review other relevant plans and programmes that could influence the Local Plan for Bolsover District. The requirement to undertake a plan and programme review and to identify the environmental and wider sustainability objectives relevant to the plan being assessed is set out in the SEA Directive. An 'Environmental Report' required under the SEA Directive should include:

“An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes” to determine “the environmental protection objectives, established at international (European) community or national level, which are relevant to the plan or programme…and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex 1 (a), (e)).

2.1.2 Plans and programmes relevant to the Local Plan may be those at an international/European, UK, national, regional, sub-regional or local level, as relevant to the scope of the document. The review of relevant plans and programmes aims to identify the relationships between the Local Plan and these other documents i.e. how the Local Plan could be affected by the other plans’ and programmes’ aims, objectives and/or targets, or how it could contribute to the achievement of their sustainability objectives. The review also ensures that the relevant environmental protection and sustainability objectives are integrated into the SA. Additionally, reviewing plans and programmes can provide appropriate information on the baseline for the plan area and help identify the key sustainability issues.

2.1.3 The SA Scoping Report included a review of plans and programmes, consistent with the requirements of the SEA Directive, and which informed the development of the SA Framework. This review has been updated as part of the preparation of this SA Report to take into account consultation responses to the Scoping Report and relevant plans and programmes that have been recently published.

2.2 Review of Plans and Programmes

2.2.1 A total of 97 international, national, regional/sub-regional and local level plans and programmes have been reviewed in preparing this SA Report. These are listed in Table 2.1, with the results of the review provided in Appendix B.

Table 2.1 Plans and Programmes Reviewed for the SA of the Local Plan for Bolsover District

<table>
<thead>
<tr>
<th>Plan/Programme</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>International/European Plans and Programmes</strong></td>
</tr>
<tr>
<td>- The Cancun Agreement (2011)</td>
</tr>
<tr>
<td>- European Landscape Convention 2000 (became binding March 2007)</td>
</tr>
<tr>
<td>- EU Seveso Directive (82/501/EEC)</td>
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<tr>
<td>- EU Nitrates Directive (91/676/EEC)</td>
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<tr>
<td>- EU Packaging and Packaging Waste Directive (94/62/EC)</td>
</tr>
<tr>
<td>- EU Drinking Water Directive (98/83/EC)</td>
</tr>
</tbody>
</table>
# Plan/Programme

- EU Directive on the Landfill of Waste (99/31/EC)
- EU Bathing Waters Directive 2006/7/EC
- EU Floods Directive 2007/60/EC
- EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments
- EU (2011) EU Biodiversity Strategy to 2020 – towards implementation
- UNFCCC (1997) The Kyoto Protocol to the UNFCCC

## National Plans and Programmes

- Department for Culture, Media and Sport (DCMS) (2001) The Historic Environment: A Force for our Future
- DCLG (2014) Planning Practice Guidance
- DCLG (2015) Planning Policy for Traveller Sites
- Defra (2012) UK post 2010 Biodiversity Framework
- HM Government (2005) Securing the future - delivering UK sustainable development strategy
Plan/Programme


Regional Plans and Programmes

- East Midlands Airport (2014) Sustainable Development Plan Masterplan
- Natural England (2010) East Midlands Region Landscape Character Assessment
- Network Rail (2010) Network Rail East Midlands Route Utilisation Strategy

Sub-Regional (County) Plans and Programmes

- Derbyshire County Council (1998) East Derbyshire Greenway Strategy
- Derbyshire County Council (2007) Derbyshire Rights of Way Improvement Plan
- Derbyshire County Council (2011) Derbyshire Local Transport Plan (LTP3)
- Derbyshire County Council (2013) Derbyshire County and Derbyshire City Joint Municipal Waste Management Strategy
- Derbyshire County Council (2014) Landscape Character of Derbyshire
- Sheffield City Region Local Enterprise Partnership (2014) Strategic Economic Plan
- South Yorkshire Local Transport Plan Partnership (2011) Sheffield City Region Transport Strategy 2011 – 2026

Local Plans and Programmes (including neighbouring authority local plans). All published by Bolsover District Council, unless stated otherwise.

- Amber Valley Borough Council (emerging) Local Plan Part 1 Core Strategy
- Ashfield District Council (emerging) Local Plan
- Bassetlaw District Council (2011) Core Strategy and Development Management Policies DPD
- Bolsover District Local Plan (2000)
- Affordable Housing Supplementary Planning Guidance (SPG) (2002)
- Heritage at Risk Strategy (2010)
- Bolsover District Green Space Strategy (2012)
- Successful Places SPD (2013)
- Bolsover District Council Growth Strategy (June 2014)
- Bolsover District Council Conservation Area Appraisals (various)
2.3 Objectives and Policies Relevant to the Local Plan and SA

2.3.1 The review of plans and programmes presented in Appendix B has identified a number of objectives and policies relevant to the Local Plan and scope of the SA across the following topic areas:

- Biodiversity and Green Infrastructure;
- Population and Community;
- Health and Wellbeing;
- Transport and Accessibility;
- Land Use, Geology and Soil;
- Water;
- Air Quality;
- Climate Change;
- Material Assets;
- Cultural Heritage; and
- Landscape.

2.3.2 These objectives and policies are summarised in Table 2.2 together with the key sources and implications for the SA Framework. Only the key sources are identified; however, it is acknowledged that many other plans and programmes could also be included (taken from the review of plans and programmes, summarised in Table 2.1 and Appendix B).

Table 2.2 Key Objectives and Policies Arising from the Review of Plans and Programmes

<table>
<thead>
<tr>
<th>Key Objectives and Policy Summaries</th>
<th>Key Source(s)</th>
<th>Implications for the SA Framework</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Biodiversity and Green Infrastructure</strong></td>
<td>Natural Environment White Paper: The Natural Choice: Securing the Value of Nature; Biodiversity 2020: A Strategy for England’s Wildlife and Ecosystem Services; UK post 2010 Biodiversity Framework; NPPF; Bolsover District Local Plan.</td>
<td>The SA Framework should include a specific objective relating to the protection and enhancement of biodiversity including green infrastructure provision.</td>
</tr>
<tr>
<td>- Protect and enhance biodiversity, including designated sites, priority species, habitats and ecological networks.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Identify opportunities for green infrastructure provision.</td>
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</tbody>
</table>

**Population and Community**
### Key Objectives and Policy Summaries

<table>
<thead>
<tr>
<th>Key Source(s)</th>
<th>Implications for the SA Framework</th>
</tr>
</thead>
</table>
| NPPF; Planning Policy for Traveller Sites; D2N2 Local Economic Partnership Vision and Action Plan; Bolsover Sustainable Community Strategy 2006 – 2020; Bolsover District Council Growth Strategy; Bolsover District Council Economic Development and Housing Strategy; Bolsover District Local Plan; Bolsover District Council Corporate Plan 2011-2015. | The SA Framework should include objectives and/or guide questions relating to:  
- addressing deprivation and promoting equality and inclusion;  
- the provision of high quality community facilities and services;  
- the provision of high quality housing;  
- the enhancement of education and skills;  
- delivery of employment land that supports economic diversification and the creation of high quality, local jobs;  
- support for rural diversification;  
- the promotion of tourism and the visitor economy;  
- enhancing town centres. |

- Address deprivation and reduce inequality through regeneration.  
- Ensure social equality and prosperity for all.  
- Provide high quality services, community facility and social infrastructure that are accessible to all.  
- Enable housing growth and deliver a mix of high quality housing to meet local needs.  
- Make appropriate provision for Gypsies, Travellers and Travelling Showpeople.  
- Ensure that there is an adequate supply of employment land to meet local needs and to attract inward investment.  
- Encourage economic diversification including growth in high value, high growth, high knowledge economic sectors.  
- Strengthen the visitor economy.  
- Encourage rural diversification and support rural economic growth.  
- Create local employment opportunities.  
- Enhance skills in the workforce to reduce unemployment and deprivation.  
- Improve educational attainment and ensure the appropriate supply of high quality educational facilities.  
- Promote the vitality of town centres and support retail and leisure sectors.

### Health and Wellbeing

<table>
<thead>
<tr>
<th>Key Source(s)</th>
<th>Implications for the SA Framework</th>
</tr>
</thead>
</table>
| NPPF; East Derbyshire Greenway Strategy; Derbyshire’s Sustainable Community Strategy 2009 – 2014; Derbyshire Health and Wellbeing Strategy 2012 – 2015; Bolsover District Council Corporate Plan 2011-2015; Bolsover District Green Space Strategy; Bolsover Sustainable Community Strategy 2006 – 2020. | The SA Framework should include a specific objective and/or guide questions relating to:  
- the promotion of health and wellbeing;  
- the delivery of health facilities and services;  
- the provision of open space and recreational facilities; |

- Promote improvements to health and wellbeing.  
- Promote healthier lifestyles.  
- Minimise noise pollution.  
- Reduce crime including the fear of crime.  
- Reduce anti-social behaviour.  

### Key Objectives and Policy Summaries

<table>
<thead>
<tr>
<th>Key Source(s)</th>
<th>Implications for the SA Framework</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Ensure that there are appropriate facilities for the disabled and elderly.</td>
<td>• reducing crime, the fear of crime and anti-social behaviour.</td>
</tr>
<tr>
<td>• Deliver safe and secure networks of green infrastructure and open space.</td>
<td></td>
</tr>
<tr>
<td><strong>Transport and Accessibility</strong></td>
<td></td>
</tr>
<tr>
<td>• Encourage sustainable transport and reduce the need to travel.</td>
<td>The SA Framework should include objectives and/or guide questions relating to:</td>
</tr>
<tr>
<td>• Reduce traffic and congestion.</td>
<td>• reducing the need to travel, particularly by car;</td>
</tr>
<tr>
<td>• Improve public transport provision.</td>
<td>• the promotion of sustainable forms of transport;</td>
</tr>
<tr>
<td>• Encourage walking and cycling.</td>
<td>• encouraging walking and cycling;</td>
</tr>
<tr>
<td>• Enhance accessibility to key community facilities, services and jobs for all.</td>
<td>• maintaining and enhancing accessibility to key facilities, services and jobs;</td>
</tr>
<tr>
<td>• Ensure timely investment in transportation infrastructure to accommodate new development.</td>
<td>• reducing congestion and enhancing road safety;</td>
</tr>
<tr>
<td>• Reduce road freight movements.</td>
<td>• investment in transportation infrastructure to meet future needs.</td>
</tr>
<tr>
<td><strong>Land Use, Geology and Soil</strong></td>
<td></td>
</tr>
<tr>
<td>• Encourage the use of previously developed (brownfield) land.</td>
<td>The SA Framework should include objectives and/or guide questions relating to:</td>
</tr>
<tr>
<td>• Promote the re-use of derelict land and buildings.</td>
<td>• encouraging the use of previously developed land and buildings;</td>
</tr>
<tr>
<td>• Reduce land contamination.</td>
<td>• reducing land contamination;</td>
</tr>
<tr>
<td>• Protect soil quality and minimise the loss of Best and Most Versatile agricultural land.</td>
<td>• avoiding the loss of Best and Most Versatile agricultural land;</td>
</tr>
<tr>
<td>• Promote high quality design.</td>
<td>• promoting high quality design including mixed use development;</td>
</tr>
<tr>
<td>• Avoid damage to, and protect, geologically important sites.</td>
<td>• protecting and avoiding damage to geologically important sites.</td>
</tr>
<tr>
<td>• Encourage mixed use development.</td>
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<tr>
<td><strong>Water</strong></td>
<td></td>
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<tr>
<td>• Protect and enhance surface and groundwater quality.</td>
<td>The SA Framework should include specific objectives relating to the protection and enhancement of water quality and quantity and minimising flood risk.</td>
</tr>
<tr>
<td>• Improve water efficiency.</td>
<td></td>
</tr>
<tr>
<td>• Avoid development in areas of flood risk.</td>
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</tbody>
</table>
## Key Objectives and Policy Summaries

<table>
<thead>
<tr>
<th>Key Objectives</th>
<th>Key Source(s)</th>
<th>Implications for the SA Framework</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ensure timely investment in water management infrastructure to accommodate new development.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Promote the use of Sustainable Urban Drainage Systems.</td>
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<td></td>
</tr>
</tbody>
</table>

### Key Source(s) |
- Air Quality Directive; Air Quality Strategy for England, Scotland, Wales and Northern Ireland; NPPF.
- Climate Change Act 2008; Carbon Plan: Delivering our Low Carbon Future; UK Renewable Energy Strategy; NPPF.

### Implications for the SA Framework |
- The SA Framework should include objectives and/or guide questions relating to:  
  - promotion of the waste hierarchy;  
  - the sustainable use of minerals;  
  - investment in infrastructure to meet future needs.

## Air Quality

- Ensure that air quality is maintained or enhanced and that emissions of air pollutants are kept to a minimum.

### Key Source(s) |
- Air Quality Directive; Air Quality Strategy for England, Scotland, Wales and Northern Ireland; NPPF.

### Implications for the SA Framework |
- The SA Framework should include a specific objective and/or guide question relating to air quality.

## Climate Change

- Minimise the effects of climate change.  
- Reduce emissions of greenhouse gases that may cause climate change.  
- Encourage the provision of renewable energy.  
- Move towards a low carbon economy.

### Key Source(s) |
- Climate Change Act 2008; Carbon Plan: Delivering our Low Carbon Future; UK Renewable Energy Strategy; NPPF.

### Implications for the SA Framework |
- The SA Framework should include a specific objective relating to climate change mitigation and adaptation.

## Material Assets

- Promote the waste hierarchy (reduce, reuse, recycle, recover).
- Ensure the adequate provision of local waste management facilities.
- Promote the efficient and sustainable use of mineral resources.
- Promote the use of local resources.
- Avoid the sterilisation of mineral reserves.
- Promote the use of substitute or secondary and recycled materials and minerals waste.
- Ensure the timely provision of infrastructure to support new development.

### Key Source(s) |
<table>
<thead>
<tr>
<th>Key Objectives and Policy Summaries</th>
<th>Key Source(s)</th>
<th>Implications for the SA Framework</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Support the delivery of high quality communications infrastructure.</td>
<td>NPPF; Bolsover District Local Plan; Conservation Area Appraisals; Heritage at Risk Strategy; Historic Environment Scheme 2008 – 2012 Historic Environment SPD; Successful Places SPD.</td>
<td>The SA Framework should include a specific objective relating to the conservation and enhancement of the District’s cultural heritage.</td>
</tr>
<tr>
<td><strong>Cultural Heritage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Conserve and enhance cultural heritage assets and their settings.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Maintain and enhance access to cultural heritage assets.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Respect, maintain and strengthen local character and distinctiveness.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Improve the quality of the built environment.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Protect and enhance the quality and distinctiveness of natural landscapes and townscapes.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Promote access to the countryside.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Promote high quality design that respects and enhances local character.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Avoid inappropriate development in the Green Belt.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Ensure that the Green Belt endures beyond the plan period.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NPPF; Landscape Character of Derbyshire Bolsover District Local Plan; Bolsover District Green Space Strategy; Successful Places SPD.</td>
<td>The SA Framework should include a specific objective relating to the protection and enhancement of landscape and townscapes.</td>
<td></td>
</tr>
</tbody>
</table>
3. Baseline Analysis

3.1 Introduction

3.1.1 An essential part of the SA process is the identification of the current baseline conditions and their likely evolution. It is only with a knowledge of existing conditions, and a consideration of their likely evolution, can the effects of the Local Plan for Bolsover District be identified and appraised and its subsequent success or otherwise be monitored. The SEA Directive also requires that the evolution of the baseline conditions of the plan area (that would take place without the plan or programme) is identified, described and taken into account.

3.1.2 The SA Scoping Report included an analysis of the socio-economic and environmental baseline conditions for Bolsover District, along with how these are likely to change in the future. This informed the development of the SA Framework. In order to ensure that this baseline is sufficiently robust to support the appraisal of the Strategic Options consultation document, it has been updated where appropriate to reflect, in particular, consultation responses to the Scoping Report.

3.1.3 The baseline analysis is presented for the following topic areas:

- Biodiversity and Green Infrastructure;
- Population and Community;
- Health and Wellbeing;
- Transport and Accessibility;
- Land Use, Geology and Soil;
- Water;
- Air Quality;
- Climate Change;
- Material Assets;
- Cultural Heritage; and
- Landscape.

3.1.4 Additionally, this section also presents a high level overview of the characteristics of the District’s key settlements.

3.1.5 To inform the analysis, data has been drawn from a variety of sources, including: 2011 Census; Nomis; Bolsover District Council Annual Monitoring Report 2013/2014; the emerging Local Plan evidence base; Environment Agency; English Heritage; Index of Multiple Deprivation 2010; Department for Environment, Food and Rural Affairs (Defra) and the Department for Energy and Climate Change (DECC).

3.1.6 The key sustainability issues arising from the review of baseline conditions are summarised at the end of each topic.

3.2 Bolsover District: An Overview

3.2.1 Bolsover District is located to the north east of Derbyshire in the East Midlands region (see Figure 3.1). It is bordered to the north by Rotherham Metropolitan Borough Council and to the north east and south east by the Nottinghamshire authorities of Bassetlaw, Mansfield and Ashfield. The District also shares a boundary with the Derbyshire districts of Amber Valley to the south and North East Derbyshire and Chesterfield to the west. Importantly, whilst part of Derbyshire, the District
also forms part of the Sheffield City Region alongside the nine local authority areas of Barnsley, Bassetlaw, Bolsover, Chesterfield, Derbyshire Dales, Doncaster, North East Derbyshire, Rotherham and Sheffield.

Figure 3.1 Bolsover District
Bolsover benefits from excellent north-south road links with M1 junctions 28 and 30 being within the District and two further junctions in close proximity (29 and 29a). The nearest mainline rail stations are outside the District in Chesterfield and Alfreton, although the Robin Hood Line has stations at Shirebrook, Creswell, Whitwell and Whaley Thorns.

The District covers an area of 160.3 square kilometres and is predominantly rural in character. It comprises the two towns of Bolsover and Shirebrook alongside a number of villages, the largest being South Normanton, Clowne, Creswell, Pinxton, Whitwell, Tibshelf and Barlborough. The remaining villages are a mix of former mining settlements or villages of agricultural origin. Large urban areas are, however, located close to the District and include, in particular, Chesterfield (10km to the west of Bolsover town) and Worksop (a few kilometres to the north east). The cluster of larger towns to the south (but outside the local authority area) including Mansfield, Sutton-in-Ashfield, Kirkby-in-Ashfield and Alfreton also have a strong influence on the southern part of the District.

The Council’s Settlement Hierarchy Study (2015) assesses the existing sustainability of the District’s settlements, ranking them from the most to the least sustainable based on population, service provision, availability of employment opportunities and public transport provision. The findings of this Study will help to inform the Local Plan and in particular the spatial strategy for the District. Whilst the Settlement Hierarchy is not the only consideration in determining where future growth should be directed, it does provide an initial indication of those areas of the District likely to be a focus for future development.

Based on their position in the Settlement Hierarchy, the District’s four largest settlements (Bolsover, Shirebrook, South Normanton and Clowne) are considered to be the most sustainable. Of the remaining settlements, the larger villages of Barlborough, Creswell, Pinxton and Tibshelf are currently considered to be the most sustainable.

High level constraints mapping has been prepared for these eight settlements and is contained at Appendix D. A summary of the key characteristics of each settlement is provided in Table 3.1.

### Table 3.1 Key Settlement Characteristics

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Key Baseline Characteristics</th>
</tr>
</thead>
</table>
| **Bolsover** | • Estimated population of 11,047 (the District’s largest settlement).  
• Benefits from good access to the M1 Motorway.  
• Supports 2,400 jobs with new employment opportunities generated on business parks around the former colliery.  
• North western edge of the town is dominated by the former Coalite works site and which offers significant redevelopment opportunities.  
• Has a strong cultural heritage and includes Bolsover Castle, New Bolsover model village and Bolsover Conservation Area.  
• Provides circa 2,400m² of convenience floorspace and 3,750m² of comparison floorspace (2010). Retail Study (2010) concludes that the town has the most opportunity to expand of all the town centres in the District. |
| **Shirebrook** | • Estimated population of 10,915.  
• Fairly compact town with a well-defined town centre.  
• Incorporates two smaller settlements (Shirebrook Model Village and Langwith Junction).  
• Former mining community with pockets of severe deprivation, although this situation is improving.  
• Relatively poor connectivity to the strategic road network. |
<table>
<thead>
<tr>
<th>Settlement</th>
<th>Key Baseline Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Supports 4,600 jobs with new employment opportunities provided at the former Shirebrook colliery site (Brook Park) and which has larger areas remaining for future development.</td>
</tr>
<tr>
<td></td>
<td>Rate of residential development slower than expected over the last 10 years.</td>
</tr>
<tr>
<td></td>
<td>Provides circa 3,600m² of convenience floorspace and 5,900m² of comparison floorspace (2010).</td>
</tr>
<tr>
<td></td>
<td>No major environmental constraints to development.</td>
</tr>
<tr>
<td>South Normanton</td>
<td>Estimated population of 10,788.</td>
</tr>
<tr>
<td></td>
<td>Supports 8,300 jobs (the largest provider of any settlement in the District).</td>
</tr>
<tr>
<td></td>
<td>Well connected to the M1 Motorway (via Junction 28) and the A38 (which provides a boundary with Pinxton).</td>
</tr>
<tr>
<td></td>
<td>Midland Mainline, with Alfreton Station, in close proximity to the village.</td>
</tr>
<tr>
<td></td>
<td>Benefits from developer interest and has a strong record of completions.</td>
</tr>
<tr>
<td></td>
<td>Village centre has a limited range of services and faces competition from neighbouring centres.</td>
</tr>
<tr>
<td></td>
<td>Includes Rough Close Works, an explosives factory to the west of the settlement. The Works is an integral part of the national explosive industry and an important local employer. There is a need to protect existing operations at the site and safeguard the health and wellbeing of residents and communities within close proximity to it.</td>
</tr>
<tr>
<td></td>
<td>Suffers from a poor green infrastructure context.</td>
</tr>
<tr>
<td></td>
<td>No major environmental constraints to development. Other key considerations include:</td>
</tr>
<tr>
<td></td>
<td>o impacts of growth on the A38/M1 junction (which is at capacity);</td>
</tr>
<tr>
<td></td>
<td>o the presence of an explosives factory to the west of the settlement;</td>
</tr>
<tr>
<td></td>
<td>o proximity of the town to Alfreton and Sutton-in-Ashfield and the potential for coalescence; and</td>
</tr>
<tr>
<td></td>
<td>o the designation of an AQMA in the village (Carter Lane East).</td>
</tr>
<tr>
<td>Clowne</td>
<td>Estimated population of 7,628.</td>
</tr>
<tr>
<td></td>
<td>Supports 1,900 jobs.</td>
</tr>
<tr>
<td></td>
<td>Benefits from good access to the M1 Motorway.</td>
</tr>
<tr>
<td></td>
<td>Village has a fairly compact centre with disused railway lines dissecting the urban area.</td>
</tr>
<tr>
<td></td>
<td>Provides approximately 6,500m² of convenience floorspace and 3,300m² of comparison floorspace with the village’s retail offer having expanded in recent years.</td>
</tr>
<tr>
<td></td>
<td>Traffic movements within Clowne are restricted by poor road infrastructure.</td>
</tr>
<tr>
<td></td>
<td>Relatively low levels of green space.</td>
</tr>
<tr>
<td></td>
<td>The principal environmental constraints on future development relate to:</td>
</tr>
<tr>
<td></td>
<td>o the presence of areas of potential landslip to the west;</td>
</tr>
<tr>
<td></td>
<td>o the need to maintain a green corridor into the village and the break in development between Clowne and Barlborough; and</td>
</tr>
<tr>
<td></td>
<td>o the presence of the South Yorkshire Green Belt which adjoins the north eastern boundary of the village.</td>
</tr>
<tr>
<td>Creswell</td>
<td>Estimated population of 5,487.</td>
</tr>
<tr>
<td></td>
<td>Supports 1,000 jobs.</td>
</tr>
<tr>
<td></td>
<td>The proximity of Creswell Crags is a key consideration.</td>
</tr>
</tbody>
</table>
### Settlement Key Baseline Characteristics

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Estimated population</th>
<th>Supports</th>
<th>Development constraints</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pinxton</td>
<td>4,401</td>
<td>2,500</td>
<td>M1 Motorway to the east, A38 to the north</td>
</tr>
<tr>
<td>Whitwell</td>
<td>3,684</td>
<td>500</td>
<td>Whitwell Conservation Area to the north west of the village, Lafarge Quarry to the south, Whitwell Colliery</td>
</tr>
<tr>
<td>Tibshelf</td>
<td>3,529</td>
<td>1,300</td>
<td>Village occupies a ridgeline location</td>
</tr>
<tr>
<td>Barlborough</td>
<td>2,869</td>
<td>5,400</td>
<td>Presence of Green Belt to the north, east and west limits development opportunities, Air quality issues exist with two of the District's three AQMAs (Chesterfield Road and Orchard Close)</td>
</tr>
</tbody>
</table>

3.2.7 The District as a whole has a large number of important strengths, not least its strong cultural heritage, natural environment and good connectivity. However, there are also issues which need to be addressed to ensure Bolsover’s long term sustainability including, in particular, the economic, social and environmental effects of industrial decline. These strengths and issues are discussed further in the sections that follow.

