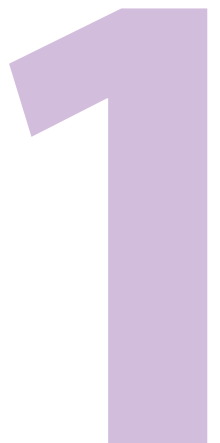


TIBSHELF NEIGHBOURHOOD PLAN

PDF of Exhibition Information

Displayed on 14 & 15 June 2019

This PDF covers:
Introduction
Area of the Parish
Development
Industry
Employment
HS2 Impact



Welcome

to the
Tibshelf Neighbourhood Plan
Exhibition



This document is a PDF version
of the Public Exhibition held
on Friday 14 and Saturday 15 June 2019
at St John the Baptist Church, Tibshelf

What is a Neighbourhood Plan?

A Neighbourhood Plan gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

Through a Neighbourhood Plan the community is able to state what is and what is not acceptable in their area concerning a number of important issues, most of which are outlined on the following pages.

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development and protection for their community.

What are the Benefits?

This is an opportunity to enable our community to play a much stronger role in shaping the areas in which we live and work and enables a more powerful valid say in what other authorities do.

A Neighbourhood Plan provides us with the opportunity to set out a positive vision for how we want our community to develop over the next 20 years in ways that meet identified local needs, with policies that benefit the people of Tibshelf. We can put in place planning policies that will help deliver this vision.



The Tibshelf Neighbourhood Plan is facilitated by Tibshelf Parish Council.

The Neighbourhood Plan Steering Group is made up of representatives from the community as well as parish councillors.

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The Tibshelf Neighbourhood Plan, the exhibition and all publicity material is funded by grant aid from **Awards for All** and **Locality**.