### 3.3 Biodiversity and Green Infrastructure

#### Biodiversity

3.3.1 Biodiversity is defined as the variety of plants (flora) and animals (fauna) in an area, and their associated habitats. The importance of preserving biodiversity is recognised from an international to a local level. Biodiversity is important in its own right and has value in terms of quality of life and amenity.

3.3.2 Bolsover District has a rich and varied natural environment including a range of sites designated for their habitat and conservation value. Figure 3.2 shows designated nature conservation sites within and in close proximity to the District.
Figure 3.2  Designated Nature Conservation Sites
3.3.3 Sites of European importance (Special Protection Areas (SPAs) and Special Areas of Conservation (SACs)) are designated to conserve natural habitats and species of wildlife which are rare, endangered or vulnerable in the European Community. In the UK, these form part of the ‘Natura 2000’ network of sites protected under the EC Habitats Directive (1992). There are no European designated sites in Bolsover District itself although the European designated Peak District National Moors SPA, the South Pennine Moors SAC, Peak District Dales SAC, Gang Mine SAC and Birklands and Bilhaugh SAC are all within 15km of the administrative boundary.

3.3.4 There are eight Sites of Special Scientific Interest (SSSI) located within the administrative area of Bolsover, including:

- Crabtree Wood;
- Hollinhill and Markland Grips;
- Doe Lea Stream Section;
- Creswell Crags;
- Pleasley Vale Railway;
- Teversal to Pleasley Railway;
- Ginny Spring, Whitwell Wood; and
- Dovedale Wood.

3.3.5 Together, the eight SSSIs cover an area of 69 ha. The conditions of each SSSI, as assessed by Natural England, are summarised in Table 3.2.

Table 3.2  Condition of SSSIs within Bolsover District

<table>
<thead>
<tr>
<th>Site</th>
<th>Condition (% of area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crabtree Wood</td>
<td>100% unfavourable and declining</td>
</tr>
<tr>
<td>Hollinhill and Markland Grips</td>
<td>73.32% favourable</td>
</tr>
<tr>
<td></td>
<td>26.68 % unfavourable but recovering</td>
</tr>
<tr>
<td>Doe Lea Stream Section</td>
<td>100% unfavourable but recovering</td>
</tr>
<tr>
<td>Creswell Crags</td>
<td>100% favourable</td>
</tr>
<tr>
<td>Pleasley Vale Railway</td>
<td>86.29% unfavourable, no change</td>
</tr>
<tr>
<td></td>
<td>13.71% unfavourable but recovering</td>
</tr>
<tr>
<td>Teversal to Pleasley Railway</td>
<td>100% unfavourable but recovering</td>
</tr>
<tr>
<td>Ginny Spring, Whitwell Wood</td>
<td>100% recovering</td>
</tr>
<tr>
<td>Dovedale Wood</td>
<td>100% unfavourable but recovering</td>
</tr>
</tbody>
</table>

Source: Natural England (various) Designated Sites Condition Summaries.
3.3.6 In addition to the above international and national level designations, there are four Local Nature Reserves (LNRs) within Bolsover District (Doe Lea, New Pleasley, Rowthorne Trail and Pleasley Vale) and 118 Local Wildlife Sites which are non-statutory sites of importance for nature conservation value and contribute to the landscape character and distinctiveness of the District. The Bolsover District Council Annual Monitoring Report 2013/2014 highlights that between 2008 and 2014, the total area of land covered by local wildlife designations (or commonly referred to as Sites of Interest for Nature Conservation) in the District has increased year-on-year (see Table 3.3).

Table 3.3 Area of land covered by Local Wildlife Designations

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Area of land covered by Sites of Interest for Nature Conservation (ha)</td>
<td>1,261.8</td>
<td>1,274.24</td>
<td>1,277</td>
<td>1,277.11</td>
<td>1,277.23</td>
<td>1,339.56</td>
<td>1,339.9</td>
</tr>
</tbody>
</table>


3.3.7 The Lowland Derbyshire Biodiversity Action Plan (BAP) identifies the most important species and habitats in the area of Derbyshire that falls outside the Peak Park. The Lowland Derbyshire area is divided into eight Actions Areas. Bolsover District lies predominantly within the Magnesian Limestone Action Area within which there are 76 UK BAP Priority Species recorded including Dingy Skipper, Flamingo Moss, Great Crested Newt, Grizzled Skipper, Water Vole, White-clawed crayfish and White-letter Hairstreak.

3.3.8 The BAP illustrates that UK BAP Priority Habitats Types contained within the Magnesian Limestone Region cover 15% of the Action Area. These priority habitats are illustrated in Table 3.4.

Table 3.4 UK BAP Priority Habitats within the Magnesian Limestone Action Area

<table>
<thead>
<tr>
<th>UK BAP Priority Habitat</th>
<th>Site Area (within Action Plan Area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lowland Mixed Deciduous Woodland</td>
<td>897 ha</td>
</tr>
<tr>
<td>Wet Woodland</td>
<td>6 ha</td>
</tr>
<tr>
<td>Wood pasture and parkland</td>
<td>316 ha</td>
</tr>
<tr>
<td>Traditional Orchard</td>
<td>4 ha</td>
</tr>
<tr>
<td>Lowland Calcareous Grassland</td>
<td>31 ha</td>
</tr>
</tbody>
</table>


14 The District also includes Action Area 2, which relates to the Rother and Doe Lea valleys, and Action Area 4, the Erewash Valley.
### Lowland Meadow
- 4 ha

### Rush-pasture
- 14 ha

### Wetland
- 14.1 ha


3.3.9 The primary habitat objective for the Magnesian Limestone Action Area, as set out in the BAP, is the maintenance, restoration and expansion of calcareous grassland, woodland and arable habitats.

### Green Infrastructure

3.3.10 Green infrastructure encompasses all “green” assets in an authority area, including parks, river corridors, street trees, managed and unmanaged sites and designed and planted open spaces. Bolsover District has a significant green infrastructure network including seven Country Parks, an extensive system of disused railways utilised as greenways and several large blocks of forested land. Additionally, a small proportion of the North East Derbyshire/Sheffield Green Belt extends into the north east of the District.

3.3.11 A Green Infrastructure Study for the District was completed in 2008 and which identified Bolsover’s core green infrastructure assets. These assets are shown in Figure 3.3 and include:

- the Bolsover Woodlands and Grasslands including County Parks;
- Creswell Crags and the wider heritage area;
- Bolsover Castle and grounds;
- Hardwick Hall, Country Park and its wider landscape context;
- the Doe Lea corridor and its series of reclaimed industrial sites and nature reserves; and
- the District-wide Multi-User Trails Network and various adjacent spaces, on former rail-line trackbeds.

---

3.3.12 The Study sets out three strategic priorities for the District, as follows:

1. Protect from harm and secure sustainable management of the existing assets.

2. Address clear deficiencies in green infrastructure provision or accessibility, address important gaps in the network, and seek to remove detractors to the existing network.

3. Pro-actively seek to enhance the green infrastructure network across the whole District area where opportunity arises, maximising multiple benefits afforded by the natural environment and other green spaces and connectors.

3.3.13 The Study highlights that the sites and uses surrounding South Normanton and Pinxton in particular present a poor green infrastructure context for these settlements and require a strategic planning approach. It also identifies opportunities for enhancing green infrastructure in the District (see Figure 3.4).
Figure 3.4  Green Infrastructure Improvement Opportunities


Likely Evolution of the Baseline Without the Local Plan

3.3.14  Information in respect of the condition of the SSSIs and Local Wildlife Sites in the District suggests that, whilst biodiversity is improving in some area, this is not uniform. Common threats to biodiversity identified in the Lowland Derbyshire BAP include:

- gradual decline in farmland birds;
- loss/over management of hedgerows;
- presence of non-native invasive species; and
loss from fragmentation of habitat due to new development;

3.3.15 There are a number of ongoing initiatives and projects in the District that together will help to conserve and enhance biodiversity and which would be expected to continue without the Local Plan. These include, for example, ongoing mining site restoration schemes.

3.3.16 It is reasonable to assume that without the Local Plan, existing trends would continue. However, whilst national planning policy contained in the NPPF would help to ensure that new development protects and enhances biodiversity, a lack of specific local policy support may result in the inappropriate location and design of development which could have a negative effect on overall biodiversity in the District. Further, opportunities may be lost to plan at the strategic level green infrastructure provision which could provide biodiversity enhancements through, for example, habitat creation schemes.

Summary of Key Sustainability Issues

- The need to conserve and enhance biodiversity including sites designated for their nature conservation value.
- The need to maintain, restore and expand the District’s priority habitats.
- The need to prevent the spread of invasive species and adapt ecological communities to climate change.
- The need to safeguard existing green infrastructure assets.
- The need to enhance the green infrastructure network, addressing deficiencies and gaps including in South Normanton and Pinxton, improving accessibility and encouraging multiple uses where appropriate.

3.4 Population and Community

Demographics

3.4.1 As at the 2011 Census, Bolsover District had a population of 75,866, an increase of 5.7% since the 2001 Census when the population stood at 71,766. Approximately half of the District’s population resides in the four settlements of Bolsover, Clowne, Shirebrook and South Normanton. 2013 Office for National Statistics (ONS) mid-year population estimates indicated that the population had risen to 76,700.

3.4.2 Of the total resident population, 49.3% are male and 50.7% female. The age structure of the population is relatively similar to that of Derbyshire and England as a whole (see Table 3.5) with the percentage of people aged 0 to 15 slightly lower than that for the County and the country as a whole and the percentage of the population aged 65 and over higher than when compared to either Derbyshire or England.
Table 3.5  Population by Age Group

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Bolsover (%)</th>
<th>Derbyshire (%)</th>
<th>England (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-15 years</td>
<td>17.9</td>
<td>18.5</td>
<td>19.0</td>
</tr>
<tr>
<td>16-24 years</td>
<td>10.7</td>
<td>12.0</td>
<td>11.6</td>
</tr>
<tr>
<td>25-49 years</td>
<td>32.9</td>
<td>32.5</td>
<td>34.3</td>
</tr>
<tr>
<td>50-64 years</td>
<td>16.3</td>
<td>15.9</td>
<td>15.5</td>
</tr>
<tr>
<td>65 and over</td>
<td>22.2</td>
<td>21.2</td>
<td>20.1</td>
</tr>
</tbody>
</table>


Using the ONS category descriptions, the largest ethnic group in Bolsover District is White British which accounts for 96.3% of the population, with the Black and Minority Ethnic (BME) population accounting for 3.7%. There has been a 2% increase in BME communities in the District between 2001 and 2011.

Deprivation

The English Index of Deprivation (IMD) measures relative levels of deprivation in small areas of England called Lower Layer Super Output Areas (LSOA). Deprivation refers to an unmet need, which is caused by a lack of resources including for areas such as income, employment, health, education, skills, training, crime, access to housing and services, and living environment.

The 2015 IMD ranked Bolsover 61st out 326 local authorities (where a rank of 1 is the most deprived in the country and a rank of 326 is the least deprived), placing the District in the top 20% of the most deprived districts nationally. Particular issues affecting the District as identified through the IMD include crime, education, skills and training and employment.

The District’s IMD rank has improved slightly since 2010 when it was ranked as the 43rd most deprived District. However, a number of LSOAs in the District are still amongst the most deprived across the County including Shirebrook East, Shirebrook North West, Bolsover West and Elmtont-with-Creswell which are all within the top ten most deprived LSOAs in Derbyshire.

Housing

Bolsover District falls within a housing market area which extends to include the adjoining districts of Chesterfield, Bassetlaw and North East Derbyshire. The geography of the District means that its housing market, particularly in the southern part of the District, is also influenced by adjoining towns including Mansfield and Alfreton.

The number of dwellings in the District has risen from 31,695 in 2001 to 34,285 in 2011, an increase of 8.2%. According to the 2011 Census, Bolsover contained a total of 32,801 households in 2011. Over the five year period up to 2014, a net total of 782 dwellings were completed equating to an average of 156 dwellings per annum (Annual Monitoring Report 2013/2014) (see Figure 3.5). In 2013/2014, there were 136 net completions which represents a slight increase over the previous two years but remains low when compared to the level of likely future housing need based on the Strategic Housing Market Assessment (SHMA) (235-240 new homes per year) and subsequent
sensitive testing (221-251 dwelling per annum). In consequence, it is recognised that completion rates need to be significantly increased whilst achieving an appropriate mix and tenure of housing.

Figure 3.5  Net Additional Dwellings

![Net Additional Dwellings Graph]


3.4.9 The average household size decreased slightly from 2.35 persons per household in 2001 to 2.31 in 2011. In terms of tenure, Table 3.6 highlights that the percentage of owner-occupied households in the District is slightly above the national average but below that for the County as a whole. The District does have a higher proportion of Council renting and lower levels of housing association properties. A significant proportion of privately rented property in the District, meanwhile, was formerly National Coal Board housing and is characterised as being in relatively poor condition, which requires improvement.

Table 3.6  Housing Tenure

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Bolsover (%)</th>
<th>Derbyshire (%)</th>
<th>England (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-occupied</td>
<td>67.2</td>
<td>71.4</td>
<td>64.1</td>
</tr>
<tr>
<td>Rented from council / housing</td>
<td>18.2</td>
<td>15.3</td>
<td>17.7</td>
</tr>
<tr>
<td>association</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private / other rented</td>
<td>13.0</td>
<td>12.0</td>
<td>16.8</td>
</tr>
<tr>
<td>Living rent free</td>
<td>1.5</td>
<td>1.3</td>
<td>1.3</td>
</tr>
</tbody>
</table>

Source: ONS (2011) 2011 Census - Tenure

3.4.10 The SHMA (2013) for the District highlights that Bolsover has some of the cheapest housing in the East Midlands region with the second lowest prices of any local authority within it. House prices from 1998 – 2007 (the pre-recession decade) in Bolsover District increased by 184% (£72,500)

although price growth over this period in the District was lower than across the East Midlands (188%) and across England (186%) despite its low base – indicating weaker relative demand. Between 2007-12, house prices have decreased by -5% in Bolsover District. This compares with a 9% increase in house prices in England as a whole. The SHMA also highlights that some 22.1% of all households cannot afford market housing – either rented or to buy – within Bolsover District without subsidy. There has been a 5% decline in the stock of affordable (social rented) properties between 2001 and 2011 and the SHMA outlines the need for 427 affordable dwellings per annum until 2031 to overcome the current shortfall.

Economy

3.4.11 Bolsover District has seen a number of structural changes to its economy in recent years, reflecting the decline of coal mining and traditional manufacturing activities. The Council’s (2014) Growth Strategy ‘Unlocking Our Growth Potential’ highlights that the District’s economy is relatively small and suffers from low representation in high Gross Value Added (GVA) sectors and limited formation of new businesses. However, since 2002 there has been significant growth in GVA (the most common measure of economic output) at 68% which surpasses the East Midlands region at 13% and UK levels of 16%.

3.4.12 In 2014, 67.7% of the District’s population was economically active, lower than regional (78.0%) and national (77.3%) averages. Unemployment rates were the same as the national average at 6.2% but higher than the average for the East Midland region (5.6%).

3.4.13 The Growth Strategy (2014) highlights that there is a dominance of lower-value added employment characterised by jobs with low earnings and low skills requirements and high levels of part-time employment. Bolsover has a significantly lower than average number of people employed in occupations in the socio-economic classification (SOC) 2010 major groups 1-3, with a higher than average number of people employed in SOC 2010 major group 6-7 and 8-9, as shown in Table 3.7.

Table 3.7 Employment by Occupation

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Bolsover (%)</th>
<th>East Midlands (%)</th>
<th>Great Britain (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Soc 2010 Major Group 1-3</strong></td>
<td>29.0</td>
<td>40.0</td>
<td>44.3</td>
</tr>
<tr>
<td>1. Managers and Senior Officials</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Professional Occupations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Associate Professionals &amp; Technical</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Soc 2010 Major Group 4-5</strong></td>
<td>22.9</td>
<td>22.2</td>
<td>21.5</td>
</tr>
<tr>
<td>4. Administrative &amp; Secretarial</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Skilled Trades Occupations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Soc 2010 Major Group 6-7</strong></td>
<td>19.8</td>
<td>17.1</td>
<td>17.1</td>
</tr>
<tr>
<td>6. Caring, Leisure and Other Service</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Occupations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Sales and Customer Service</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Occupations</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The majority (76.3%) of employee jobs in the District are within the service sector, reflecting the regional and national trends, followed by public admin, education and health (21.4%), financial and business services (18.2%) and wholesale and retail (17.8%). The District has a relatively high proportion of manufacturing jobs (14.2%) compared to the national average (13.4%), although this is similar to the regional trend (13.4%). Tourism, meanwhile, is a small but growing industry with attractions including Bolsover Castle, Hardwick Hall and Creswell Crags.

Average gross weekly pay for full-time workers residing in the District in 2014 was £422.90. This was lower than the average for the East Midlands region (£483.40) and Great Britain (£520.80).

The 2015 IMD identifies that Bolsover District is ranked 61st out of 326 authorities in terms of employment deprivation (where 1 = most deprived and 326 = least deprived). However, the number of people unemployed and claiming job seekers allowance reached a peak in 2010 (4.5%) and has since continued to gradually decline. In 2015, 1.7% of people are claiming job seekers allowance which is lower than the national average of 2%.

The number of enterprises in the District has increased since 2013 from 1,755 to 1,840 following a period of decline which broadly reflects the national trend of economic recovery. Like the East Midlands region as a whole, the majority of the District’s enterprise (85.9%) are micro in scale (employing 0-9 people). The Council’s Settlement Hierarchy Study (2015) highlights that a large proportion of the District’s jobs are located in South Normanton (8,300 jobs), followed by Barlborough (5,400) and Shirebrook (4,600). However, there is a large disparity between local jobs provision and the number of households which results in high levels of out commuting. This is evidenced by the District’s relatively low jobs density which, at 2013, stood at 0.72 compared to 0.80 nationally.

The impact of industrial decline has been high numbers of brownfield sites across the District. In the monitoring year 2013/2014, Bolsover had 103.94 ha of employment land available (comprising extant allocations and permissions) meaning that there is a wide choice of land. The AMR (2013/2014) reported that 22,168 square meters of floorspace were developed for employment uses in the monitoring year. Although lower than the previous two years (which contained significant new developments), this level of development is encouraging as it suggests that the annual level of new floorspace is returning to pre-recession levels (as Figure 3.6 highlights).

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Bolsover (%)</th>
<th>East Midlands (%)</th>
<th>Great Britain (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soc 2010 Major Group 8-9</td>
<td>27.4</td>
<td>20.7</td>
<td>17.1</td>
</tr>
<tr>
<td>8. Process Plant &amp; Machine Operatives</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Elementary Occupations</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3.4.19 There are a number of current key employment locations in the District, including:

- **Barlborough Links, Barlborough:** This site is within 1km of the M1 Junction 30. The site is 33.67 ha, providing jobs at a modern development of warehouses and office buildings.

- **Brook Park:** Brook Park is a 38 ha site strategically located just 6 miles east of the M1 J29 linked via the A617 and the headquarters and a key distribution centre for Sports Direct.

- **Castlewood Business Park:** This 111 ha site is located just off Junction 28 on the M1. It is a high quality business park and has seen significant growth recently, including the large Co-op distribution centre.

- **Markham Vale:** In addition to the above established locations, the Markham Vale project is an 85 ha scheme based around the regeneration of the former Markham colliery and encompasses land in Bolsover District, Chesterfield Borough and North East Derbyshire District. Outline planning permission for the scheme was granted in 2005, and the regeneration project commenced in 2006 providing jobs at the initial phases of development now completed. Further development will be assisted by Enterprise Zone status which was granted on part of the site in 2013.

- **In addition to these large employment sites, the other key employment locations of note are the centres of Bolsover, Shirebrook, Clowne and South Normanton, Rough Close Works (South Normanton) and the smaller industrial estates, including Pleasley Vale Business Park which is home to upwards of 50 businesses, employing around 400 people.**

**Skills and Education**

3.4.20 The decline of traditional industries such as manufacturing and the lack of economic opportunities can discourage people from attaining higher educational qualifications and therefore hinder development of skills within the District. **Table 3.8** illustrates that compared with the East Midlands region and the national (Great Britain) average, levels of educational attainment in Bolsover are generally much lower. For the period January to December 2014, the educational attainment of pupils within Bolsover District at the end of Key Stage 4 (GCSE or Equivalent) achieving 5+ A* - C (NVQ 2 and above) was 56.7%, well below the regional average of 71.4% and the national average of 73.3%. However, the Council’s (2014) Growth Strategy highlights that educational attainment has improved significantly in recent years although principally at lower levels of qualification (NVQ 2).
Table 3.8  Level of Qualification Obtained

<table>
<thead>
<tr>
<th>Level</th>
<th>Bolsover (%)</th>
<th>East Midlands (%)</th>
<th>Great Britain (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NVQ 4 and above</td>
<td>17.8</td>
<td>30.9</td>
<td>36.0</td>
</tr>
<tr>
<td>NVQ 3 and above</td>
<td>38.3</td>
<td>53.3</td>
<td>56.7</td>
</tr>
<tr>
<td>NVQ 2 and above</td>
<td>56.7</td>
<td>71.4</td>
<td>73.3</td>
</tr>
<tr>
<td>NVQ 1 and above</td>
<td>75.6</td>
<td>84.7</td>
<td>85.0</td>
</tr>
<tr>
<td>Other qualifications</td>
<td>11.8</td>
<td>6.0</td>
<td>6.2</td>
</tr>
<tr>
<td>No qualifications</td>
<td>12.6</td>
<td>9.3</td>
<td>8.8</td>
</tr>
</tbody>
</table>


Community Facilities and Services

3.4.21 The Settlement Hierarchy Study (2015) highlights that larger services such as schools and health facilities are predominantly focused in the District’s larger settlements which provide a range of facilities and services for their own communities whilst providing a service focus and employment opportunities for the surrounding hinterlands. The District’s next largest settlements including Barlborough, Creswell, Pinxton, Tibshelf and Whitwell also provide a range of shopping, employment and other facilities and services to principally meet local needs. Like other local authority areas, many of the District’s villages have suffered from a loss of essential facilities in recent years.

3.4.22 With specific regard to retail, the Retail Study (2010) highlights that the designated town centres in Bolsover District adequately perform their role of meeting day-to-day convenience shopping, and some comparison shopping, requirements. However, qualitative gaps in the retail offer are identified, particularly in respect of comparison shopping, which results in many residents having to travel further afield in order to undertake their shopping. In this regard, the District’s towns compete with larger nearby centres including Alfreton, Chesterfield, Clay Cross, Mansfield, Sutton-in-Ashfield and Worksop. The District does, however, contain the East Midlands Designer Outlet east of Junction 28 and which constitutes the largest retail development in Bolsover District.

Likely Evolution of the Baseline Without the Local Plan

3.4.23 The latest projections anticipate the District’s population to increase to 83,000 by 2033 (an 8.21% increase compared to 2013 mid-year estimates) whilst the number of households are forecast to rise to 37,000 (an increase of 4,199 household or 12.80%) due to a progressive decline in occupancy rates. Based on 2011 projections, the SHMA (2013) identifies an objectively assessed housing need of between 235-240 dwellings per annum, although past build out rates have not delivered this level of growth. The Housing Need in the North Derbyshire & Bassetlaw HMA:

Sensitivity Testing Analysis (2014) (Sensitivity Testing Analysis) extended this range to 221-251 dwellings per annum.

3.4.24 The District has seen high levels of employment growth over the last decade and job numbers have increased between the 2001 and 2011 Census. Based on this trend, the District has the highest forecast annual GVA and jobs growth in Derbyshire for the period 2019 – 2030. The Economic Development Needs Economic Assessment\(^\text{18}\) sets out a requirement for between 65 hectares (ha) and 100 ha of employment land to be provided to 2033. The Retail Study (2010), meanwhile, identifies a need for 2,308 square metres of comparison goods floor space and 2,456 square metres of convenience floorspace (net) over this period.

3.4.25 The Council’s (2015) Economic Development and Housing Strategy 2015 – 2020 sets out a five year plan to support the Council’s economy. The Draft Strategy identifies the following priorities which build upon those contained in the 2014 Growth Strategy:

- Supporting Enterprise: maintaining and growing the business base;
- Maximising Employment, Skills and Training Opportunities;
- Enabling Housing Growth;
- Unlocking Development Potential: unlocking the capacity of major employment sites;
- Town Centres: realise the vitality and viability of Town Centres Developing and Supporting the Rural and Visitor Economy;
- Enabling People to Live In and Sustain Their Own Homes; and
- Prevent and reduce homelessness.

3.4.26 The District also sits within the wider contexts of the Sheffield City Region and the Derby & Derbyshire and Nottingham & Nottinghamshire (D2N2) area. The City Region Local Enterprise Partnership (2014) Strategic Economic Plan sets out a 10 year plan for growth in the City Region, which identifies that Bolsover has the need and ability to accommodate significant economic growth in key settlements, taking advantage of access to the M1. The D2N2 Local Enterprise Partnership (2014) Strategic Economic Plan, meanwhile, sets out a 10 year plan for growth, which identifies Castlewood, Brook Park, Barlborough Links and Markham Vale and the former Coalite site as economic opportunities.

3.4.27 The absence of a Local Plan for the District would not halt the delivery of housing, employment and community facilities and services. However, without local policy relating to (in particular) the quantum, type and location of new development and requirements with respect to community facilities and services provision, the extent to which new development meets the needs of Bolsover’s communities and businesses would be more uncertain as (to a large extent) the key decisions over where development is located would be left solely to the market. This could (inter alia) undermine the potential for new development to help address shortfalls in affordable housing, tackle deprivation, deliver community facilities and services and boost local economic and skills development. Further, the lack of local planning policy could result in the objectives of other plans and programmes, including the Council’s 2014 Growth Strategy and 2015 Economic Development and Housing Strategy and the Sheffield City Region and D2N2 Strategic Economic Plans, being unfulfilled.

**Key Sustainability Issues**

- The need to enable housing growth and plan for a mix of accommodation to suit all household types.

The need to make best use of and improve the quality of the existing housing stock.

The need to promote lifetime homes.

The need to support the growth of the District’s existing employers.

The need to bring forward key employment sites, achieve economic growth and diversify the local economy in a sustainable manner that protects the environment whilst allowing social and economic progress that recognises the needs of all people.

The need to support the delivery of the Sheffield City Region and the D2N2 Local Enterprise Partnership Strategic Economic Plans.

The need to increase local employment opportunities in order to reduce the gap between the number of households in the Districts’ settlements and the availability of local jobs.

The need to support the provision of employment opportunities for people with disabilities.

The need to tackle deprivation, particularly in those areas that are most deprived.

The need to raise educational attainment and skills in the local labour force.

The need to support the provision of educational facilities for people with special educational needs.

The need to maintain and enhance the vitality of the District’s town centres and larger villages.

The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development.

The need to support and grow tourism.

The need to promote high quality, inclusive design that meets the needs of all members of the community.

### 3.5 Health and Wellbeing

**Health**

3.5.1 The 2014 Health Profile for Bolsover produced by Public Health England\(^1\) highlights that the health of the District’s population is generally worse than the England average. Deprivation is higher than average and about 3,300 children live in poverty. Life expectancy for both men and women is also lower than the England average (see Table 3.9).

#### Table 3.9 Life Expectancy in Bolsover

<table>
<thead>
<tr>
<th></th>
<th>Bolsover</th>
<th>English Average</th>
<th>English Worst</th>
<th>English Best</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>77.9</td>
<td>79.2</td>
<td>74.0</td>
<td>82.9</td>
</tr>
<tr>
<td>Female</td>
<td>82.0</td>
<td>83.0</td>
<td>79.5</td>
<td>86.6</td>
</tr>
</tbody>
</table>


---

3.5.2 The Health Profile highlights that the health of adults is generally worse than the average for England including in relation to the prevalence of smoking, obesity and percentage of physically active adults. In terms of their own perceptions, in the 2011 Census 8.6% of the District’s residents reported their health as poor or very poor and 24.7% reported a long term illness or disability that impacts on their day to day activities, higher than the average in England (17.6%).

3.5.3 The Draft Locality Public Health Plan for Bolsover 2014 – 2017 sets out three key priorities for health including building healthy communities, promoting healthy lifestyles and supporting effective health and social care.

Open Space

3.5.4 The provision of open space, sports and recreational facilities can play a significant role in the promotion of healthy lifestyles. The Council undertook a green space audit in 2012 which was subsequently updated in 2013. The audit identifies a total of 447 green spaces totalling 867 ha which are summarised in Table 3.10 by typology.

Table 3.10 Provision of Green Space by Type

<table>
<thead>
<tr>
<th>Green Space Type</th>
<th>Number of Sites</th>
<th>Amount of Land (Ha)</th>
<th>Proportion Green Space by area (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allotment</td>
<td>44</td>
<td>48.19</td>
<td>5.55</td>
</tr>
<tr>
<td>Amenity Green Space</td>
<td>157</td>
<td>109.20</td>
<td>12.57</td>
</tr>
<tr>
<td>Cemetery</td>
<td>24</td>
<td>23.86</td>
<td>2.75</td>
</tr>
<tr>
<td>Equipped Play Area</td>
<td>65</td>
<td>3.45</td>
<td>0.40</td>
</tr>
<tr>
<td>Golf Course</td>
<td>2</td>
<td>105.08</td>
<td>12.10</td>
</tr>
<tr>
<td>Outdoor Sports (private)</td>
<td>17</td>
<td>17.32</td>
<td>2.19</td>
</tr>
<tr>
<td>Outdoor Sports (public)</td>
<td>59</td>
<td>47.55</td>
<td>5.47</td>
</tr>
<tr>
<td>Outdoor Sports (public/restricted)</td>
<td>10</td>
<td>10.44</td>
<td>1.20</td>
</tr>
<tr>
<td>Semi-Natural</td>
<td>69</td>
<td>501.99</td>
<td>57.78</td>
</tr>
<tr>
<td>Total</td>
<td>447</td>
<td>867.08</td>
<td>100</td>
</tr>
</tbody>
</table>


3.5.5 Whilst the level of open space provision is significant, the resource is distributed unevenly across the District with major disparities between the levels of provision in similar sized settlements. The

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audit also identifies deficiencies in provision and particularly in respect of town parks in Bolsover, Clowne and South Normanton whilst 18 outdoor sports, parks and gardens sites and 20 Equipped Play Areas fall below quality standards.

3.5.6 The Council’s Green Space Strategy (2012) seeks to improve the quantity, quality and accessibility of green space in the District and includes recommended standards.

Crime

3.5.7 One of the key priorities of the Council’s (2013) Sustainable Community Strategy is to create communities where individuals feel safe and secure both in their own homes and within their neighbourhoods. The Citizens Panel Survey 2013 reported that 94% of people in the District feel safe in their local neighbourhood whilst 64% feel safe at night.

3.5.8 Crime rates in Bolsover District are relatively low compared with the national average. The Bolsover Community Safety Partnership Plan 2014 – 2017 (2014)\(^{21}\) reports an overall reduction in crime of 4.5% in 2013 compared to 2012. The largest level of reduction has been in respect of criminal damage (-16.1%). Notably, just over half of all crimes committed in 2013 were in the Neighbourhood Areas of Bolsover/ Shuttlewood, Shirebrook, and South Normanton and Pinxton.

Likely Evolution of the Baseline Without the Local Plan

3.5.9 The Sustainable Community Strategy sets out a vision for health that by 2020 Bolsover will be “A District in which poverty and ill health are not handed down the generations, where young people are able to grow into confident, healthy adults, and the elderly are able to enjoy full and fulfilling lives well into old age”. Reflecting this vision, and taking into account a trend of health improvement amongst the District’s population, it is expected that the health of the District’s population will improve without the Local Plan. However, planning policy can facilitate the promotion of healthy lifestyles including through safeguarding existing open space and recreational facilities and addressing deficiencies. Local planning policy could also help to ensure the future provision of health facilities and services to meet local needs and that new development does not give rise to adverse impacts on human health.

3.5.10 With regard to crime, it can be reasonably assumed that crime rates would continue to fall without the Local Plan (although this is dependent on a complex range of socio-economic factors). In this respect, the Community Safety Partnership Plan sets out a number of actions to tackle crime in the District. Notwithstanding, local planning policy could support crime reduction through, for example, the promotion of high quality design that seeks to create safe and secure communities.

Key Sustainability Issues

- The need to protect the health and wellbeing of the District’s population.
- The need to promote healthy lifestyles and in particular address obesity and levels of physical activity.
- The need to minimise noise pollution and protect living and working environments from excessive noise.
- The need to ensure that development does not encroach onto hazardous sites without appropriate mitigation.
- The need to protect and enhance open space provision across the District.

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3.6 Transport and Accessibility

Transport Infrastructure

3.6.1 The Council has recently prepared an interim evidence base note on transport\textsuperscript{22} that provides a comprehensive overview of the District’s transport baseline and which has been drawn upon in this section.

3.6.2 The District’s strategic transport network in the context of the wider North Derbyshire area is shown in Figure 3.7. As described in Section 3.2, Bolsover benefits from excellent north-south road links with M1 Motorway junctions 28 and 30 being within the District and a further two junctions in close proximity (29 and 29a). The M1 provides a strategic link to the nearby cities of Sheffield, Derby, Nottingham and Leicester and to the north and south. The A38 trunk road joins the M1 in the District at junction 28, providing a national link across the midlands. The relatively recent junction 29A, secured as part of the Markham Employment Growth Zone regeneration programme, has significantly improved access to the motorway network from the east of the District and particularly to/from the town of Bolsover itself.

3.6.3 The M1 Motorway has become more significant following the decline of the mining industry, serving as a key route for inward investment and to serve existing employment opportunities at Pinxton and South Normanton as well as emerging opportunities at Barlborough. Conversely, it has helped many economically active residents to commute to other districts in search of employment and facilitated retail leakage to the nearby cities. However, there are areas of the District that suffer from severe congestion, particularly on the M1 and around its junctions, although the motorway has benefited from recent investment and is to be upgraded to become a “smart motorway”. These improvements are expected to help relieve congestion.

3.6.4 Three of the District’s largest settlements fall between the key routes of the A619 and A617 which run to the north and south and link Chesterfield to Worksop and Mansfield respectively. These routes are of a relatively high grade of highway and the A617 has sections of dual carriageway at the approaches to J29 on the M1 and at the Pleasley roundabout, although the section through Glapwell is single lane and particularly busy at the junction to Bolsover and Hardwick. Between these key routes, the local highway network is still very rural in character and has suffered from a lack of investment over the previous plan period. Derbyshire County Council (the County Council) has identified locations of congestion within the District and which have been ranked in terms of severity including A38 (B6406 to Birchwood Lane, South Normanton), Shirebrook centre, Pinxton centre, South Normanton centre and Hodthorpe centre.

3.6.5 The District does not have high frequency and extensive public transport services and public transport use is low. Public transport connections between the District’s larger settlements is considered to be poor with South Normanton not directly connected with any of the other three largest settlements and Shirebrook not directly connected to Clowne. The nearest mainline rail stations are outside the District in Chesterfield and Alfreton, although the Robin Hood Line has stations at Shirebrook, Creswell, Whitwell and Whaley Thorns. The Robin Hood Line has relatively low usage and in terms of numbers of passengers provides no higher level of service than a bus link.

\textsuperscript{22} Bolsover District Council (2015) Interim Transport Evidence Information Note, April 2015.
Figure 3.7 North Derbyshire Strategic Transport Network

3.6.6 Alongside these operational rail lines, the District has a large number of disused mineral rail lines dating from the development of the Derbyshire and Nottinghamshire coalfields. A good number of these have been brought back into use as multi-user trails but a number remain that have been protected in the Bolsover District Local Plan (2000) due to their potential for reopening for passenger use. In this respect, sites for new railway stations in Bolsover and Clowne are protected in the extant Local Plan.

3.6.7 The District’s recreational network is very good although it is not yet complete and there are strategic gaps in coverage between Clowne, Bolsover, Hardwick, Shirebrook, South Normanton and Pinxton. The District is also poorly catered for in terms of on-street cycling infrastructure.

**Movement**

3.6.8 According to the 2011 Census, the average distance travelled to work by Bolsover residents was 16.5km in 2011 which represents an increase from 14.4km as at the 2001 Census. Table 3.11 compares the distance travelled to work by the District’s residents in 2001 and 2011 and highlights that the proportion of people travelling less than 10km has decreased whilst the proportion travelling over 10km has increased. The 2011 Census also illustrates that the primary means of travelling to work is by car or van (44.48%) but that a significant proportion of households (23.36%, higher than the regional average of 22.10%) do not have access to a car.

**Table 3.11 Distance Travelled to Work**

<table>
<thead>
<tr>
<th>Distance Travelled to Work</th>
<th>Number of People (2001)</th>
<th>% of People in Employment (2001)</th>
<th>Number of People (2011)</th>
<th>% of People in Employment (2011)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 2 km</td>
<td>5,165</td>
<td>17.54</td>
<td>4,941</td>
<td>14.32</td>
</tr>
<tr>
<td>2 km to less than 5 km</td>
<td>4,158</td>
<td>14.12</td>
<td>4,289</td>
<td>12.43</td>
</tr>
<tr>
<td>5 km to less than 10 km</td>
<td>6,571</td>
<td>22.31</td>
<td>6,957</td>
<td>20.16</td>
</tr>
<tr>
<td>10 km to less than 20 km</td>
<td>6,014</td>
<td>20.42</td>
<td>7,472</td>
<td>21.66</td>
</tr>
<tr>
<td>20 km to less than 30 km</td>
<td>2,085</td>
<td>7.08</td>
<td>2,733</td>
<td>7.92</td>
</tr>
<tr>
<td>30 km to less than 40 km</td>
<td>668</td>
<td>2.27</td>
<td>888</td>
<td>2.57</td>
</tr>
<tr>
<td>40 km to less than 60 km</td>
<td>462</td>
<td>1.57</td>
<td>598</td>
<td>1.73</td>
</tr>
<tr>
<td>60 km and over</td>
<td>894</td>
<td>3.04</td>
<td>1,294</td>
<td>3.75</td>
</tr>
<tr>
<td>Working from home</td>
<td>2,310</td>
<td>7.84</td>
<td>2,855</td>
<td>8.27</td>
</tr>
<tr>
<td>Other</td>
<td>1,124</td>
<td>3.82</td>
<td>2,475</td>
<td>7.17</td>
</tr>
</tbody>
</table>


3.6.9 Commuting flows from the 2011 Census indicate that there is a significant outflow of commuters from the District with the proportion of the District’s workforce working within Bolsover decreasing between 2001 and 2011, from 38.4% to 30.3%. Figure 3.8 shows the workplace destinations of the District’s workforce for 2001 and 2011. In total, 47.6% of residents commuted to neighbouring authority areas in 2011, 28.7% to other areas of Derbyshire, 25.9% to Nottinghamshire and 6.9% Sheffield and Rotherham.
3.6.10 The District also experiences substantial in-commuting which has increased between 2001 and 2011, reflecting the take-up of new jobs by residents of neighbouring districts.

**Accessibility**

3.6.11 In order to facilitate fewer vehicle journeys, the Council has a role to play in promoting development in locations within close proximity to services and facilities. The 2013/2014 Annual Monitoring Report illustrates the level of success in achieving this objective by highlighting the amount of new housing development within close proximity to a range of services. The Annual Monitoring Report highlights that in the monitoring year all new housing built on sites of 10 or more new houses in the District were built within 30 minutes public transport time of a doctor’s surgery, key employment site, primary school, secondary school, and a retail centre. This target has been met every year for the last ten years. Additionally, 100% of these new homes were built within 60 minutes public transport time of a hospital. This target has also been consistently met each year since this target was set.

3.6.12 The percentage of housing developments within 400 metres of a bus stop or railway station remained at 100% as per the 2012/2013 period. However, none of the sites were within 400m of a railway station.

3.6.13 All sites were constructed within 1,500m of a primary school. In addition, there were significant improvements in the percentage of sites built within 2,000m of a secondary school (from 50% in 2012/2013 to 71% in 2013/2014), and sites built within 400m of a primary school (from 25% in 2012/2013 to 71% in 2013/2014).

**Likely Evolution of the Baseline Without the Local Plan**

3.6.14 An increase in population and households in the District will in-turn generate additional transport movements. Based on existing trends, the majority of these movements are likely to be by car with a continuation of (net) out-commuting but also substantial in-commuting. This could result in
increased pressure on the local road network and public transport infrastructure. In this regard, a junction assessment of Junction 29A of the M1 has identified that, at 2026, there may be capacity issues arising from new development in the area. A study of traffic impacts arising from potential Local Plan proposals (to 2026) has also identified that there would be link capacity issues on the local highway network in 2026, on the A6135 (both from the A57 to Eckington and through Eckington) and A618 (Rotherham Road), whilst there would be capacity issues at several junctions.

The Derbyshire Local Transport Plan Three (LTP3) sets the framework for improvements to the transport infrastructure network. The LTP would be expected to help deliver transport improvements and promote transport modes other than the private car. In this regard, the LTP identifies a number of key transport and investment priorities for the period 2011-2026. These include well maintained roads and rights of way, efficient transport network management, improving local accessibility, achieving healthier travel habits, better safety and security and a considered approach to new infrastructure. In this context, it would be expected that some transport improvements would be delivered independently of planning policy.

However, without the Local Plan there would be a significant policy gap with regard to the location of future growth. This gap could result in development being located in areas that are not well served by community facilities and services and jobs thereby leading to an increase in transport movements. Currently, the District experiences high levels of out-commuting which could be reduced through the allocation, in the Local Plan, of accessible employment sites that deliver local employment opportunities. Allied to this, without Local Plan policy coverage, opportunities may be missed to adopt a strategic approach to investment in transport infrastructure that reflects the priorities of the LTP and responds appropriately to the District’s wider objectives in respect of growth and environmental protection and enhancement.

It should be noted that the District could be affected by the proposed High Speed 2 (Phase 2) railway link. However, until a preferred route has been chosen potential impacts are uncertain.