AULT HUCKNALL

BOLSOVER DISTRICT
DERBYSHIRE

NORTH WINGFIELD

NORTH EAST DERBYSHIRE DISTRICT
DERBYSHIRE

TEVERSAL
ASHFIELD DISTRICT
NOTTINGHAMSHIRE

TIBSHELF

MORTON
NORTH EAST DERBYSHIRE
DISTRICT
DERBYSHIRE

SHIRLAND
NORTH EAST DERBYSHIRE
DISTRICT
DERBYSHIRE

BLACKWELL

BOLSOVER DISTRICT
DERBYSHIRE



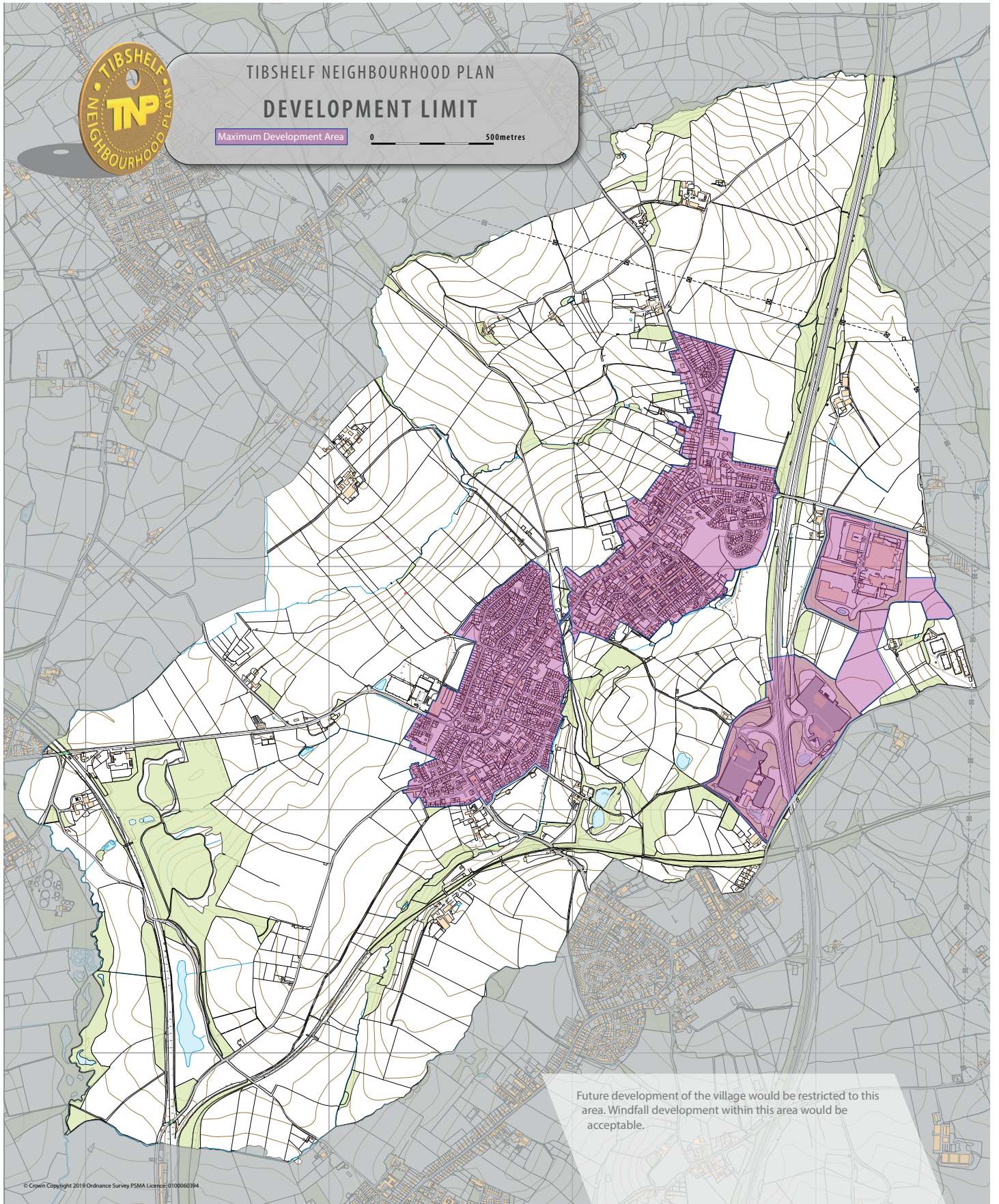
TIBSHELF NEIGHBOURHOOD PLAN
ADJACENT PARISH COUNCILS

0 500metres



TIBSHELF NEIGHBOURHOOD PLAN DEVELOPMENT LIMIT

Maximum Development Area 0 500metres



Future development of the village would be restricted to this area. Windfall development within this area would be acceptable.



Tibshelf Housing Development

Tibshelf is a popular place to live, due in part to its proximity to the M1 and employment centres including Nottingham, Sheffield, Derby, Chesterfield and Mansfield. Despite the proximity to these centres, it has retained much of its rural character.

Until recent years, new house building has been limited and mainly comprising small developments. According to the Census, between 2001 and 2011 the number of dwellings increased by 6.9% (108) mainly due to new house building.

Housing development has increased more significantly in recent years, with figures showing 40 new home sales in 2017 alone.

Bolsover District Council allocated 306 dwellings to Tibshelf during their Local Plan period. This includes two significant allocation sites, both of which are under construction: Mill Farm (170 homes) and Doe Hill (66 homes). 25 other new homes have been built throughout the village.

The remaining 45 dwellings will be met through windfall development.

The Tibshelf Plan recognises the benefits that new house building can bring to the area in terms of sustaining local shops, community facilities and services. However, the community are concerned about the scale of the housing allocations and the impact on local infrastructure and the distinctive character and history of the area.

Policy H1

Housing Provision

Within the existing built-up area of Tibshelf village as shown on the plan, new development for housing will be supported when it:

- seeks to use small, infill sites that maximise the re-use of previously developed land, provided that such land is not of high amenity, recreational or environmental value;
- is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of a settlement in which it would be located;
- respects and complements the local vernacular architecture that defines the history of the village; and
- is well integrated with its surroundings by reinforcing existing connections and taking opportunities for creating new ones.

Policy H2

Housing Mix

In order to help meet the present and future needs of all residents of the parish, new housing development proposals should provide a mix of housing sizes, type and tenure which meets the needs of people of all ages, including older people or those with a disability and is appropriate to their location. This should include smaller dwellings (especially 2 bedrooms) to suit older people and for first-time buyers plus a proportion of larger dwellings (3 or 4 bedrooms) suitable for families to meet a local housing need.

Housing suitable for older people should, where practicable, be provided within 10 minutes of local shops and services, including public transport.

Policy H3

Long Term Empty Housing and Housing Standards

The Plan supports and encourages initiatives to bring empty properties back into beneficial use and improve the condition of the housing stock, especially in the private rented sector.