Key Sustainability Issues

- The need to ensure timely investment in transport infrastructure and services.
- The need to address congestion, particularly on and around the M1 Motorway.
- The need to enhance the connectivity of the District’s main settlements.
- The need to encourage alternative modes of transport to the private car.
- The need to ensure that new development is accessible to community facilities and services and jobs so as to reduce the need to travel.
- The need to reduce out-commuting from the District.
- The need to encourage walking and cycling.

3.7 Land Use, Geology and Soil

Land Use

Figure 3.9 illustrates the key land uses in Bolsover District (as at 2005) and highlights that the majority (89%) of the District is classified as green space. Government policy set out in the NPPF encourages the effective use of land by re-using land that has been previously developed. In the monitoring period of 2013/14, 53% of new residential dwellings in the District were built on previously developed (brownfield) land which is below the Council’s target of 60% and is a change

from previous years when the target was consistently met. In terms of employment, only 27% of all new premises (against a target of 60%) were built on brownfield land in the period 2013/14.

![Land Uses](image)

**Figure 3.9 Land Uses**

Source: Nomis Key Figures for Physical Environment - January 2005

### Geology

3.7.2 Outside the urban areas, the geology of Bolsover is characterised by a Magnesian Limestone plateau which stretches from Whitwell in the north to Pleasley in the south and continues east into Nottinghamshire. The soil on the limestone is lighter and easier to cultivate than the heavy clay of the coal measures. This contrast means that today there is more arable land than further west of the District.24

3.7.3 The underlying geology has had a great influence on the character of the District’s settlements and economy, and has created an area of contrasts. The open rural landscape of scattered farms and small villages is punctuated by compact mining settlements, developed around the collieries on the Coal Measures. The western scarp and ridgeline of the Magnesian Limestone plateau provides a dramatic topographical feature, presenting suitably prominent sites for two nationally significant buildings – Hardwick Hall and Bolsover Castle.

3.7.4 Two of the District’s SSSIs are designated for their geological interest, namely Doe Lea Stream Section and Creswell Crags. Doe Lea Stream Section represents an internationally significant section through the Upper Coal Measures of the Carboniferous. Creswell Crags, meanwhile, is a site of national and international importance for Quaternary studies.25

3.7.5 Regionally Important Geological and Geomorphological Sites (RIGS) are the most important places for geology and geomorphology outside statutorily protected land such as SSSI. Whilst not

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benefiting from statutory protection, RIGS are equivalent to Local Wildlife Sites. There are a total of 17 RIGS in the District.

Soils

3.7.6 The Agricultural Land Classification (ALC) system developed by Defra provides a method for assessing the quality of farmland. The system divides the quality of land into five categories, as well as non-agricultural and urban. The ‘best and most versatile land’ is defined by the NPPF as that which falls into Grades 1, 2 and 3a.

3.7.7 A large proportion of Bolsover District is classified as Grade 2 (‘Very Good’) quality agricultural land, particularly along the central spine and to the west. The proportion of land in this grade is greater than in other neighbouring authority areas. To the east of the District land quality is poorer with a mix of Grade 3 (‘Good’) and Grade 4 (‘Poor’) land.

Likely Evolution of the Baseline Without the Local Plan

3.7.8 As set out above, national planning policy encourages the effective use of land by re-using land that has been previously developed and also seeks to protect the best and most versatile agricultural land. However, where councils do not have a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements, the NPPF’s presumption in favour of sustainable development can often outweigh other national and local policy constraints.

3.7.9 Without the Local Plan, national planning policy set out in the NPPF would apply and may help to ensure that new development is focused on brownfield land. However, since the introduction of the NPPF the Council has received a greater number of applications on greenfield sites. Without clear local planning policy relating to the location of future development and the provision of sites to meet local needs, the Council would have less control over where development takes place. This could increase the likelihood of development of greenfield sites and which may, in-turn, result in the loss of the District’s best and most versatile agricultural land.

3.7.10 With regard to the District’s geodiversity, it is noted that the Doe Lea Stream Section and Creswell Crags are in unfavourable but recovering condition and favourable condition respectively. Without the Local Plan, it is expected that this trend would continue given the national protection afforded to SSSIs. However, new development could increase pressure on the District’s other geological assets, the risk of which could be increased without clear Local Plan policy seeking to protect and enhance the District’s geodiversity.

Key Sustainability Issues

- The need to encourage development on previously developed (brownfield) land.
- The need to make best use of existing buildings and infrastructure.
- The need to protect the best and most versatile agricultural land.
- The need to protect and enhance sites designated for their geological interest.

3.8 Water

Water Quality

3.8.1 The District lies on the watershed between the River Trent system (part of the Severn Trent Water area) and the River Don/River Rother system (part of the Yorkshire Water area). There are few major water courses in the District. Central parts of the District are drained by small watercourses, such as the Millwood Brook and its tributary streams that drain Clowne before flowing east and joining the River Poulter. The headwaters of the River Poulter rise near Upper Langwith, and then flow eastwards through Langwith into the main River Poulter, beyond the District boundary.
Further south, the River Meden is the only major river that flows through the limestone area. It flows along the south eastern edge of the District boundary with its tributaries draining a small part of the area around New Houghton.

3.8.2 Small streams drain the western edge of the District, from the base of the limestone. These streams flow westwards towards the River Doe Lea, over the coal measures. The River Doe Lea itself rises to the northeast of Tibshelf and flows north through a valley, parallel to the upper Rother. A confluence near Staveley joins the Hawke Brook tributary from the east and the Pools Brook from the west to the Doe Lea. The Hawke Brook has been designated a priority waterbody under the Water Framework Directive (WFD).

3.8.3 In the Southern tip of the District, the Alfreton Brook flows westerly through South Normanton before joining the River Amber, outside of the District. The River Erewash flows directly along the southern boundary of the local authority area.

3.8.4 Bolsover District lies within the Humber River Basin District and its catchments are covered by the Trent and Don Catchment Flood Risk Management Plans. The Humber River Basin Management Plan (RBMP) (2009) reports that only 18% of surface waters in the Humber river basin currently have ‘Good Ecological Status / Potential’. The RBMP attributes the moderate/poor ecological status in the area to point source discharges (i.e. wastewater treatment works), and diffuse inputs from agriculture and minewater following the closure of collieries in the area.

3.8.5 The Environment Agency has recently completed an exercise to refresh the Mitigation Measures Assessment (MMA) for all Artificial and Heavily Modified Water Bodies. The majority of Bolsover District falls within the Magnesian Limestone Operational Catchment of the Idle and Thorn Management Catchment. Overall waterbody status in the Operational Catchment was assessed as poor in 2013. The main factors affecting the status of waterbodies (for the Management Catchment as a whole) have been cited as agriculture and land management (due to changes in natural flows/levels of water and pollution from rural areas) and water industry operations (principally pollution from waste water).

Water Resources

3.8.6 Severn Trent Water provides public water supply to Bolsover District, which lies within the Strategic Grid and Nottinghamshire water resource zones. Water in the Strategic Grid water resource zone is supplied from a combination of groundwaters and surface waters (including rivers and reservoirs) whilst the Nottinghamshire water resource zone is supplied from local groundwater sources as well as from transfers from the Strategic Grid. The northern edge of the District also borders Yorkshire Water’s supply zone. Sewerage and wastewater treatment services are provided by Severn Trent Water and Yorkshire Water.

3.8.7 The growth in local population is expected to increase demand on water resources, which has the potential to affect water resource availability. The Severn Trent Water Resources Management Plan (2014) highlights that the Strategic Grid and Nottingham water resource zones face some significant supply shortfalls in the long term as a result of the need to reduce abstraction from unsustainable sources including in particular the River Wye and Elan Way reservoir and the potential impacts of climate change. In consequence, new investment is required to provide alternative water supplies.

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Whilst outdated, the Outline Water Cycle Study (2010)\(^{29}\) prepared in support of the development of the Local Plan Strategy concluded that the levels and distribution of development proposed at that time would require upgrades at a number of wastewater treatment works.

### Flood Risk

3.8.9 The NPPF seeks to ensure that flood risk is taken into account at the plan making stage in order to avoid inappropriate development in areas at risk of flooding and to direct development away from areas at highest risk. **Figure 3.10** shows the prevalence of Flood Zones 2 and 3 across the District.

3.8.10 The Chesterfield, Bolsover and North East Derbyshire Strategic Flood Risk Assessment (SFRA) (2009)\(^{30}\) indicates that fluvial flood risk is concentrated in relatively narrow zones along the rivers due to topographical constraints. The River Doe Lea is identified as the watercourse that poses the most flood risk in Bolsover whilst Pinxton is identified as the settlement at greatest flood risk.

3.8.11 Reflecting the extent of flood risk across the local authority area, the Outline Water Cycle Study (2010) concludes that, if assessed properly and mitigated, flood risk should not constrain development in the District.

### Likely Evolution of the Baseline Without the Local Plan

3.8.12 The projected increase in the District’s population will result in increased pressure on water resources which could affect water availability and quality. Measures contained in the Severn Trent Water Water Resources Management Plan would be expected to help ensure that future demands in this regard are met although opportunities may be lost to enhance the water efficiency of new development without a local policy-based approach.

3.8.13 The Outline Water Cycle Study (2010) indicated that wastewater treatment is a significant constraint to development in the District. In consequence, a failure to plan strategically for new development and ensure the timely investment in infrastructure could place pressure on existing treatment facilities resulting in adverse water quality and wider environmental effects.

3.8.14 Given the relatively limited extent of flood risk across the District, and taking into account national planning policy set out in the NPPF, it is not expected that the baseline with regard to flood risk would change significantly without the Local Plan (although flood risk may increase as a result of climate change). Notwithstanding, local planning policy would help to ensure that new development is located away from flood risk areas and could help to ensure that any investment in flood defence infrastructure required to accommodate development is identified and delivered in a timely manner.

### Key Sustainability Issues

- The need to protect and enhance the quality of the District’s water sources.
- The need to promote the efficient use of water resources.
- The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development.
- The need to locate new development away from areas of flood risk, taking into account the effects of climate change.

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Figure 3.10 Areas of Flood Risk
3.9 Air Quality

3.9.1 Legislative frameworks and guidance in relation to air quality have been established at both the European and UK level. Policies aim to reduce exposure to specific pollutants by reducing emissions and setting targets for air quality. Policies are driven by the aims of the EU Air Quality Directive (2008/50/EC)\textsuperscript{31}. The key objective is to help minimise the negative impacts on human health and the environment. The Directive sets guidance for member states for the effective implementation of air quality targets.

3.9.2 The UK’s National Air Quality Strategy\textsuperscript{32} sets health based standards for eight key pollutants and objectives for achieving them. This is to ensure a level of ambient air quality in public places that is safe for human health and quality of life. It also recognises that specific action at the local level may be needed depending on the scale and nature of the air quality problem.

3.9.3 Local authorities have a duty to undertake a full review and assessment of air quality in accordance with the National Air Quality Strategy. Where there is a likelihood of a national air quality objective being exceeded, the council must declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place in pursuit of the objectives. There are three AQMAs in Bolsover District (Carter Lane East, South Normanton, Chesterfield Road, Barlborough & Orchard Close, Barlborough), all of which have been declared due to an exceedence of the annual air quality objective for nitrogen dioxide arising from traffic, principally around the M1 Motorway and its junctions.

3.9.4 The Council’s 2013 Air Quality Progress Report\textsuperscript{33} sets out the following conclusions:

- the monitoring results for 2012 show in general levels of nitrogen dioxide are similar to those in 2011 at all sites across the District;
- there has been little change since the 2012 Progress Report in terms of the implementation of the Air Quality Action Plan;
- monitoring at the Carter Lane East, South Normanton AQMA shows that the annual mean air quality objective for nitrogen dioxide continues to be exceeded, albeit marginally;
- monitoring at the two Barlborough AQMAs shows that the annual mean air quality objective for nitrogen dioxide are sufficiently below the air quality objective to warrant revocation of the AQMAs;
- progress with the Environmental Assessment for the M1 Managed Motorways scheme is awaited from Highways England.

Likely Evolution of the Baseline Without the Local Plan

3.9.5 Three AQMAs currently exist for the pollutant nitrogen dioxide. Monitoring using diffusion tubes will continue within the AQMA at South Normanton. Whilst levels within the two AQMAs at Barlborough are sufficiently below the air quality objective to warrant revocation of the AQMAs, monitoring will continue in order to assess the air quality impact of the proposed M1 Managed Motorways Scheme on the AQMAs following the publication of the Environmental Assessment.


3.9.6 Improvements to air quality do not solely rely on planning policy as other changes can be made. The whole of Bolsover District is designated as a smoke control area, for example. However, an increase in population and households in the District will in-turn generate additional transport movements and associated emissions to air. As highlighted in Section 3.6, without the Local Plan there would be a significant policy gap with regard to the location of future growth and which could result in development being located in areas that are not well served by community facilities and services and jobs thereby increasing traffic movements. Currently, the District experiences high levels of out-commuting which could be reduced through the allocation, in the Local Plan, of accessible employment sites that deliver local employment opportunities.

Key Sustainability Issues

- The need to minimise the emissions of pollutants to air.
- The need to improve air quality, particularly in the District’s AQMAs.

3.10 Climate Change

3.10.1 Rising global temperatures will bring changes in weather patterns, rising sea levels and increased frequency and intensity of extreme weather. The effects of climate change will be experienced internationally, nationally and locally with certain regions being particularly vulnerable.

3.10.2 Carbon dioxide (CO₂) is identified as being the most important of the greenhouse gases which are being produced by human activity and contributing to climate change. According to the Intergovernmental Panel on Climate Change (IPCC), stabilising CO₂ concentrations at 450 parts per million (ppm) (that is 85 ppm above 2007 levels and 170 ppm above pre-industrial levels) in the long term would require the reduction of emissions worldwide to below 1990 levels within a few decades.

3.10.3 The policy and legislative context in relation to climate change has been established at the international level (Kyoto Agreement) and has been transposed into European, national and local legislation, strategies and policies. Reducing CO₂ emissions in the atmosphere is a national target to reduce climatic impact. This is driven by the Climate Change Act (2008), which sets a legally binding target of at least a 34% reduction in UK emissions by 2020 and at least an 80% reduction by 2050 against a 1990 baseline.

3.10.4 Table 3.12 shows Bolsover’s per capita CO₂ emissions for the period 2008 to 2012. The District’s emissions have fluctuated over this period (reflecting in part the economic recession) but have consistently been higher than national (UK), regional and County averages. In 2012 (the latest reporting period), per capita emissions stood at 14.1 tonnes CO₂ per person compared to 7.1 tonnes nationally, 7.8 tonnes regionally and 10.8 tonnes at the County level.

Table 3.12 CO₂ Emissions Per Capita 2008-2012 (tonnes CO₂ per person)

<table>
<thead>
<tr>
<th>Year</th>
<th>Bolsover</th>
<th>Derbyshire</th>
<th>East Midlands</th>
<th>UK</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>15.8</td>
<td>11.9</td>
<td>8.8</td>
<td>8.1</td>
</tr>
<tr>
<td>2009</td>
<td>12.8</td>
<td>10.6</td>
<td>7.9</td>
<td>7.3</td>
</tr>
<tr>
<td>2010</td>
<td>14.6</td>
<td>11.2</td>
<td>8.3</td>
<td>7.5</td>
</tr>
<tr>
<td>2011</td>
<td>13.8</td>
<td>10.7</td>
<td>7.6</td>
<td>6.8</td>
</tr>
<tr>
<td>2012</td>
<td>14.1</td>
<td>10.8</td>
<td>7.8</td>
<td>7.1</td>
</tr>
</tbody>
</table>

Source: Department for Energy and Climate Change (2014) *UK local authority and regional carbon dioxide emissions national statistics.*
3.10.5 As Table 3.13 highlights, the main source of CO$_2$ emissions in the District is from industry with 6.6 tonnes per person generated in this sector in 2012. This broadly reflects trends for the County albeit emissions associated with road transport in the County are significant lower at 2.5 CO$_2$ tonnes per person which perhaps reflects the extent of commuting in the District and the proximity of the M1.

Table 3.13 Per Capita CO$_2$ Emissions by Source 2008-2012 (tonnes CO$_2$ per person)

<table>
<thead>
<tr>
<th></th>
<th>Industry and Commercial</th>
<th>Domestic</th>
<th>Road Transport</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>7.9</td>
<td>3.1</td>
<td>4.7</td>
<td>15.8</td>
</tr>
<tr>
<td>2009</td>
<td>5.4</td>
<td>2.9</td>
<td>4.5</td>
<td>12.8</td>
</tr>
<tr>
<td>2010</td>
<td>6.9</td>
<td>3.1</td>
<td>4.6</td>
<td>14.6</td>
</tr>
<tr>
<td>2011</td>
<td>6.4</td>
<td>2.8</td>
<td>4.5</td>
<td>13.8</td>
</tr>
<tr>
<td>2012</td>
<td>6.6</td>
<td>2.9</td>
<td>4.5</td>
<td>14.1</td>
</tr>
</tbody>
</table>

Source: Department for Energy and Climate Change (2014) UK local authority and regional carbon dioxide emissions national statistics.

3.10.6 The prudent use of fossil fuels and reducing levels of energy consumption will help to achieve lower CO$_2$ emissions. Between 2008 and 2012, domestic energy consumption of electricity in the District remained fairly static whilst regional and national averages indicate a reduction in electricity consumption over the same period (see Figure 3.11). Gas consumption, meanwhile, has reduced from 514 GWh in 2008 to 446.9 GWh in 2012, similar to national and regional trends.

Figure 3.11 Domestic Energy Consumption, left; Electricity, right; Gas

Source: Department for Energy and Climate Change (2014) Sub-national total final energy consumption in the United Kingdom.

3.10.7 Levels of commercial and industrial energy consumption are shown in Figure 3.12 for the period 2008 to 2012. As with domestic energy consumption, trends indicate that the District’s commercial and industrial energy consumption has remained fairly static whilst regional and national consumption has decreased.
3.10.8 Measures to prevent or minimise the adverse effects of climate change include: efficient use of scarce water resources; adapting building codes to future climate conditions and extreme weather events; building flood defences and raising the levels of dykes; more climate resilient crop selection e.g. drought-tolerant species; and the provision of green infrastructure (which can support flood alleviation and urban cooling). The UK Government considers the development of a low carbon economy combined with a greater proportion of energy generated by renewable means as essential. The UK Low Carbon Transition Plan 2009 sets out a number of key steps which need to be taken in order to reach the UK’s low carbon objectives. These include an intention to produce 30% of the UK’s electricity by renewable means by 2020.

3.10.9 As at 2013, the East Midlands region generated 2,435 GWh of electricity from renewable sources compared to an average of 3,602 GWh across all of the English regions. However, this represents an increase of 2,002 GWh since 2003, a growth rate greater than the national average.

3.10.10 The Renewable Energy and Low Carbon Study for Bolsover (2009) highlights that Bolsover has limited renewable energy generation with (as at 2009) no major renewable energy capacity in the District. The Study makes a number of recommendations to deliver the low and zero carbon aspirations for the District, as follows:

- A spatial correlation of key power resources.
- The establishment of policy that sets requirements for carbon savings.
- To support compliance and to encourage approaches that maximise the long term opportunities for deploying low and zero carbon energy options.
- To facilitate the development of shared infrastructure and renewable energy supply chains.
- To manage ‘undue burden’ on developers.
- To facilitate the delivery of ‘off-site’ mechanism to support the achievement of the zero carbon standards.
- To develop effective monitoring and compliance processes.

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To develop non-planning delivery mechanisms to deliver renewable energy targets for the district.

**Likely Evolution of the Baseline Without the Local Plan**

3.10.11 In June 2009 the findings of research on the probable effects of climate change in the UK was released by the UK Climate Change Projections team under Defra. This team provides climate information for the UK up to the end of this century and projections of future changes to the climate are given, based on simulations from climate models. Projections are broken down to a regional level across the UK and illustrate the potential range of changes and the level of confidence in each prediction.

3.10.12 The predicted effects of climate change for the East Midlands region by 2050 (under a medium emissions scenario) are set out in Table 3.14.

### Table 3.14 East Midlands Climate Predictions (medium emissions scenario)

<table>
<thead>
<tr>
<th>Climate Record</th>
<th>Estimate of Increase/Decrease</th>
<th>Most Likely Range</th>
<th>Range of Uncertainty</th>
</tr>
</thead>
<tbody>
<tr>
<td>Winter mean temperature</td>
<td>2.2 °C</td>
<td>1.1°C to 3.4°C</td>
<td>0.9°C to 3.8°C</td>
</tr>
<tr>
<td>Summer mean temperature</td>
<td>2.5°C</td>
<td>1.2°C to 4.2°C</td>
<td>1.1°C to 4.7°C</td>
</tr>
<tr>
<td>Summer mean daily maximum temp</td>
<td>3.3°C</td>
<td>1.3°C to 5.9°C</td>
<td>1.1°C to 6.6°C</td>
</tr>
<tr>
<td>Summer mean daily minimum temp</td>
<td>2.7°C</td>
<td>1.2°C to 4.6°C</td>
<td>1.1°C to 5.2°C</td>
</tr>
<tr>
<td>Annual mean precipitation</td>
<td>0%</td>
<td>-5% to 6%</td>
<td>-6% to 6%</td>
</tr>
<tr>
<td>Winter mean precipitation</td>
<td>14%</td>
<td>2% to 29%</td>
<td>1% to 33%</td>
</tr>
<tr>
<td>Summer mean precipitation</td>
<td>-16%</td>
<td>-36% to 6%</td>
<td>-38% to 13%</td>
</tr>
</tbody>
</table>

Source: Defra (2009)

3.10.13 Climate change is occurring and will continue regardless of local policy intervention. However, without the Local Plan opportunities to ensure that new development is located and designed to adapt to the effects of climate change may not be realised and which could result in damage to properties, infrastructure and stress on emergency services. This would also have an effect on biodiversity, which could lead to ecosystems changes.

3.10.14 The Renewable Energy and Low Carbon Study (2009) makes clear that measures are needed to reduce the District’s emissions, particularly as future growth will generate additional emissions. However, as highlighted in Section 3.6, without the Local Plan there would be a significant policy gap with regard to the location of future growth and which could result in development being located in areas that are not well served by community facilities and services and jobs thereby

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increasing traffic movements and associated emissions of CO$_2$. Further, opportunities may not be realised to promote high quality, energy efficient design (although it is recognised that changes to the Building Regulations will deliver higher design standards in this regard).

The Renewable Energy and Low Carbon Study (2009) identifies the potential for renewable schemes to deliver approximately 30% of the District’s estimated electricity demand by 2026. However, this will require a step change in renewable energy provision and without strong local policy support, there is a risk that this potential may not be realised.

**Key Sustainability Issues**

- The need to ensure that new development is adaptable to the effects of climate change.
- The need to mitigate climate change including through increased renewable energy provision.

### 3.11 Material Assets

#### Waste

Derbyshire County Council and Derby City Council are working together to replace the Derby and Derbyshire Waste Local Plan that was adopted in March 2005. As part of the preparation of the new Waste Plan, a statistical background paper$^{37}$ has been prepared and which sets out the baseline with respect to waste management in the plan area. This document estimates that, for the 2009/10 period, the plan area generated:

- 471,487 tonnes of municipal waste;
- 1,072,186 tonnes of commercial and industrial waste;
- 2,931,306 tonnes of construction and demolition waste;
- 126,280 tonnes of hazardous waste; and
- 144,415 tonnes of agricultural waste.

Local authority collected waste statistics for Derbyshire$^{38}$ indicate that a total of 386,282 tonnes of waste was collected in 2013/14 of which 46.59% was recycled / composted, 18.71% recovered and 34.42% sent to landfill. In terms of Bolsover District, a total of 33,502 tonnes of municipal waste was generated in 2013/14 of which 12,882 tonnes (38.45%) was sent for recycling/composting/reuse.

#### Minerals

Government policy promotes the general conservation of minerals whilst at the same time ensuring an adequate supply is available to meet needs. Mineral resources are not distributed evenly across the country and some areas are able to provide greater amounts of certain minerals than they actually use.

Derbyshire is an important national source of limestone, sandstone, sand and gravel, coal and vein minerals. The principal mineral resource produced in Bolsover District is Permian Limestone.

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$^{37}$ Derbyshire County Council and Derby City Council (2013) *Joint Waste Plan: Towards a Statistical Basis for the Waste Plan.*

Limestone is used for construction and industrial purposes and a significant proportion is exported to neighbouring areas such as Greater Manchester and Cheshire.

3.11.5 A Local Aggregates Assessment has been produced to inform the preparation of the new Minerals Local Plan which is being prepared jointly by Derbyshire County Council and Derby City Council and which will replace the existing Minerals Local Plan (adopted in 2000 and amended in 2002). This Assessment sets out the current and future situation in Derbyshire, Derby and the Peak District National Park with regard to all aspects of aggregate supply, in particular, setting out the amount of land won aggregate that the area will need to provide in the coming years.

3.11.6 The Assessment highlights that production of sand and gravel has averaged 1.09 million tonnes between 2014 and 2013. The figures indicate a predominantly downward trend with a slight recovery in 2010 and 2011. This pattern mirrors that of the whole East Midlands region. The production of sand and gravel in 2013 was estimated to be 0.82 million tonnes (an increase on the previous year).

3.11.7 The average annual sales of crushed rock figure for the 10 year period 2004 to 2013 is 10.06 million tonnes. For the most recent three years, production of crushed rock in Derbyshire and the Peak District has averaged 8.05 million tonnes.

3.11.8 The Derby and Derbyshire Minerals Local Plan (2000) allocates land for sand and gravel extraction at Attenborough Pit, Elvaston Quarry, Shardlow Pit, Egginton Pit and Hemington Quarry. Land at Whitwell Quarry is allocated for the extraction of limestone.

Likely Evolution of the Baseline Without the Local Plan

3.11.9 Waste generation in the District is expected to increase, commensurate with population growth. This could place pressure on existing waste management facilities, although it is envisaged that recycling/reuse rates would also continue to increase. The Waste Plan statistical paper estimates that, over the period of the Waste Plan, approximately 131,000,000 tonnes of controlled waste is forecast to arise. The biggest proportion of this is Constructional and Demolition (C&D) waste (49%) followed by Commercial and Industrial (C&I) and agricultural wastes that make up (41%) when combined. Local authority collected municipal waste makes up a relatively small 8% of the overall stream.

3.11.10 New development (both within the District and nationally) may also place pressure on local mineral assets to support construction. In this regard, the Local Aggregates Assessment identifies that Derbyshire will be required to provide 18.53 million tonnes of sand and gravel and 171 million tonnes of aggregate grade crushed rock between 2014 and 2030.

3.11.11 Despite the projections outlined above, planning for waste and minerals is a County function and in consequence, the baseline would not be expected to change significantly without the Local Plan. However, policies in the Local Plan could support the objectives of the emerging Waste and Minerals Plans including by, for example, promoting the provision of on-site recycling facilities and the sustainable use of materials in new development.

Key Sustainability Issues

- The need to minimise waste arisings and encourage reuse and recycling.
- The need to promote the efficient use of mineral resources.
- The need to ensure the protection of the District’s mineral resources from inappropriate development.

---

3.12 Cultural Heritage

3.12.1 Bolsover District has been a settlement site throughout history and has traces of the Bronze Age, Mesolithic activity and Roman activity. In a national context, the District has three noteworthy sites of cultural heritage importance; Bolsover Castle which was built in the 11th Century by William Peveril and which led to the development of the medieval market town which makes up Bolsover today; Creswell Crags which is home to Britain’s only known Palaeolithic cave art and which is now on the tentative List for World Heritage Sites; and Hardwick Hall, an architecturally significant Elizabethan country house built between 1590 and 1597.

3.12.2 The cultural heritage of the District has since been split between the north and south. The development of the northern half of the District was reflected by the large scale deep mining operation in the late 19th century and the surrounding purpose-built settlements. The southern half of the District was mined from the 14th century onward due to the shallow coal reserves in this area and this is shown by the early origin, small villages in the area.

3.12.3 The extent and importance of the Districts’ cultural heritage is highlighted by the 194 listings covering 395 buildings. Of these listings, there are seven Grade I listed buildings, 25 Grade II* listed buildings and 360 Grade II listed buildings. There are also 27 conservation areas covering an area of 1,367.95 ha.

3.12.4 A total of 15 scheduled monuments are located within the District and which are concentrated in two distinct groups; one around Bolsover town and the other around the limestone gorges. There are also four Registered Parks and Gardens. These are:

- Barlborough Hall;
- Welbeck Abbey;
- Hardwick Hall; and
- Bolsover Castle.

3.12.5 The distribution of the District’s designated cultural heritage assets is shown in Figure 3.13.

3.12.6 In addition to the District’s designated cultural heritage assets, non-designated assets also contribute significantly to the character of the District’s landscapes and townscapes and are an important cultural heritage resource.

3.12.7 Within the District, there are currently four buildings and two conservation areas on the Historic England ‘At Risk’ register. These are as follows:

- Church of St Mary, High Street, Old Bolsover;
- Church of St Michael, Church Street, South Normanton;
- Four watch houses (conduit houses), Old Bolsover;
- Engine house, chimney and headstocks to the former Pleasley Colliery, Chesterfield Road, Pleasley;

---


Bolsover Conservation Area; and

Clowne Conservation Area.

The Council has identified 36 historic buildings at risk in the District and the County Council 44 (although these designations overlap with one another).

**Likely Evolution of the Baseline without the Local Plan**

Bolsover’s cultural heritage is a key feature of the District. Whilst it is reasonable to assume that the majority of Bolsover’s designated heritage assets would be protected without the Local Plan (since works to them invariably require consent), elements which contribute to their significance could be harmed through inappropriate development in their vicinity. Opportunities to enhance assets may also be missed. Further, other non-designated elements which contribute to the character of the District could be harmed without a clear policy framework. Notwithstanding, it is recognised that national planning policy set out in the NPPF and the Council’s Historic Environment SPD (produced to provide guidance on the protection of the District’s cultural heritage) and other guidance (including, for example, the Heritage at Risk Strategy and Historic Environment Scheme) would together provide some level of protection in this regard.

**Key Sustainability Issues**

- The need to protect and enhance the District’s cultural heritage assets and their settings.
- The need to avoid harm to designated heritage assets.
- The need to recognise the value of non-designated heritage assets and protect these where possible.
- The need to tackle heritage at risk.
- The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.
Figure 3.13  Designated Cultural Heritage Assets
3.13 Landscape

3.13.1 The landscape of Bolsover District is varied and is heavily influenced by its underlying geology. The District comprises the following two National Landscape Character Areas (NCA)\(^42\):

- Nottinghamshire, Derbyshire and Yorkshire Coalfield; and
- Southern Magnesian Limestone.

3.13.2 The north of the District falls within the Southern Magnesian Limestone NCA whilst the south is within the Nottinghamshire, Derbyshire and Yorkshire Coalfield NCA. The ‘Landscape Character of Derbyshire’, produced by Derbyshire County Council\(^43\) provides further information and assessment of the NCAs, subdividing the District into seven Landscape Character Types (LCT) of the two NCAs.

3.13.3 The Nottinghamshire, Derbyshire and Yorkshire Coalfield NCA is characterised as a large area which embraces major industrial towns and cities as well as villages and wider tracts of countryside. The landscape of the area is underpinned by generally low hills with broad valleys. This designation is split into five local LCTs: Coalfield Village Farmlands; Estate Farmlands; Wooded Farmlands; Coalfield Estatelands; and Riverside Meadows.

3.13.4 The Southern Magnesian Limestone classification is typified by gently rolling, agricultural landscapes, characterised by large scale open farmland, estate woodlands and limestone villages. This designation comprises two local LCTs: Limestone Farmlands and Limestone Gorges.

3.13.5 There are no national landscape designations affecting the District although a small proportion of the North East Derbyshire/Sheffield Green Belt extends into the north east of the District (see Figure 3.14).

Likely Evolution of the Baseline without the Local Plan

3.13.6 New development is likely to place pressure on the District’s landscape. Whilst national planning policy set out in the NPPF and guidance contained in the Council’s Successful Places SPD would continue to offer some protection and guidance, without local policy provision there is the potential that development could be inappropriately sited and designed. This could adversely affect the landscape character of the District. Further, opportunities may not be realised to enhance landscape character through, for example, the provision of green infrastructure or the adoption of high quality design standards which reflects local character.

Key Sustainability Issues

- The need to conserve and enhance the District’s landscape character.
- The need to promote high quality design that respects local character.

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Figure 3.14 North East Derbyshire/Sheffield Green Belt
### 3.14 Key Sustainability Issues

From the analysis of the baseline presented in the preceding sections, a number of key sustainability issues affecting the District have been identified. These issues are summarised in Table 3.15.

#### Table 3.15 Key Sustainability Issues

<table>
<thead>
<tr>
<th>Topic</th>
<th>Key Sustainability Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biodiversity and Green</td>
<td>• The need to conserve and enhance biodiversity including sites designated for their nature conservation value.</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>• The need to maintain, restore and expand the District's priority habitats.</td>
</tr>
<tr>
<td></td>
<td>• The need to prevent the spread of invasive species and adapt ecological communities to climate change.</td>
</tr>
<tr>
<td></td>
<td>• The need to safeguard existing green infrastructure assets.</td>
</tr>
<tr>
<td></td>
<td>• The need to enhance the green infrastructure network, addressing deficiencies and gaps including in South Normanton and Pinxton, improving accessibility and encouraging multiple uses where appropriate.</td>
</tr>
<tr>
<td>Population and Community</td>
<td>• The need to enable housing growth and plan for a mix of accommodation to suit all household types.</td>
</tr>
<tr>
<td></td>
<td>• The need to make best use of and improve the quality of the existing housing stock.</td>
</tr>
<tr>
<td></td>
<td>• The need to promote lifetime homes.</td>
</tr>
<tr>
<td></td>
<td>• The need to support the growth of the District's existing employers.</td>
</tr>
<tr>
<td></td>
<td>• The need to bring forward key employment sites, achieve economic growth and diversify the local economy in a sustainable manner that protects the environment whilst allowing social and economic progress that recognises the needs of all people.</td>
</tr>
<tr>
<td></td>
<td>• The need to support the delivery of the Sheffield City Region and the D2N2 Local Enterprise Partnership Strategic Economic Plans.</td>
</tr>
<tr>
<td></td>
<td>• The need to increase local employment opportunities in order to reduce the gap between the number of households in the Districts' settlements and the availability of local jobs.</td>
</tr>
<tr>
<td></td>
<td>• The need to support the provision of employment opportunities for people with disabilities.</td>
</tr>
<tr>
<td></td>
<td>• The need to tackle deprivation, particularly in those areas that are most deprived.</td>
</tr>
<tr>
<td></td>
<td>• The need to raise educational attainment and skills in the local labour force.</td>
</tr>
<tr>
<td></td>
<td>• The need to support the provision of educational facilities for people with special educational needs.</td>
</tr>
<tr>
<td></td>
<td>• The need to maintain and enhance the vitality of the District's town centres and larger villages.</td>
</tr>
<tr>
<td></td>
<td>• The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development.</td>
</tr>
<tr>
<td></td>
<td>• The need to support and grow tourism.</td>
</tr>
<tr>
<td></td>
<td>• The need to promote high quality, inclusive design that meets the needs of all members of the community.</td>
</tr>
<tr>
<td>Health and Wellbeing</td>
<td>• The need to protect the health and wellbeing of the District's population.</td>
</tr>
<tr>
<td></td>
<td>• The need to promote healthy lifestyles and in particular address obesity and levels of physical activity.</td>
</tr>
<tr>
<td>Topic</td>
<td>Key Sustainability Issues</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| **Transport and Accessibility** | - The need to ensure timely investment in transport infrastructure and services.  
- The need to address congestion, particularly on and around the M1 Motorway.  
- The need to enhance the connectivity of the District’s main settlements.  
- The need to encourage alternative modes of transport to the private car.  
- The need to ensure that new development is accessible to community facilities and services and jobs so as to reduce the need to travel.  
- The need to reduce out-commuting from the District.  
- The need to encourage walking and cycling. |
| **Land Use, Geology and Soil** | - The need to encourage development on previously developed (brownfield) land.  
- The need to make best use of existing buildings and infrastructure.  
- The need to protect the best and most versatile agricultural land.  
- The need to protect and enhance sites designated for their geological interest. |
| **Water**                     | - The need to protect and enhance the quality of the District’s water sources.  
- The need to promote the efficient use of water resources.  
- The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development.  
- The need to locate new development away from areas of flood risk, taking into account the effects of climate change. |
| **Air Quality**               | - The need to minimise the emissions of pollutants to air.  
- The need to improve air quality, particularly in the District’s AQMAs. |
| **Climate Change**            | - The need to ensure that new development is adaptable to the effects of climate change.  
- The need to mitigate climate change including through increased renewable energy provision. |
| **Material Assets**           | - The need to minimise waste arisings and encourage reuse and recycling.  
- The need to promote the efficient use of mineral resources.  
- The need to ensure the protection of the District’s mineral resources from inappropriate development.  
- The need to promote resource efficiency through sustainable design and construction techniques to minimise resource depletion and waste creation. |
| **Cultural Heritage**         | - The need to protect and enhance the District’s cultural heritage assets and their settings.  
- The need to avoid harm to designated heritage assets. |
### Key Sustainability Issues

<table>
<thead>
<tr>
<th>Topic</th>
<th>Key Sustainability Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• The need to recognise the value of non-designated heritage assets and protect these where possible.</td>
</tr>
<tr>
<td></td>
<td>• The need to tackle heritage at risk.</td>
</tr>
<tr>
<td></td>
<td>• The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.</td>
</tr>
<tr>
<td>Landscape</td>
<td>• The need to conserve and enhance the District’s landscape character.</td>
</tr>
<tr>
<td></td>
<td>• The need to promote high quality design that respects local character.</td>
</tr>
</tbody>
</table>
4. SA Approach

4.1 Introduction

4.1.1 This section describes the approach to the SA. In particular, it sets out the appraisal framework (the SA Framework) and how this has been used to appraise the key components of the Strategic Options consultation document.

4.2 SA Framework

4.2.1 The SA Framework comprises sustainability objectives and guide questions to inform the appraisal. Establishing appropriate SA objectives and guide questions is central to appraising the sustainability effects of the Local Plan for Bolsover District. Broadly, the SA objectives define the long term aspirations for the District with regard to social, economic and environmental considerations and it is against these objectives that the performance of the Strategic Options consultation document has been appraised.

4.2.2 Table 4.1 presents the SA Framework including SA objectives and associated guide questions. The SA objectives and guide questions reflect the analysis of the key objectives and policies arising from the review of plans and programmes (Section 2), the key sustainability issues identified through the analysis of the District’s socio-economic and environmental baseline conditions (Section 3) and comments received during consultation on the Scoping Report (see Appendix A). The SEA Directive topic(s) to which each of the SA objectives relates is included in the third column.

Table 4.1 SA Framework

<table>
<thead>
<tr>
<th>SA Objective</th>
<th>Guide Questions</th>
<th>SEA Directive Topic(s)</th>
</tr>
</thead>
</table>
| 1. To conserve and enhance biodiversity and geodiversity and promote improvements to the District’s green infrastructure network. | • Will it conserve and enhance international and national designated nature conservation sites (Special Areas of Conservation, Special Protection Areas, Ramsars and Sites of Special Scientific Interest)?  
• Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites, Ancient Woodland and Regionally Important Geological Sites?  
• Will it conserve and enhance the District’s priority species and habitats of local significance?  
• Will it increase or maintain the extent of the District’s ecological habitats and/or enhance their quality?  
• Will it prevent or minimise invasive species and support the adaptation of habitats to climate change?  
• Will it enhance ecological connectivity and maintain and improve the District’s green infrastructure network?  
• Will it provide opportunities for people to access the natural environment? | Biodiversity, Fauna and Flora, Human Health |
| 2. To ensure that the District’s housing needs are met. | • Will it provide a range of housing types to meet current and emerging need for market and affordable housing?  
• Will it promote improvements to the District’s existing housing stock?  
• Will it help to ensure the provision of good quality, well designed homes? | Population |
<table>
<thead>
<tr>
<th>SA Objective</th>
<th>Guide Questions</th>
</tr>
</thead>
</table>
| 3. To promote a strong economy which offers high quality local employment opportunities. | • Will it provide a supply of good quality employment land to meet the needs of the District’s existing businesses and attract inward investment?  
• Will it help to diversify the local economy?  
• Will it provide good quality, well paid employment opportunities that meet the needs of local people including those with disabilities?  
• Will it improve the physical accessibility of jobs?  
• Will it promote tourism?  
• Will it support rural diversification?  
• Will it promote a low carbon economy?  
• Will it reduce out-commuting? |
| 4. To improve educational attainment and skills. | • Will it increase access to schools and colleges including for those with disabilities?  
• Will it improve access to training to raise employment potential?  
• Will it promote investment in the District’s educational establishments? |
| 5. To promote regeneration, tackle deprivation and ensure accessibility for all. | • Will it maintain and enhance community facilities and services?  
• Will it enhance accessibility to key community facilities and services?  
• Will it protect and enhance the vitality and viability of the District’s towns and villages?  
• Will it tackle deprivation in the District's most deprived areas and reduce inequalities in access to education, employment and services?  
• Will it contribution to regeneration initiatives?  
• Will it foster social cohesion? |
| 6. To improve the health and wellbeing of the District’s population. | • Will it avoid locating development where environmental circumstances could negatively impact on people’s health?  
• Will it minimise noise pollution and protect living and working environments from excessive noise?  
• Will it maintain and improve access to open space, leisure and recreational facilities?  
• Will it promote healthier lifestyles?  
• Will it meet the needs of the District's ageing population?  
• Will it support those with disabilities?  
• Will it improve access to healthcare facilities and services?  
• Will it promote community safety?  
• Will it reduce actual levels of crime and anti-social behaviour?  
• Will it reduce the fear of crime?  
• Will it promote design that discourages crime? |
<table>
<thead>
<tr>
<th>SA Objective</th>
<th>Guide Questions</th>
<th>Population</th>
<th>Human Health</th>
<th>Air</th>
</tr>
</thead>
</table>
| 7. To reduce the need to travel and deliver a sustainable, integrated transport network. | • Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities?  
• Will it reduce out-commuting?  
• Will it encourage a shift to more sustainable modes of transport?  
• Will it encourage walking, cycling and the use of public transport?  
• Will it enhance movement and accessibility for those that have mobility difficulties?  
• Will it help to reduce traffic congestion and improve road safety?  
• Will it deliver investment in the District’s transportation infrastructure?  
• Will it help to maintain a transport network that minimises the impact of transport on the environment and public health?  
• Will it reduce the level of freight movement by road? | Soil | Material Assets | Water |
| 8. To encourage the efficient use of land.                                   | • Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land?  
• Will it avoid the loss of agricultural land including best and most versatile land?  
• Will it reduce the amount of derelict, degraded and underused land in the District?  
• Will it encourage the reuse of existing buildings and infrastructure?  
• Will it prevent land contamination and facilitate remediation of contaminated sites? |  |  |  |
| 9. To conserve and enhance water quality and resources.                     | • Will it reduce water pollution and improve ground and surface water quality across the District?  
• Will it reduce water consumption and encourage water efficiency?  
• Will it ensure that new water management infrastructure is delivered in a timely manner to support new development? |  | Water |  |
| 10. To minimise flood risk and reduce the impact of flooding to people and property in the District, taking into account the effects of climate change. | • Will it help to minimise the risk of flooding to existing and new developments/infrastructure?  
• Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems?  
• Will it discourage inappropriate development in areas at risk from flooding?  
• Will it ensure that new development does not give rise to flood risk elsewhere?  
• Will it deliver sustainable urban drainage systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? |  | Climatic Factors | Water |
| 11. To improve air quality.                                                  | • Will it maintain and improve air quality?  
• Will it address air quality issues in the District’s Air Quality Management Areas and prevent new designations? |  | Air | Human Health |
<table>
<thead>
<tr>
<th>SA Objective</th>
<th>Guide Questions</th>
</tr>
</thead>
</table>
| 12. To minimise greenhouse gases and deliver a managed response to the effects of climate change. | • Will it avoid locating development in areas of existing poor air quality?  
• Will it minimise emissions to air from new development? |
| 13. To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover). | • Will it minimise energy use and reduce or mitigate greenhouse gas emissions?  
• Will it plan or implement adaptation measures for the likely effects of climate change?  
• Will it support the delivery of renewable and low carbon energy in the District and reduce dependency on non-renewable sources?  
• Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?  
• Will it increase woodland and tree cover to help mitigate and adapt to climate change? |
| 14. To conserve and enhance the District's historic environment, cultural heritage, character and setting. | • Will it encourage the use of sustainable, local materials?  
• Will it avoid sterilisation of mineral reserves?  
• Will it promote the efficient use of minerals?  
• Will it reduce waste arisings?  
• Will it increase the reuse and recycling of waste?  
• Will it support investment in waste management facilities to meet local needs? |
| 15. To conserve and enhance the District's landscape character and townscapes. | • Will it conserve and enhance the District's landscape character and townscapes?  
• Will it promote high quality design in context with its urban and rural landscape?  
• Will it prevent the coalescence of the District's towns and villages?  
• Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? |
4.2.3 Table 4.2 shows the extent to which the SA objectives encompass the range of issues identified in the SEA Directive.