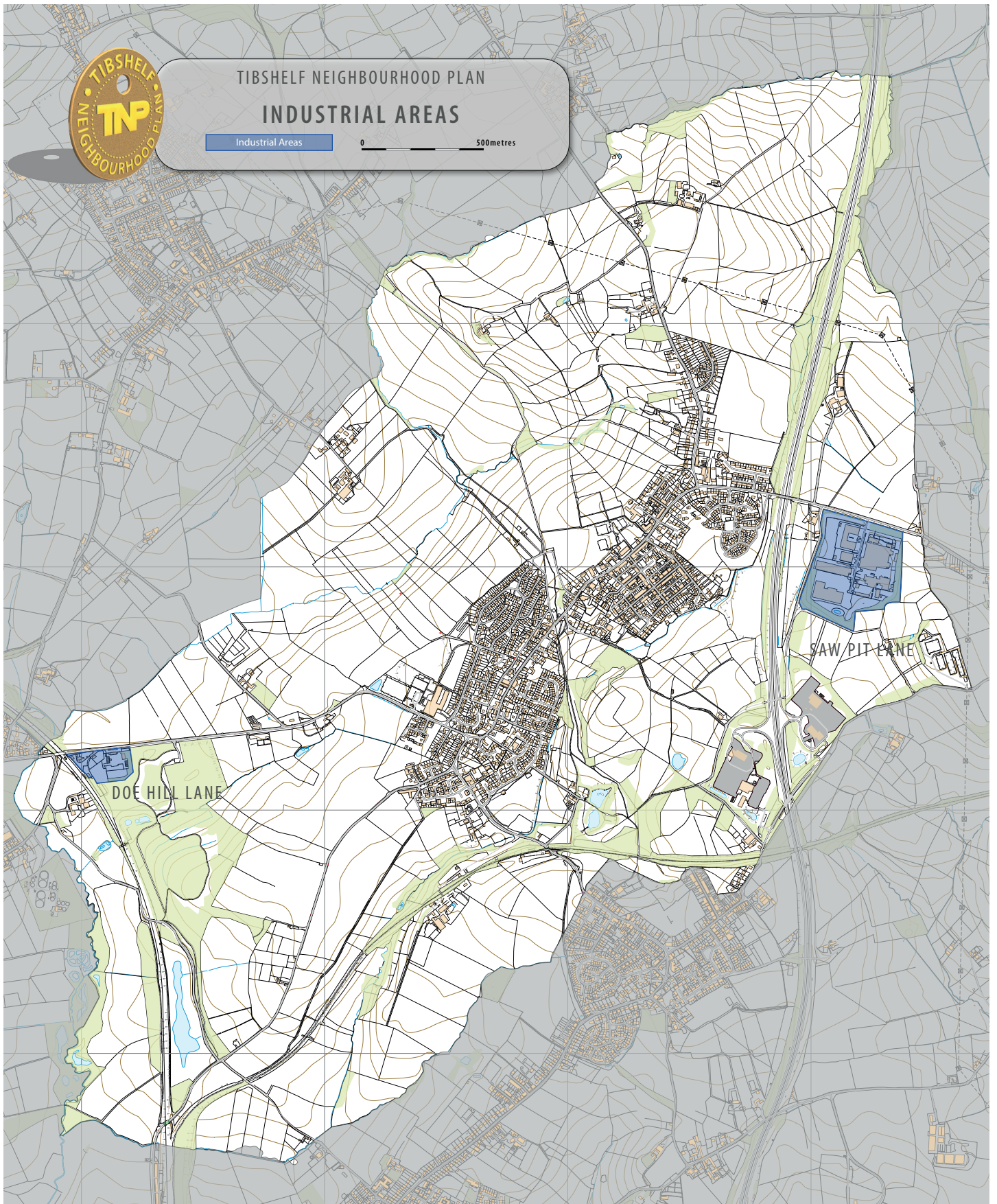


TIBSHELF NEIGHBOURHOOD PLAN INDUSTRIAL AREAS

Industrial Areas

0

500metres





Employment Areas

The main employment site in Tibshelf is Sawpit Lane Industrial Estate, estimated to comprise 11.6ha of allocated employment land. The site accommodates light industrial buildings accommodating manufacturing and business services.

The Bolsover Local Plan (Policy WC2) identifies it as an important employment site and seeks to ensure that it remains used for employment purposes.

There are further pockets of employment land scattered across the Parish.

Policy EB1

Protection of Employment Sites

The loss of land or buildings in employment use will only be supported where it can be demonstrated that the site is no longer viable or cannot meet the needs of modern business and that the premises have been suitably marketed for a period of 6 months.

Policy EB2

Saw Pit Lane

The Parish Council, in consultation with Bolsover DC, local community and business community will discuss potential opportunities to designate employment land within the parish to compensate for the loss/partial loss of Sawpit Lane Industrial Estate.

Policy EB3

Home Working

Proposals for small-scale home-based businesses will be encouraged provided that it can be shown that:

- the amenities of nearby residents will not be adversely affected by the nature of the operation, noise or traffic generated;
- The Parish Council, in consultation with Bolsover DC, local community and business community will discuss potential opportunities to designate employment land within the parish to compensate for the loss/partial loss of Sawpit Lane Industrial Estate.
- the scale and design are sympathetic to the character of the area; and
- the operation of the business can be contained within the curtilage of the premises.

Improvements to broadband infrastructure will be encouraged. Any new development within the Parish should be served by superfast broadband (fibre optic) connection unless it can be demonstrated through consultation with the network providers that this would not be possible, practical or economically viable.

Policy EB4

Connecting Local People to Local Jobs

Development proposals that provide opportunities for the training, employment and retention of residents (especially young people) within the parish will be supported.



TIBSHELF NEIGHBOURHOOD PLAN

IMPACT OF HS2

Cutting Embankment 0 500metres