Table 4.2  Coverage of the SEA Directive Topics by the SA Objectives

<table>
<thead>
<tr>
<th>SEA Directive Topic</th>
<th>SA Objective(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biodiversity</td>
<td>1</td>
</tr>
<tr>
<td>Population *</td>
<td>2, 3, 4, 5, 6, 7</td>
</tr>
<tr>
<td>Human Health</td>
<td>1, 5, 6, 7, 11</td>
</tr>
<tr>
<td>Fauna</td>
<td>1</td>
</tr>
<tr>
<td>Flora</td>
<td>1</td>
</tr>
<tr>
<td>Soil</td>
<td>8</td>
</tr>
<tr>
<td>Water</td>
<td>9, 10</td>
</tr>
<tr>
<td>Air</td>
<td>7, 11</td>
</tr>
<tr>
<td>Climatic Factors</td>
<td>12</td>
</tr>
<tr>
<td>Material Assets *</td>
<td>8, 13</td>
</tr>
<tr>
<td>Cultural Heritage including architectural and archaeological heritage</td>
<td>14</td>
</tr>
<tr>
<td>Landscape</td>
<td>15</td>
</tr>
</tbody>
</table>

* These terms are not clearly defined in the SEA Directive.

4.3 Methodology

4.3.1 Based on the contents of the Strategic Options consultation document detailed in Section 1.4, the SA Framework has been used to appraise the following key components of the document:

- Vision and Objectives;
- Housing and Employment Land Target options;
- Spatial Options; and
- Strategic Site Options.

4.3.2 The approach to the appraisal of each of the elements listed above is set out in the sections that follow.
Vision and Objectives

4.3.3 It is important that the Vision and Objectives of the Local Plan are aligned with the SA objectives. The Vision and Objectives contained in the Strategic Options consultation document (see Section 1.4) have therefore been appraised for their compatibility with the objectives that comprise the SA Framework to help establish whether the proposed general approach to the Local Plan is in accordance with the principles of sustainability. A compatibility matrix has been used to record the appraisal, as shown in Table 4.3.

Table 4.3  Compatibility Matrix

<table>
<thead>
<tr>
<th>SA Objective</th>
<th>Local Plan Vision/Objective</th>
<th>Vision</th>
<th>Objective A: Sustainable Growth</th>
<th>Objective B: Climate Change</th>
<th>Objective C: etc</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To conserve and enhance biodiversity and geodiversity and promote improvements to the District’s green infrastructure network.</td>
<td>+</td>
<td>0</td>
<td>+</td>
<td>?</td>
<td></td>
</tr>
<tr>
<td>2. To ensure that the District’s housing needs are met.</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>+</td>
<td></td>
</tr>
<tr>
<td>3. Etc...</td>
<td>+</td>
<td>0</td>
<td>+</td>
<td>?</td>
<td></td>
</tr>
</tbody>
</table>

Key

<table>
<thead>
<tr>
<th>+</th>
<th>Compatible</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Neutral</td>
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<td>Incompatible</td>
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</table>

NB: Where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both compatibilities and incompatibilities between the Vision/Objectives and the SA objectives. Where a box is coloured but also contains a ‘?’, this indicates a degree of uncertainty regarding the relationship between the Vision/Objectives and the SA objectives although a professional judgement is expressed in the colour used.

Housing and Employment Land Target Options

4.3.4 The Strategic Options consultation document sets out options relating to the quantum of housing and employment land to be accommodated in the District over the plan period. These options have been appraised against each of the SA objectives that comprise the SA Framework using an appraisal matrix that enables a comparison of the sustainability performance of the options. The matrix includes:

- the SA objectives;
- a score indicating the nature of the effect for each option on each SA objective;
- a commentary on significant effects (including consideration of the cumulative, synergistic and indirect effects as well as the geography, duration, temporary/permanence and likelihood of any effects) and on any assumptions or uncertainties; and
- recommendations, including any mitigation or enhancements measures.
4.3.5 The format of the matrix that has been used in the appraisal is shown in Table 4.4. A qualitative scoring system has been adopted which is set out in Table 4.5 and to guide the appraisal, specific definitions have been developed for what constitutes a significant effect, a minor effect or a neutral effect for each of the 15 SA objectives; these can be found in Appendix E.

Table 4.4 Appraisal Matrix – Housing and Employment Target Options

<table>
<thead>
<tr>
<th>SA Objective</th>
<th>Option 1</th>
<th></th>
<th>Option 2</th>
<th></th>
<th>Option 3</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To conserve and enhance biodiversity and geodiversity and promote improvements to the District’s green infrastructure network.</td>
<td>Likely Significant Effects</td>
<td>−</td>
<td>Likely Significant Effects</td>
<td>+</td>
<td>Likely Significant Effects</td>
<td>--</td>
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<tr>
<td></td>
<td>A description of the likely effects of each option on the SA Objective has been provided here.</td>
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<td>Etc..</td>
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<td>Etc..</td>
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<tr>
<td></td>
<td>Mitigation</td>
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<td>Mitigation</td>
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<td>Mitigation</td>
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<tr>
<td></td>
<td>• Mitigation and enhancement measures are outlined here.</td>
<td></td>
<td>• Etc.. Assumptions</td>
<td></td>
<td>• Etc.. Assumptions</td>
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<tr>
<td></td>
<td>• Any assumptions made in undertaking the appraisal are listed here.</td>
<td></td>
<td>• Etc.. Uncertainties</td>
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<td>• Etc.. Uncertainties</td>
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<td></td>
<td>Uncertainties</td>
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<td>Uncertainties</td>
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<td>Uncertainties</td>
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<tr>
<td></td>
<td>• Any uncertainties encountered during the appraisal are listed here.</td>
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<td>• Etc..</td>
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<td>• Etc..</td>
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Table 4.5 Scoring System

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<thead>
<tr>
<th>Score</th>
<th>Description</th>
<th>Symbol</th>
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</thead>
<tbody>
<tr>
<td>Significant Positive Effect</td>
<td>The option contributes significantly to the achievement of the objective.</td>
<td>++</td>
</tr>
<tr>
<td>Minor Positive Effect</td>
<td>The option contributes to the achievement of the objective but not significantly.</td>
<td>+</td>
</tr>
<tr>
<td>Neutral</td>
<td>The option does not have any effect on the achievement of the objective</td>
<td>0</td>
</tr>
<tr>
<td>Minor Negative Effect</td>
<td>The option detracts from the achievement of the objective but not significantly.</td>
<td>−</td>
</tr>
<tr>
<td>Significant Negative Effect</td>
<td>The option detracts significantly from the achievement of the objective.</td>
<td>--</td>
</tr>
<tr>
<td>No Relationship</td>
<td>There is no clear relationship between the option and the achievement of the objective or the relationship is negligible.</td>
<td>~</td>
</tr>
<tr>
<td>Uncertain</td>
<td>The option has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.</td>
<td>?</td>
</tr>
</tbody>
</table>

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a ‘?’, this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.
4.3.6 The completed appraisal matrices are presented at Appendix F. Summaries of the results of the appraisals are provided in Section 5.3 of this report.

Spatial Options

4.3.7 The four spatial options set out in the Strategic Options consultation document have also been appraised using the SA Framework and definitions of significance with the findings presented in a matrix similar to that shown in Table 4.4.

4.3.8 The completed appraisal matrices are contained at Appendix G. The findings of the appraisal of the spatial options are summarised in Section 5.4 of this report.

Strategic Sites

4.3.9 Following the approach detailed in the Scoping Report, the four strategic sites identified in the Strategic Options consultation document have been appraised against the SA objectives that comprise the SA Framework using a two staged approach.

4.3.10 Initially, the strategic sites were appraised using tailored appraisal criteria and associated thresholds of significance. The site appraisal criteria and outcomes of this initial assessment are presented at Appendix H.

4.3.11 Reflecting their importance to the delivery of the Local Plan and capacity to generate significant effects, the strategic sites have also been subject to more detailed appraisal. This appraisal has been informed by the findings of the initial assessment but has also taken into account publically available information on the sites including masterplans and documentation submitted in support of planning applications where applicable. This detailed appraisal has been recorded in a matrix (see Table 4.6) and the definitions of significance outlined in Appendix D used to guide the determination of effects. The detailed appraisal matrices are contained at Appendix I.

4.3.12 The findings of the appraisal of the strategic site options are summarised in Section 5.5 of this report.

Table 4.6 Appraisal Matrix – Strategic Sites

<table>
<thead>
<tr>
<th>Ref</th>
<th>SA Objective</th>
<th>Guide Questions</th>
<th>Site Score</th>
<th>Commentary</th>
</tr>
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</table>
| 15  | To conserve and enhance the District’s landscape character and townscape | • Will it conserve and enhance the District’s landscape character and townscape? | - | Likely Significant Effects
|     |              | • Will it promote high quality design in context with its urban and rural landscape? |  | A description of the likely significant effects of the strategic site on the SA Objective has been provided here, drawing on baseline information as appropriate. Mitigation
|     |              | • Will it prevent the coalescence of the District’s towns and villages? |  | • Mitigation and enhancement measures are outlined here. Assumptions
|     |              | • Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? |  | • Any assumptions made in undertaking the appraisal are listed here. Uncertainties
|     |              |                 |  | • Any uncertainties encountered during the appraisal are listed here. |

Secondary, Cumulative and Synergistic Effects

4.3.13 The SEA Directive and SEA Regulations require that the secondary, cumulative and synergistic effects of the Local Plan are assessed. In particular, it will be important to consider the combined
sustainability effects of the policies and proposals of the Local Plan both alone and in-combination with other plans and programmes.

4.3.14 At this early stage in the development of the Local Plan, it has not been possible to consider the cumulative effects of the Local Plan as a whole or in combination with other plans and programmes (for example, the local plans of neighbouring authorities, the Derbyshire Local Transport Plan, the Sheffield City Region Strategic Economic Plan, water company Water Resources Management Plans and the Bolsover District Economic Development and Housing Strategy). This is because key decisions relating to quantum and location of future development have yet to be made and policies are not yet developed. A detailed appraisal of cumulative effects will therefore be undertaken at the draft Local Plan consultation stage and once preferred options have been selected.

4.4 When the SA was Undertaken and by Whom

4.4.1 This SA of the Strategic Options consultation document was undertaken by Amec Foster Wheeler in Summer/Autumn 2015.

4.5 Difficulties Encountered in Undertaking the Appraisal

4.5.1 The SEA Directive requires the identification of any difficulties (such as technical deficiencies or lack of knowledge) encountered during the appraisal process. These uncertainties and assumptions are detailed in the appraisal matrices. Those uncertainties and assumptions common across the appraisal are outlined below.

Uncertainties

▶ The exact quantum and location of future development to be accommodated in the District is unknown at this stage.

▶ The exact composition and design of future development proposals is unknown and would be subject to planning approval.

▶ The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure) which is currently unknown.

▶ The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.

▶ The level of investment in community facilities and services that may be stimulated by new development is uncertain at this stage and will in part be dependent on the policies of the Local Plan, site specific proposals and viability.

▶ The exact scale of greenhouse gas emissions associated with Plan options will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period.

▶ The exact scale of waste associated with the Plan options will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.

Assumptions

▶ It is assumed that greenfield land will be required to accommodate future growth in the District regardless of the options taken forward.
For those sites with planning consent, it is assumed that socio-economic and environmental impacts have been duly considered as part of the planning application process.

- It is assumed that the Council will continue to liaise with Severn Trent Water with regard to infrastructure requirements for future development.

- Measures contained in the Severn Trent Water Water Resources Management Plan would be expected to help ensure that future water resource demands arising from new development are met.

- It is assumed that the emerging Derby and Derbyshire Waste Local Plan will make provision to accommodate additional waste associated with growth in the District.

- It is assumed that the mitigation measures outlined in the Environmental Statements submitted in support of planning applications for the development of the strategic sites considered in the SA Report (where available) will be implemented.
5. Appraisal of the Strategic Options

5.1 Introduction

5.1.1 This section presents the findings of the appraisal of effects of the Strategic Options consultation document against the SA objectives. It assesses the compatibility of the Local Plan Vision and Objectives with the SA objectives (Section 5.2) before presenting a summary of the appraisals of the housing and employment land target options (Section 5.3), spatial options (Section 5.4) and strategic site options (Section 5.5). A range of potential mitigation and enhancement measures are also identified and which could be considered by the Council during the development of the Local Plan to help enhance positive effects and reduce negative effects (Section 5.6).

5.2 Local Plan Vision and Objectives

5.2.1 A matrix has been completed to assess the compatibility of the Vision and Objectives contained in the Strategic Options consultation document against the SA objectives. Table 5.1 presents the results of this compatibility assessment.

Vision

5.2.2 The Vision for the District seeks to deliver economic and social transformation whilst protecting and enhancing the environment. Reflecting its emphasis on these three strands of sustainability, the Vision has been assessed as being compatible with the majority of the SA objectives. There is the potential for conflicts particularly between those elements of the Vision that support economic growth and social transformation and SA objectives concerning environmental protection and enhancement (and vice-versa), although the extent of any conflict is likely to depend on how the Vision is realised through the policies and proposals of the Local Plan. In consequence, where the relationship between the Vision and SA objectives relating to biodiversity, cultural heritage and landscape has been assessed as being compatible, a degree of uncertainty has been identified.

5.2.3 Incompatibilities have been identified between the Vision and waste and resource use (SA Objective 13). This reflects the anticipated increase in the use of resources and generation of waste during the construction and operation of new development in the District.

5.2.4 The potential for both compatibilities and incompatibilities has been identified in respect of those SA objectives relating to health and wellbeing (SA Objective 6), land use (SA Objective 8), water (SA Objective 9), air quality (SA Objective 11) and climate change (SA Objective 12). This reflects the fact that, whilst the Vision promotes environmental protection, growth will inevitably lead to an increase in resource use, land take and emissions to air. The Vision has also been assessed as having both a compatible and incompatible relationship with transport (SA Objective 7) as whilst it supports the creation of local employment opportunities and investment in infrastructure (which may help to reduce out commuting and promote the use of public transport), growth will inevitably lead to an increase in vehicle movements.

5.2.5 Overall, the Vision leaves room for uncertainties as potential conflicts could arise between growth, resource use and environmental factors. The effects are highly dependent on whether growth is achieved under consideration of economic, social and environmental sustainability and in this regard, it is recommended that the Vision places more explicit emphasis on the promotion of sustainable development as an underpinning theme. Additionally, based on the assessment above, it is considered that the Vision could usefully make specific reference to:

- the sustainable use of resources and minimisation of waste;
- locating development in accessible locations that reduce the need to travel;
- climate change mitigation and adaptation, including the promotion of renewable energy sources; and
5.2.6 The Local Plan Objectives are broad ranging spanning key socio-economic and environmental themes. As a result, none of the Local Plan Objectives have been assessed as being incompatible with all of the SA objectives whilst compatibilities have been identified against each SA objective.

5.2.7 Those SA objectives that are particularly well supported by the Local Plan Objectives include SA Objective 2 (housing), SA Objective 3 (economy), SA Objective 4 (education) and SA Objective 5 (regeneration). Broadly, this reflects the emphasis of the Local Plan Objectives on the delivery of sustainable growth to meet local needs. The Local Plan Objectives that support the protection and enhancement of the District’s natural and built environment, climate change mitigation and adaptation and high quality design, meanwhile, have been assessed as being compatible with those SA objectives related to biodiversity (SA Objective 1), land use (SA Objective 8), water (SA Objective 9), flood risk (SA Objective 10), air quality (SA Objective 11), climate change (SA Objective 12), resource use (SA Objective 13), cultural heritage (SA Objective 14) and landscape and townscape (SA Objective 15).

5.2.8 The assessment presented in Table 5.1 does highlight that in some instances tensions may exist between the two sets of objectives. Where tensions have been identified, this primarily relates to, on the one hand, the aspiration for growth to meet local needs and deliver economic prosperity, and on the other, the need to protect and enhance the District’s environmental assets and minimise resource use, waste and greenhouse gas emissions. In this respect, the Local Plan Objectives ‘Economic Prosperity’, ‘Employment Opportunities’ and ‘Meeting Housing Needs’ in particular could have adverse impacts on biodiversity (SA Objective 1), cultural heritage (SA Objective 14) and landscape and townscape (SA Objective 15) and will lead to increased resource use (including land and water), waste generation and emissions associated with new housing and economic development. Conversely, those Local Plan Objectives that seek to protect and enhance the District’s environmental assets and address climate change could restrict new economic and residential development resulting in tensions in respect SA Objective 2 (housing) and SA Objective 3 (economy) in particular.

5.2.9 The potential for both compatibilities and incompatibilities has been identified in respect of those SA objectives relating to (in particular) health and wellbeing (SA Objective 6), transport (SA Objective 7), air quality (SA Objective 11) and climate change (SA Objective 12). This reflects the fact that, whilst new development could help to reduce the need to travel by car and associated emissions to air (through, for example, the provision of locally accessible community facilities and services and employment opportunities), development will inevitably lead to an increase in vehicle movements and emissions during both construction and operation.

5.2.10 Where the assessment has identified uncertainties in the relationship between the Local Plan Objectives and SA objectives, this reflects uncertainties with regard to the scale, type and location of development that could come forward as a result of the implementation of the Local Plan (see in particular Local Plan Objectives F and G).

5.2.11 Collectively, the Local Plan Objectives are considered to be broadly supportive of the SA objectives. Where possible incompatibilities have been identified, tensions between the objectives can be resolved if development takes place in accordance with all of the Local Plan Objectives. As such, an incompatibility is not necessarily an insurmountable issue but one that may need to be considered in the development of policies that comprise the Local Plan.
<table>
<thead>
<tr>
<th>SA Objective</th>
<th>Local Plan Vision/Objective</th>
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<tbody>
<tr>
<td><strong>Table 5.1 Compatibility Matrix</strong></td>
<td>Vision</td>
</tr>
<tr>
<td>1. To conserve and enhance biodiversity and geodiversity and promote improvements to the District’s green infrastructure network.</td>
<td>+/?</td>
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<tr>
<td>2. To ensure that the District’s housing needs are met.</td>
<td>+</td>
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<tr>
<td>3. To promote a strong economy which offers high quality local employment opportunities.</td>
<td>+</td>
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<td>4. To improve educational attainment and skills.</td>
<td>+</td>
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<td>5. To promote regeneration, tackle deprivation and ensure accessibility for all.</td>
<td>+</td>
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<tr>
<td>6. To improve the health and wellbeing of the District’s population.</td>
<td>+/?</td>
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<tr>
<td>7. To reduce the need to travel and deliver a sustainable, integrated transport network.</td>
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<tr>
<td>SA Objective</td>
<td>Local Plan Vision/Objective</td>
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<tr>
<td>8. To encourage the efficient use of land.</td>
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<td>9. To conserve and enhance water quality and resources.</td>
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<tr>
<td>10. To minimise flood risk and reduce the impact of flooding to people and property in the District, taking into account the effects of climate change.</td>
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<td>11. To improve air quality.</td>
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<td>12. To minimise greenhouse gases and deliver a managed response to the effects of climate change.</td>
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<tr>
<td>13. To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover).</td>
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<td>14. To conserve and enhance the District's historic environment, cultural heritage, character and setting.</td>
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### SA Objective

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<tbody>
<tr>
<td>15. To conserve and enhance the District’s landscape character and townscapes.</td>
<td>+/?</td>
<td>+</td>
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**Key**

<table>
<thead>
<tr>
<th>+</th>
<th>Compatible</th>
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<th>Uncertain</th>
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<tr>
<td>0</td>
<td>Neutral</td>
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<td>Incompatible</td>
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5.3 Housing and Employment Land Target Options

5.3.1 This section presents a summary of the appraisal of the housing and employment land target options contained in the Strategic Options consultation document against the SA objectives. The detailed appraisal matrices are contained in Appendix F.

Housing Target Options

5.3.2 The Strategic Options consultation document identifies three housing target options, as follows:

- Option 1: A housing target below objectively assessed need based on past delivery levels (185 dwellings per year).
- Option 2: A housing target that meets the identified objectively assessed need (240 dwellings per year).
- Option 3: A housing target that exceeds objectively assessed need (350 dwellings per year).

5.3.3 Each option has been appraised against the SA objectives and in accordance with the approach detailed in Section 4.3. The findings of the appraisal are presented in Table 5.2 and summarised below.

Table 5.2 Housing Target Options Appraisal

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<tbody>
<tr>
<td>Option 1 (185 dwellings per year)</td>
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<tr>
<td>Option 2 (240 dwellings per year)</td>
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<td>Option 3 (350 dwellings per year)</td>
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5.3.4 All three housing target options have been assessed as having a significant positive effect on housing (SA Objective 2), reflecting the volume of housing that would be delivered in the District over the plan period. However, under Options 1 and 3, effects on this objective are considered to be more mixed.

5.3.5 The level of housing delivery proposed under Option 1 (185 dwellings per annum) would fall short of meeting the District’s objectively assessed housing need of between 221 and 251 dwellings per annum, as identified in the Housing Need in the North Derbyshire & Bassetlaw HMA: Sensitivity Testing Analysis (March 2014), and which would result in current and future housing needs in the
District going unmet. Conversely, the delivery of 350 dwellings under Option 3 would substantially exceed the District’s objectively assessed need for housing. This level of provision would accord with the NPPF’s (2012) direction that local planning authorities should seek to boost significantly the supply of housing and may also help to provide a degree of flexibility by ensuring choice and competition in the market for land. Further, this option could provide opportunities to accommodate demand arising in the wider housing market area (HMA) and Sheffield City Region and which cannot be fully met locally (although at the time of writing the Council had not received a request from other local authorities regarding the need for joint working on the matter of housing supply). However, Option 3 would represent an increase in housing delivery rates in excess of 100% compared to the five year period up to 2014 and in this regard, the SHMA considers that the delivery of housing significantly above the objectively assessed housing need might be difficult to achieve.

5.3.6 The provision of 240 dwellings per annum under Option 2, meanwhile, falls within the range of objectively assessed need identified in the Sensitivity Testing Analysis. In consequence, this option should provide a deliverable range of housing types to support the current and emerging need for housing in the District including for affordable housing.

5.3.7 No further significant positive effects were identified during the appraisal of the housing target options.

5.3.8 All three options would be expected to have a positive effect on the economy (SA Objective 3) and regeneration (SA Objective 5). This principally reflects the economic benefits associated with the construction of housing and the potential for new development to improve the viability and vitality of existing, and support investment in new, shops, services and facilities in the areas where growth is located. The potential scale of these benefits would be commensurate with the level of housing provision under each option although under Option 1, effects are likely to be more mixed as the lower level of housing provision could result in increased levels of in-commuting.

5.3.9 The Water Cycle Study (2010)\(^{44}\) indicates that wastewater treatment capacity is a significant constraint to growth in some parts of the District. In consequence, infrastructure improvements are likely to be required to accommodate growth under all options and without which, water quality in the District could worsen (the baseline analysis presented in Section 3.8 highlights that only 18% of surface waters in the Humber river basin currently have ‘Good’ ecological status / potential). Options 1, 2 and 3 have therefore been assessed as having a significant negative effect on water (SA Objective 9). Additionally, Option 3 has been assessed as having a potentially significant negative effect on transport (SA Objective 7), land use (SA Objective 8) and landscape and townscape (SA Objective 15). This reflects the (relatively) substantial level of growth that would be delivered under this option and the consequential increase in vehicle movements, land take and possible landscape and visual impacts.

5.3.10 No further significant negative effects were identified during the appraisal of the housing target options.

5.3.11 All three options have been assessed as having a negative effect on biodiversity (SA Objective 1) due in particular to potential impacts on biodiversity associated with the development of greenfield land. The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected which is currently uncertain, although the likelihood of significant effects would be increased under Option 3 given the scale of development proposed under this option.

5.3.12 Negative effects have also been identified in respect of air quality (SA Objective 11), climate change (SA Objective 12) and resource use and waste (SA Objective 13) due to the increased emissions to air, energy use and resource use and waste generation associated with new

development. The magnitude of effects on these objectives will be broadly commensurate with the scale of provision under each option, although effects are not expected to be significant.

5.3.13 Effects on the remaining SA objectives have been assessed as being broadly mixed. This reflects the potential for new development to generate both adverse social and environmental impacts (for example, increased pressure on services and facilities, loss of greenfield land and impacts on landscape character and the setting of cultural heritage assets) and also positive effects (such as investment in services and facilities, the redevelopment of brownfield sites and opportunities to enhance townscapes).

Employment Land Target Options

5.3.14 The following three employment land target options for the Local Plan have been identified in the Strategic Options consultation document:

- Option 1: An employment land target based on the lower end of the recommended range (approximately 65 ha between 2015 and 2033).
- Option 2: An employment land target based on the amount of land with planning permission (approximately 80 ha between 2015 and 2033).
- Option 3: An employment land target based on the highest end of the recommended range (approximately 100 ha between 2015 and 2033).

5.3.15 Each option has been appraised against the SA objectives and in accordance with the approach detailed in Section 4.3. The findings of the appraisal are presented in Table 5.3 and summarised below.

Table 5.3 Employment Target Options Appraisal

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5.3.16 Bolsover District has a relatively small economy which is still adjusting to the decline of its traditional manufacturing and former mining industries (although the District has seen high levels of employment growth over the last decade). Employment land provision under Options 1, 2 and 3 would be expected to help further diversify the local economy, support existing businesses, attract
inward investment and stimulate additional jobs growth. Jobs growth would, in-turn, increase the amount of money spent in the local economy and there may also be supply chain benefits associated with new businesses. Options 1, 2 and 3 have therefore been assessed as having a significant positive effect on the economy (SA Objective 3).

5.3.17 Notwithstanding the benefits outlined above, the implementation of Options 1 and 2 would mean that no additional land would be allocated in the District for employment use beyond that already consented. Should sites with existing permission not come forward as expected, this could mean that demand for employment premises is not met over the plan period. Further, the quantum of employment land provision under these options (65 ha and 80 ha respectively) would meet indigenous demand only and would not enable the District to compete for imported demand, particularly from the logistics and distribution sector. Option 3, meanwhile, would deliver an additional 20 ha of employment land (100 ha in total) over the plan period. This would provide greater choice and flexibility in land supply and could help to attract additional inward investment. In this regard, the Economic Development Needs Assessment (2015) highlights that the provision of 100 ha of employment land would better position Bolsover to compete successfully for imported demand from the logistics and distribution sector. It is also considered that this option would better align with the aspirations for jobs growth outlined in Council’s Economic Development and Housing Strategy (2015) as well as those of the Sheffield City Region and D2N2 Local Enterprise Partnership.

5.3.18 No further significant positive effects were identified during the appraisal.

5.3.19 Options 1, 2 and 3 have been assessed as having a positive effect on education (SA Objective 4), reflecting opportunities for job creation to support training, and regeneration (SA Objective 5), as employment land provision would be expected to increase accessibility to jobs and address deprivation. There would also be (very minor) positive effects on housing (SA Objective 3) as sites with extant permission currently include proposals for a care home, residential hostel and a residential and rehabilitation unit for profoundly disabled children.

5.3.20 No significant negative effects were identified during the assessment.

5.3.21 Like the housing target options, all three employment land target options are likely to have a negative effect on biodiversity (SA Objective 1), water (SA Objective 9), climate change (SA Objective 12), resource use and waste (SA Objective 13) and cultural heritage (SA Objective 14) due to impacts associated with the construction and operation of new development. However, under Options 1 and 2 only sites with extant planning permission would come forward for development and it is assumed that adverse environmental impacts have been duly considered through the planning process. Option 3, meanwhile, would provide a further 20 ha of employment land on as yet unidentified sites and in consequence, the potential for adverse effects on these objectives may be increased under this option (although this would be dependent on the exact location of this additional development which is currently unknown).

5.3.22 Mixed positive and negative effects on SA Objectives 5 (health and wellbeing), 7 (transport) and 11 (air quality) have been identified. This principally reflects the potential for, on the one hand, increased vehicle movements and emissions to air during the construction and operation of new employment uses, and on the other, the potential for the provision of local employment opportunities to reduce out-commuting (and associate emissions to air) and encourage walking and cycling. The three options have also been assessed as having mixed positive and negative effects on land use (SA Objective 8) and landscape (SA Objective 15) as a result of the loss of greenfield land and related adverse impacts on landscape and visual amenity but the expected reuse of brownfield sites in some instances and which could enhance the quality of the built environment and improve townscapes.

5.4 Spatial Options

5.4.1 This section presents a summary of the appraisal of the following four spatial options set out in the Strategic Options consultation document:
Option A: Focus on the more sustainable settlements.

Option B: Focus on the most viable settlements.

Option C: Focus on those settlements with key regeneration needs.

Option D: Focus on an East-West growth corridor.

Each option has been appraised against the SA objectives and in accordance with the approach detailed in Section 4.3. The findings of the appraisal are presented in Table 5.4 and summarised below. Detailed appraisal matrices are contained in Appendix G.

### Table 5.4 Spatial Options Appraisal

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<td>Option B: Focus on the most viable settlements</td>
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<td>Option C: Focus on those settlements with key regeneration needs</td>
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<td>Option D: Focus on an East-West growth corridor</td>
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**Option A: Focus on the more sustainable settlements**

**Overview**

Option A focuses residential and employment growth in those settlements identified as being the more sustainable in the Settlement Hierarchy Study. This option directs the majority of housing growth towards Bolsover (between 540 and 1,640 additional dwellings) and Clowne (350 – 1,100 dwellings) with smaller scale provision in South Normanton (120 – 370 dwellings), Pinxton (90 – 270 dwellings) and Whitwell (90 – 270 dwellings). Employment growth would be focused around committed sites in these settlements, with additional sites allocated as appropriate to meet the employment target (once determined).
Summary of Effects

5.4.4 Option A has been assessed as having a significant positive effect on housing delivery (SA Objective 2). Under this option, additional residential development would be focused in Bolsover, Clowne, South Normanton, Pinxton and Whitwell, helping to meet housing needs in these areas. In this regard, the SHMA (2013) highlights that the need for affordable housing is greatest in the Bolsover and Clowne sub-market areas.

5.4.5 No further significant positive effects were identified during the appraisal of Option A.

5.4.6 By concentrating new residential development and employment uses in the District’s more sustainable settlements, this option should ensure that prospective workers and residents have good accessibility to key community facilities and services. This has been assessed as having a positive effect on those SA objectives relating to education (SA Objective 4) and regeneration (SA Objective 5). However, the increased resident population may place pressure on services and facilities in these settlements (if unmitigated) and in this regard, the assessment contained at Appendix G highlights that there are existing capacity issues in educational and healthcare services and facilities.

5.4.7 The settlements identified for additional growth under this option are also well connected to the public transport network. Allied with their provision of key services and facilities as well as employment opportunities, this is expected to encourage walking and cycling and the use of public transport and could help to reduce out-commuting. Option A has therefore been assessed as having a positive effect on transport (SA Objective 7) and climate change (SA Objective 12).

Locating residential development in close proximity to existing employment uses and focusing new employment growth within these larger settlements should also have a positive effect on the economy (SA Objective 3) by helping to ensure that existing and new jobs are physically accessible. Employment development in Bolsover and Clowne in particular will also benefit from good connectivity to the M1 and there may be opportunities to capitalise upon proposals associated with the Sheffield City Region Strategic Economic Plan (2014) and the M1 Strategic Growth Corridor.

5.4.8 The Water Cycle Study (2010) highlights that wastewater treatment capacity is a significant constraint to growth in Bolsover whilst infrastructure improvements would also be required to support growth in Clowne and other settlements under this option. In consequence, Option A has been assessed as having a significant negative on water (SA Objective 9).

5.4.9 No further significant negative effects were identified during the appraisal of Option A.

5.4.10 The assessment has identified negative effects on biodiversity (SA Objective 1) reflecting the potential for indirect adverse effects on designated nature conservation sites in the area surrounding Clowne and Whitwell in particular and direct and indirect impacts on ecology related to the development of greenfield land. However, the magnitude of any negative effects in this regard will be dependent on the housing target option taken forward, the scale of greenfield land lost to development and the existing biodiversity value of sites.

5.4.11 The effect of this option on the remaining SA objectives has been assessed as being broadly mixed. There is potential for new development to have a negative effect on health and wellbeing (SA Objective 6) and air quality (SA Objective 11), principally due to emissions to air generated during construction and operation. However, as noted above, this option may also help to reduce car use and associated emissions air. Mixed positive and negative effects have also been identified in respect of land use (SA Objective 8) as whilst the options would be expected to support some brownfield development, development requirements will inevitably mean that greenfield land is required to support future growth.

5.4.12 The assessment has identified that the construction and operation of development under this option could have both positive and negative effects on the historic environment (SA Objective 14) due to direct and indirect impacts on heritage assets but also the potential for development to enhance these assets. With regard to landscape and townscape (SA Objective 15), the redevelopment of brownfield land and related improvements to the quality of the built environment and townscapes could generate positive effects on this objective, although negative effects on local
landscape character and visual amenity are expected, principally due to the development of
greenfield land.

**Option B: Focus on the most viable settlements**

**Overview**

5.4.13 Option B focuses residential and economic growth within those settlements considered to be the
most viable in the District. This option allocates additional growth to Clowne (between 590 and
1,800 additional dwellings), Bolsover (300 – 910 dwellings), Barlborough (210 – 640 dwellings) and
South Normanton (90 - 270 dwellings). Employment growth would be focused around the
committed sites in these settlements, with additional sites allocated as appropriate to meet the
employment target (once determined).

**Summary of Effects**

5.4.14 Like Option A, this option has been assessed as having a significant positive effect on housing (SA
Objective 2) as it would help meet housing need in Clowne, Bolsover, Barlborough and South
Normanton. In addition, this option would focus growth in the District’s more viable settlements
which should help to ensure housing delivery (as the settlements identified are those most
attractive to developers) and, possibly, increase affordable housing delivery.

5.4.15 No further significant positive effects were identified during the appraisal of Option B.

5.4.16 Barlborough and South Normanton are the District’s principal employment centres supporting some
5,400 and 8,300 jobs respectively. Focusing residential development in these settlements (as well
as Clowne and Bolsover) may therefore help to ensure that prospective residents have good
access to existing employment opportunities. This has been assessed as having a positive effect
on the economy (SA Objective 3).

5.4.17 As per Option A, this option has been assessed as having a significant negative effect on water
(SA Objective 9) due to anticipated requirements for the upgrade of wastewater treatment works to
accommodate new development.

5.4.18 No further significant negative effects were identified during the appraisal of Option B.

5.4.19 Like Option A, the assessment has identified the potential for negative effects on biodiversity (SA
Objective 1) although it is anticipated that the loss of greenfield land would be greater under this
option (relative to Option A) and which may include land currently in the green belt. As a result,
the magnitude of adverse effects on biodiversity, as well as land use (SA Objective 8) and landscape
and townscape (SA Objective 15), may be increased. However, this will be dependent on the
exact location of future development.

5.4.20 The effect of this option on the remaining SA objectives has been assessed as being broadly mixed
and similar to Option A. However, under this option less development would be focused in
Bolsover, the District’s principal town and one of the most sustainable settlements in the District,
whilst additional growth would be delivered in Barlborough which does not benefit from a good
range of community facilities and services. Further, the potential scale of growth in Barlborough
and Clowne under this option (which would be dependent on the housing target option taken
forward) could place substantial pressure on existing community facilities and services in these
smaller settlements. As result, Option B has been assessed as having mixed positive and negative
effects on regeneration (SA Objective 5), transport (SA Objective 7) and climate change (SA
Objective 12).
Option C: Focus on those settlements with key regeneration needs

Overview
5.4.21 The basis for Option C is the regeneration of former industrial sites within the District through focussing planned residential and employment growth in those settlements with large brownfield sites. Under this option, additional growth would be focused in Bolsover (between 530 and 1,640 additional dwellings), Shirebrook (350 – 1,100 dwellings), Whitwell (180 – 550 dwellings) and Creswell (120 – 370 dwellings). Employment growth would be focused around committed sites in these settlements, with additional sites allocated as appropriate to meet the employment target (once determined).

Summary of Effects
5.4.22 By focusing development in those settlements with higher levels of deprivation and regeneration need, Option C is expected to deliver the greatest regeneration benefits of all four spatial options. This option has therefore been assessed as having a significant positive effect on SA Objective 5 (regeneration).

5.4.23 No further significant positive effects were identified during the appraisal of Option C.

5.4.24 Whilst Option C would deliver additional housing in the Bolsover sub-market area (like Options A and B), there would be no additional housing development to meet needs in the District’s other settlements (including in the sub-market areas of Clowne and South Normanton which have a combined need of 253 net affordable dwellings per annum). In consequence, this option has been assessed as having a positive effect only on housing (SA Objective 2). Like Option A, this option has also been assessed as having a positive effect on the economy (SA Objective 3), transport (SA Objective 7) and climate change (SA Objective 12).

5.4.25 As per Options A and B, this option has been assessed as having a significant negative effect on water (SA Objective 9).

5.4.26 No further significant negative effects were identified during the appraisal of Option C.

5.4.27 Like Option A, the assessment of this option has identified the potential for negative effects on biodiversity (SA Objective 1), although the magnitude of this effect will be dependent on the exact location of future development, the associated loss of any greenfield land and the biodiversity affected. Effects on the remaining SA objectives have been assessed as being largely mixed.

Option D: Focus on an East-West growth corridor

Overview
5.4.28 Option D seeks to develop East-West links within the District, notably along the A617 between Junction 29 of the M1 and Shirebrook. This would be achieved through the allocation of additional residential and employment growth within the settlements along this route including Shirebrook (between 470 and 1,460 additional dwellings), Glapwell (410 – 1,280 dwellings), New Houghton (150 – 460 dwellings) and Bramley Vale / Doe Lea (150 – 460 dwellings). Employment growth would be focused around the committed sites in these settlements, with additional sites allocated as appropriate to meet the employment target (once determined).

Summary of Effects
5.4.29 No significant positive effects were identified during the appraisal of Option D.

5.4.30 This option has been assessed as having a mixed positive and negative effect on housing (SA Objective 2), economy (SA Objective 3) and regeneration (SA Objective 5). Whilst housing and employment growth would help to meet needs in Shirebrook, Glapwell, New Houghton and Bramley Vale / Doe Lea, deliver regeneration opportunities and may aid the delivery of a new east-
west link road, the spatial approach promoted by this option would serve to limit growth in the District’s other settlements including Bolsover, Clowne and South Normanton and which may undermine the ability of the Local Plan to meet District-wide need. Further, a large proportion of additional growth would be delivered in smaller settlements which do not benefit from a good range of community facilities and services or offer substantial employment opportunities.

5.4.31 The assessment has identified the potential for Option D to have a significant negative effect on a number of the SA objectives including biodiversity (SA Objective 1), land use (SA Objective 8) and landscape and townscape (SA Objective 15). The magnitude of adverse effects on these objectives is commensurate with the likely scale of greenfield land that would be required to support new development under this option and which reflects the size of the settlements of Glapwell, New Houghton and Bramley Vale/Doe Lea and lack of brownfield opportunities and the additional landtake associated with the potential link road.

5.4.32 Significant negative effects have also been identified in respect of transport (SA Objective 7). Option D would deliver additional development within Shirebrook, one of the most sustainable settlements in the District. However, as noted above, New Houghton, Glapwell and Bramley Vale/Doe Lea do not offer an extensive range of community facilities, services or employment opportunities nor do they benefit from good public transport provision. In consequence, focusing development in these settlements would be likely to result in increased travel demand and which has also been assessed as having a negative effect on air (SA Objective 11) and climate change (SA Objective 12).

5.4.33 As per Options A, B and C, this option has been assessed as having a significant negative effect on water (SA Objective 9).

5.4.34 No further significant negative effects were identified during the appraisal of Option D.

5.4.35 Due to the lack of education and healthcare provision in the settlements of New Houghton, Glapwell, Bramley Vale and Doe Lea in particular, this option has been assessed as having a negative effect on education (SA Objective 4) and health and wellbeing (SA Objective 6).

5.4.36 Like Options A, B and C, this option has also been assessed as having a mixed positive and negative effect on cultural heritage (SA Objective 14).

5.5 Strategic Site Options

5.5.1 The four strategic site options suggested to the Council during the Initial Consultation exercise in October / November 2014 have been included in the Strategic Options consultation document. The strategic sites identified are as follows:

- Bolsover North, Bolsover.
- Former Coalite Works Site, Bolsover.
- Clowne North, Clowne.
- Former Whitwell Colliery Site, Whitwell.

5.5.2 The strategic sites have been appraised using tailored appraisal criteria and associated thresholds of significance. The site appraisal criteria and outcomes of this assessment are presented at Appendix H. As per the approach detailed in Section 4.3, the strategic site options have also been subject to more detailed appraisal. The findings of this detailed appraisal are presented in Table 5.5 and summarised below (the appraisal matrices are contained in Appendix I).
Table 5.5  Strategic Site Options Appraisal

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**Bolsover North**

**Overview**

5.5.3 This site is located to the immediate north of Bolsover town between Oxcroft Lane and Marlpit Lane and comprises predominantly agricultural land (circa 40ha). It is currently the subject of a planning application and based on current proposals has capacity for approximately 950 dwellings, a replacement infant school, extra care facility and town park.

**Summary of Effects**

5.5.4 The current planning application for the development of Bolsover North includes the construction of approximately 950 dwellings including 95 affordable dwellings. This would help meet housing need in Bolsover including for affordable homes (which the SHMA identifies as being 184 affordable dwellings per annum). Further, the scheme as proposed would deliver a senior living/extra care home facility of approximately 70 units. The proposed development of Bolsover North has therefore been assessed as having a significant positive effect on housing (SA Objective 2).

5.5.5 Bolsover North is within very close proximity to key services and facilities as well as Bolsover town centre. Allied with the provision of 1 ha of land for a replacement infant and nursery school and proposals for the development of a town park, this has been assessed as having a significant positive effect on education (SA Objective 4), regeneration (SA Objective 5) and health and wellbeing (SA Objective 6). However, there is the potential that the development of the site could place pressure on existing services and facilities in Bolsover.

5.5.6 No further significant positive effects were identified during the appraisal of Bolsover North.
The Environmental Statement (ES) prepared in support of the proposed development of the site estimates that construction activity will generate 110 direct full time equivalent (FTE) jobs over the build period in addition to 308 FTE jobs created in the wider economy. During operation, the ES estimates that there would be a further 75 FTE jobs associated with the delivery of the replacement school and care facility together with a further 49 FTE jobs supported by the net additional household expenditure of residents. This site is also within walking distance of Bolsover town centre and in close proximity (circa 1,500 km) to Bolsover Business Park which could provide good physical accessibility to local employment opportunities. Overall, the proposed development of Bolsover North has therefore been assessed as having a positive effect on the economy (SA Objective 3).

The development of the Bolsover North site would result in the loss of around 39ha of greenfield land which, based on provisional Agricultural Land Classification (ALC) mapping, is classified as Grade 2 ('Very Good') agricultural land. This has been assessed as having a significant negative effect on land use (SA Objective 8). The loss of greenfield land associated with the proposed development of this site may also result in negative effects on biodiversity (SA Objective 1) and landscape and townscape (SA Objective 15), although with the implementation of mitigation measures (as identified in the ES) effects are not expected to be significant. With specific regard to biodiversity, there may also be opportunities to deliver ecological enhancements through the development of the site.

The Water Cycle Study (2010) highlights that wastewater treatment capacity is a significant constraint to growth in Bolsover and in consequence, infrastructure upgrades may be required to support the development of this site. The proposed development of Bolsover North has therefore been assessed as having a significant negative effect on water (SA Objective 9). The site is also within a Minerals Consultation Area for Limestone/Dolomite and has been assessed as having a significant negative effect on resource use and waste (SA Objective 13).

No further significant negative effects were identified during the appraisal of the proposed Bolsover North site.

The assessment has identified the potential for negative effects on climate change (SA Objective 12) due to increased energy consumption and greenhouse gas emissions during the construction and operation of the proposed development.

The development of the Bolsover North site may affect the setting of the Bolsover Conservation Area located to the south of the site as well as listed buildings within Bolsover. The site is also within 500m of Bolsover Castle Scheduled Monument and Registered Park and Garden and Medieval Town Defences Scheduled Monument. However, the intervening built up area between the site and these designated assets, and any screening as part of the development proposals, are likely to reduce the potential for significant adverse effects on setting of these assets. In consequence, the proposed development of this site has been assessed as having a negative effect only on cultural heritage (SA Objective 14).

Mixed positive and negative effects have been identified in respect of transport (SA Objective 7) and air quality (SA Objective 11). This principally reflects the anticipated increase in vehicle movements during construction and once development is complete. However, the good accessibility of the site to key services and facilities, employment opportunities and public transport links which, allied with the provision of pedestrian and cycle routes, is expected to encourage walking and cycling and the use of public transport, could reduce car use and the related emissions to air.

**Former Coalite Works Site**

**Overview**

This site comprises predominantly brownfield land at the former Coalite Chemicals Works 1.5 miles north west of Bolsover town centre and straddling the administrative areas of Bolsover District and North East Derbyshire District. It is currently the subject of a planning application and based on
current proposals would involve approximately 795 dwellings and a local centre in the North East Derbyshire District part of the site and employment land, an energy centre, visitor centre, open storage land and transport hub in Bolsover District. Bolsover District Council has resolved to grant outline planning permission for the part of the proposal within Bolsover District and a decision notice will be issued subject to the necessary legal agreements being entered into.

Summary of Effects

5.5.15 The delivery of circa 795 dwellings through the redevelopment of this site has been assessed as having a significant positive effect on housing (SA Objective 2), although it should be noted that the residential element of the scheme would be located in North East Derbyshire District. The redevelopment of this site has also been assessed as having a significant positive effect on the economy (SA Objective 3). This reflects in particular the scale of employment land provision associated under current proposals (a total of 31 ha for B2/B8 use) and which would be expected to attract inward investment, stimulate additional jobs growth and support proposals associated with the Sheffield City Region Strategic Economic Plan, the M1 Strategic Growth Corridor and the D2N2 Local Enterprise Partnership (2014) Strategic Economic Plan (which identifies the site as a specific development opportunity).

5.5.16 The Former Coalite Works site is approximately 1.5 miles to the north west of Bolsover town centre and therefore accessibility to key services and facilities is considered to be reasonable (although it is noted that the route to the town centre along the A632 includes a substantial incline which may impede accessibility by walking and cycling). Allied with the proposed provision of a new local centre comprising community facilities and services and open space, this has been assessed as having a significant positive effect on regeneration (SA Objective 5) and health and wellbeing (SA Objective 6) and a positive effect on education (SA Objective 4). However, there is the potential that the redevelopment of the site could place pressure on existing services and facilities in Bolsover town.

5.5.17 The Former Coalite Works site represents a significant brownfield opportunity and under current proposals circa 43 ha of previously developed land would be redeveloped, the majority of which (approximately 31 ha) would be located in Bolsover District. However, the development of the site would also result in the loss of approximately 19 ha of greenfield land (although based on ALC provisional mapping the land is of Grade 3/4 agricultural land quality only). Overall, the proposed development of the site has been assessed as having a mixed significant positive and minor negative effect on land use (SA Objective 8).

5.5.18 No further significant positive effects were identified during the appraisal of Former Coalite Works site.

5.5.19 As noted above, wastewater treatment capacity is a significant constraint to growth in Bolsover and in consequence, infrastructure upgrades may be required to support the redevelopment of this site. The proposed redevelopment of the Former Coalite Works site has therefore been assessed as having a significant negative effect on water (SA Objective 9).

5.5.20 No further significant negative effects were identified during the appraisal of this site.

5.5.21 Whilst some distance from a number of heritage assets including Bolsover Conservation Area, Bolsover Castle Scheduled Monument and Registered Park and Garden, due to the topography and the site’s visibility from the elevated parts of the town the development of the site could affect the setting of Bolsover Castle in particular. Any screening as part of development proposals may help to reduce the potential for significant negative effects on cultural heritage (SA Objective 14) however, this would be dependent on the final, detailed design of the scheme. Negative effects have also been identified in respect of flood risk (SA Objective 10) and resource use (SA Objective 13).

5.5.22 The effects of the proposed redevelopment of the Former Coalite Works site on the remaining SA objectives have been assessed as mixed. With regard to biodiversity (SA Objective 1), it is noted that the site contains habitat that is the subject of a UK Biodiversity Action Plan and also supports a range of protected species. However, proposals for the redevelopment of the site include a
number of mitigation and enhancement measures that would be expected to minimise adverse ecological effects and potentially offer biodiversity improvements.

5.5.23 In terms of transport (SA Objective 7) and air quality (SA Objective 11), there would be an anticipated increase in vehicle movements during construction and once development is complete and which would be expected to increase emissions to air. However, the site is relatively accessible whilst the provision of onsite facilities and services and employment opportunities could reduce car use and related emissions to air. Vehicle movements associated with the redevelopment of the site and energy use during construction and operation would also result in negative effects on climate change (SA Objective 12). However, under current proposals, the site would include the provision of an energy centre (comprising a modular gasification facility which heats biomass and organic material to produce Syngas). This would generate 11.25 MW of renewable energy.

5.5.24 The redevelopment of a large brownfield site is likely to have a positive effect on townscape character in the area. However, some greenfield land would be developed and there is the potential for moderate/slight impacts on local landscape character and visual amenity.

Clowne North

Overview

5.5.25 This greenfield site is located at the northern edge of Clowne and predominantly comprises agricultural land. A masterplan has been developed for the site which indicates that it could provide around 1,500 dwellings, 66 ha of employment land, 3 ha of commercial land and 4.5 ha of land for educational facilities.

Summary of Effects

5.5.26 The proposed development of the Clowne North site would deliver around 1,500 dwellings which would make an important contribution to meeting the District’s objectively assessed housing need. This has been assessed as having significant positive effect on housing (SA Objective 2). Based on proposals previously submitted to the Council, a total of 66 ha of employment land and 3 ha of commercial land would also be provided onsite alongside retail and educational facilities. This level of employment land provision would be expected to attract inward investment, stimulate additional jobs growth and could support proposals associated with the Sheffield City Region Strategic Economic Plan, the M1 Strategic Growth Corridor and the D2N2 Local Enterprise Partnership (2014) Strategic Economic Plan. In consequence, significant positive effects have been identified in respect of the economy (SA Objective 3).

5.5.27 Clowne North is within close proximity to key services and facilities as well as the centre of Clowne. Allied with the provision of circa 4.5 ha of land for educational purposes and open space, this has been assessed as having a significant positive effect on education (SA Objective 4), regeneration (SA Objective 5) and health and wellbeing (SA Objective 6). However, there is the potential that the development of the site could place pressure on existing services and facilities in Clowne.

5.5.28 No further significant positive effects were identified during the appraisal of the Clowne North site.

5.5.29 The development of this site would result in the loss of an extensive area of greenfield land (circa 105 ha) which, based on provisional ALC mapping, is classified as Grade 2 (‘Very Good’) agricultural land. This has been assessed as having a significant negative effect on land use (SA Objective 8). Taking into account the scale of the development and the fact that the western extent of the site is within the Green Belt, there is also considered to be the potential for significant negative effects on landscape and townscape (SA Objective 15).

5.5.30 Like Bolsover North and the Former Coalite Works site, the proposed redevelopment of this site has been assessed as having a significant negative effect on water (SA Objective 9). The site is also within a Minerals Consultation Area for Limestone/Dolomite and has therefore been assessed as having a significant negative effect on resource use and waste (SA Objective 13).
No further significant negative effects were identified during the appraisal of the Clowne North site.

Negative effects have been identified in respect of biodiversity (SA Objective 1). As noted above, the development of the site would result in the loss of a substantial area of greenfield land and which includes four Local Wildlife Sites. This site is also in close proximity to Hollinhill and Markland Grips SSSI. In consequence, there is the potential for significant adverse effects on biodiversity although the magnitude of any effect on this objective will be dependent on the detailed assessment of ecological impacts and any proposed mitigation and enhancement measures.

The magnitude of negative effects on cultural heritage (SA Objective 14) is also uncertain at this stage. The Clowne North site contains a Grade II listed building (Manor Farmhouse and attached barn) and parts of Southgate House Conservation Area (to the north) and Clowne Conservation Area (to the south). Whilst (based on proposals previously submitted to the Council) these assets would not be directly affected by the development of the site, there may be adverse effects on their setting. There is also the potential for the development of the site to affect views from/towards assets at a greater distance from the site including Barlborough Hall and Park (a Grade I listed building and registered park and garden located circa 1,000m to the north west of the site). However, any screening as part of development proposals may help to reduce the potential for significant adverse effects in this regard, although this would be dependent on the final, detailed design of the scheme.

Vehicle movements associated with the development of the site and energy use during construction and operation would result in a negative effect on climate change (SA Objective 12).

Mixed positive and negative effects have been identified in respect of transport (SA Objective 7) and air quality (SA Objective 11). This principally reflects the anticipated increase in vehicle movements during construction and once development is complete but also the accessibility of the site and provision of onsite facilities and services and employment opportunities which could reduce car use and related emissions to air.

Former Whitwell Colliery Site

Overview

This site is located adjacent to the south eastern boundary of Whitwell village and predominantly comprises a disused colliery and existing employment uses. An informal masterplan has been developed for the redevelopment of the site and which includes land for approximately 400 dwellings, 5 ha of employment land and a new country park facility.

Summary of Effects

The current informal masterplan proposes a new country park within the site which has scope to create new habitats and enhance the District’s green infrastructure network. This could generate potentially significant positive effects on biodiversity (SA Objective 1), although there is the potential for adverse effects on ecology, particularly associated with the loss of greenfield land to the north east of the site. The provision of a country park, allied with the potential for a mixed use scheme to promote walking and cycling, has also been assessed as having a significant positive effect on health and wellbeing (SA Objective 6).

Based on proposals previously submitted to the Council, the Former Whitwell Colliery site could deliver circa 400 dwellings and 4 ha of employment land which has been assessed as having a significant positive effect on housing (SA Objective 2) and the economy (SA Objective 3).

This site comprises predominantly brownfield land (a disused colliery and existing employment uses). However, the site also includes what appears to be greenfield land to the east and north (circa 9 ha in area) and which is classified as Grade 2 (‘Very Good’) agricultural land (based on provisional ALC mapping). Overall, the proposed development of this site has therefore been assessed as having a mixed significant positive and significant negative effect on land use (SA Objective 8).
5.5.40 No further significant positive effects were identified during the appraisal of the Former Whitwell Colliery site.

5.5.41 Like the other strategic sites that have been subject to appraisal, the proposed development of this site has been assessed as having a significant negative effect on water (SA Objective 9). The site is also within a Minerals Consultation Area for Limestone/Dolomite and has therefore been assessed as having a significant negative effect on resource use and waste (SA Objective 13).

5.5.42 No further significant negative effects were identified during the appraisal of the Former Whitwell Colliery site.

5.5.43 Vehicle movements associated with the redevelopment of the site and energy use during construction and operation would result in a negative effect on climate change (SA Objective 12).

5.5.44 Mixed positive and negative effects have been identified in respect of education (SA Objective 4) and regeneration (SA Objective 5) reflecting the proximity of the site to the centre of Whitwell and onsite service provision but the potential for development to place pressure on existing facilities and services in the village. Mixed positive and negative effects have also been identified in respect of transport (SA Objective 7) and air quality (SA Objective 11) given the anticipated increase in vehicle movements during construction and once development is complete but also the accessibility of the site, its proximity to Whitwell train station and provision of onsite facilities and employment opportunities which could reduce car use and related emissions to air.

5.5.45 The site is outside the existing Whitwell settlement boundary and in consequence, there is the potential for development to substantially affect local landscape character and the visual amenity of residential receptors in the short term during construction and once development is complete. However, the redevelopment of a large area of brownfield land and provision of a country park could have a positive effect on landscape character in the area in the longer term. Overall, the development of the Former Whitwell Colliery site has been assessed as having a mixed positive and negative effect on landscape and townscape (SA Objective 15).

5.6 Mitigation and Enhancement

5.6.1 The appraisal has identified a range of measures to help address potential negative effects and enhance positive effects associated with the implementation of the options contained in the Strategic Options consultation document. These measures are highlighted within the detailed appraisal matrices contained at Appendix F, Appendix G and Appendix I and will be considered by the Council in refining the options and developing policies that will comprise the Local Plan.

5.6.2 A number of these mitigation and enhancement measures cut-across all of the options and have been summarised in Table 5.6 below against the respective SA objective.

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<th>Table 5.6 Cross-cutting Mitigation and Enhancement Measures</th>
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<td><strong>SA Objective</strong></td>
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| SA Objective 10 (Flood Risk) | • Local Plan policies and proposals should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3).  
• Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate.  
• Local Plan policies should seek to promote as close to greenfield runoff rates as possible. |
| SA Objective 11 (Air Quality) | • Policies contained within the Local Plan should seek to reduce congestion.  
• Local Plan policies should ensure that development within the District’s AQMAs is consistent with the objectives of the AQMAs.  
• Careful consideration should be given to the distribution/location of new development to ensure accessibility to key services, facilities and employment opportunities.  
• Opportunities should be sought to secure investment in public transport provision. |
| SA Objective 12 (Climate Change) | • Local Plan policies should promote high standards of low carbon and energy efficient design including, where appropriate, renewable energy provision.  
• Careful consideration should be given to the distribution/location of new development to ensure accessibility to key services, facilities and employment opportunities. |
| SA Objective 13 (Resource Use and Waste) | • Local Plan policies should encourage the use of recycled and secondary materials in new developments.  
• The provision of recycling facilities within new developments should be a component of Local Plan design and/or waste management policies.  
• The reuse of construction and demolition wastes on site should be promoted. |
| SA Objective 14 (Cultural Heritage) | • Policies and proposals contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development.  
• Policies within the Local Plan should promote high standards of architecture and urban design.  
• The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development. |
| SA Objective 15 (Landscape and Townscape) | • Local Plan policies and proposals should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible.  
• Detailed policies on high quality design should be contained within the Local Plan. |
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<th>SA Objective</th>
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<td>• Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the District’s landscapes.</td>
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6. Conclusions and Next Steps

6.1 Conclusions

6.1.1 This SA Report has presented the findings of the appraisal of the Local Plan for Bolsover District: Identified Strategic Options consultation document. Specifically, the SA has considered the Local Plan Vision and Objectives, strategic options concerning the quantum and distribution of future development in the District as well as strategic sites. The principal conclusions of the appraisal are presented below.

Local Plan Vision and Objectives

6.1.2 The Vision for the District seeks to deliver economic and social transformation whilst protecting and enhancing the environment. Reflecting its emphasis on these three strands of sustainability, the Vision has been assessed as being compatible with the majority of the SA objectives, although the appraisal has found that it does leave room for uncertainties as potential conflicts could arise between growth, resource use and environmental factors. The effects are highly dependent on whether growth is achieved under consideration of economic, social and environmental sustainability and in this regard, the appraisal recommends that the Vision places more explicit emphasis on the promotion of sustainable development as an underpinning theme.

6.1.3 The appraisal has found the Local Plan Objectives to be broadly supportive of the SA objectives. Where possible incompatibilities have been identified, tensions between the objectives can be resolved if development takes place in accordance with all of the Local Plan Objectives. As such, an incompatibility is not necessarily an insurmountable issue but one that may need to be considered in the development of policies that comprise the Local Plan.

Housing Target Options

6.1.4 A total of three housing target options have been identified in the Strategic Options consultation document and appraised as part of this SA Report. The options are as follows:

- Option 1: A housing target below objectively assessed need based on past delivery levels (185 dwellings a year).
- Option 2: A housing target that meets the identified objectively assessed need (240 dwellings a year).
- Option 3: A housing target that exceeds objectively assessed need (350 dwellings a year).

6.1.5 The range and type of effects associated with all three housing target options are similar with significant positive and positive effects identified in respect of housing, the economy and regeneration but negative effects expected in respect of biodiversity, air quality, climate change and resource use. Significant negative effects have been identified in respect of water for all options reflecting existing wastewater treatment capacity constraints in the District. In broad terms, the magnitude of both positive and negative effects is commensurate with the level of housing proposed.

6.1.6 The findings of the appraisal indicate that Option 2 (a housing target of 240 dwellings per year) is the best performing option when considered against the SA objectives. This option is expected to meet the District’s objectively assessed need for housing whilst generally avoiding significant adverse socio-economic and environmental effects. Reflecting the scale of housing provision proposed (and so the associated land take), the potential for negative (including significant negative) effects is greatest under Option 3 (a housing target of 340 dwellings per year), although positive effects on the economy and regeneration could be greatest of the three options considered. Option 1 (a housing target of 185 dwellings per year) takes forward a lower housing target which could minimise the potential for negative effects across a number of the SA objectives.
used in this appraisal; however, Option 1 would not meet the District’s objectively assessed need for housing.

**Employment Land Target Options**

6.1.7 The following three employment land target options have been appraised as part of this SA Report:

- **Option 1**: An employment land target based on the lower end of the recommended range (approximately 65 ha between 2015 and 2033).
- **Option 2**: An employment land target based on the amount of land with planning permission (approximately 80 ha between 2015 and 2033).
- **Option 3**: An employment land target based on the highest end of the recommended range (approximately 100 ha between 2015 and 2033).

6.1.8 Overall, the range and type of effects associated with all three employment land target options are similar. Significant positive effects have been identified in respect of the economy with more minor positive effects expected on housing, education and regeneration. No significant negative effects have been identified during the assessment although there is the potential for adverse effects on biodiversity, water, climate change, resource use and cultural heritage. Mixed positive and negative effects, meanwhile, have been identified for the majority of the remaining SA objectives used in the appraisal.

6.1.9 The findings of the appraisal highlight that Option 3 (an employment land target of approximately 100 ha per annum) would deliver the greatest economic benefits of the three options appraised, although the provision of employment land on as yet unidentified sites under this option increases the potential for adverse effects across a number of the SA objectives used in the appraisal.

**Spatial Options**

6.1.10 The following four spatial options relating to the future distribution of development in the District are set out in the Strategic Options consultation document:

- **Option A**: Focus on the more sustainable settlements.
- **Option B**: Focus on the most viable settlements.
- **Option C**: Focus on those settlements with key regeneration needs.
- **Option D**: Focus on an East-West growth corridor.

6.1.11 The performance of the four spatial options against the SA objectives used in the appraisal varies. On balance, Options A and C are considered to be the best performing options when assessed again the SA objectives. This principally reflects the fact that under these options, housing and employment growth would be directed to those settlements in the District with the greatest capacity to accommodate growth and where there is the potential to realise regeneration opportunities. Conversely, the implementation of Option B and, in particular, Option D would result in a larger proportion of future growth being directed to the District’s smaller settlements and which do not benefit from accessibility to a good range of community facilities and services. Further, it is anticipated that more extensive greenfield land would be required to accommodate growth under these two options such that the potential for significant negative effects on biodiversity, land use and landscape and townscape may be increased. Careful consideration will need to be given to the preferred composition of the spatial strategy to maximise the sustainability benefits, and through the use, refinement and incorporation of strategic mitigation measures in planning policies such as those contained in Table 5.6, ensure that any adverse effects are minimised or reduced to an acceptable level.
Strategic Site Options

6.1.12 Four strategic site options have been identified in the Strategic Options consultation document and subject to appraisal. The sites are as follows:

- Bolsover North, Bolsover.
- Former Coalite Works Site, Bolsover.
- Clowne North, Clowne.
- Former Whitwell Colliery Site, Whitwell.

6.1.13 The appraisal of the four suggested strategic sites has revealed that the range and type of effects across the SA objectives are similar. Positive and significant positive effects have been identified in respect of those SA objectives relating to housing, economy, education, regeneration and health in particular and is associated with the delivery of housing, employment land and community facilities and services as well as the sites’ good accessibility. However, the anticipated pressure on community facilities and services arising from new development could result in adverse effects on a number of these objectives.

6.1.14 The appraisal has identified the potential for negative effects, particularly in respect of biodiversity, transport, air quality, land use, water, climate change, cultural heritage and landscape and townscape. However, in many cases development may also generate benefits on these SA objectives. Nonetheless, significant negative effects have been identified in respect of water for all sites (due to a lack of wastewater treatment capacity in the District), and for those sites in minerals consultation sites (Bolsover North, Clowne North and the Former Whitwell Colliery site), resource use. The proposed development of two sites (Bolsover North and Clowne North), meanwhile, would result in the substantial loss of greenfield land and in consequence, significant negative effects have been identified in respect of land use. Due to the scale of greenfield development and potential for intrusion into the Green Belt, the proposed development of Clowne North has been assessed as having a potentially significant negative effect on landscape and townscape.

6.2 Monitoring

6.2.1 It is a requirement of the SEA Directive to establish how the significant sustainability effects of implementing the Local Plan will be monitored. However, as earlier government guidance on SEA (ODPM et al, 2005) notes, it is not necessary to monitor everything, or monitor an effect indefinitely. Instead, monitoring needs to be focused on significant sustainability effects. Monitoring the Local Plan for sustainability effects can help to answer questions such as:

- Were the SA’s predictions of sustainability effects accurate?
- Is the Local Plan contributing to the achievement of desired SA objectives?
- Are mitigation measures performing as well as expected?
- Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?

6.2.2 Monitoring should be focused on:

- Significant sustainability effects that may give rise to irreversible damage, with a view to identifying trends before such damage is caused.
- Significant effects where there was uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be undertaken.
- Where there is the potential for effects to occur on sensitive environmental receptors.

6.2.3 At this early stage in the development of the Local Plan and SA it is considered premature to identify proposed monitoring indicators as the preferred Local Plan options have yet to be selected.
and, therefore, significant sustainability effects associated with the Plan’s implementation are not yet known. The selection of the indicators that comprise the monitoring framework for the Local Plan will be made as an understanding of its key sustainability effects becomes clearer during the latter stages of the SA. The monitoring framework will be finalised in the Post Adoption Statement.

6.3 Consulting on this SA Report

6.3.1 This SA Report is being issued for consultation. We would welcome your views on any aspect of this SA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

6.3.2 The consultation will run for a period of six weeks from Friday 30th October to Friday 11th December 2015. Responses can be sent:

By email: planning.policy@bolsover.gov.uk

By post: Planning Policy Team, Bolsover District Council, The Arc, High Street, Clowne, S43 4JY

6.4 Next Steps

6.4.1 The findings of this SA Report, together with consultation responses and further evidence base work, will be used to help refine and select the preferred options to be taken forward as part of the Local Plan.

6.4.2 Once selected, the preferred options will be used to develop a Draft Local Plan, which will contain both emerging Local Plan policies and smaller scale site allocations. Consultation on the Draft Local Plan is due to take place in September/October 2016. The Draft Local Plan Consultation will also be subject to further SA.