



TIBSHELF NEIGHBOURHOOD PLAN QUICKVIEW

*Shortened Version of
The Draft Tibshelf Neighbourhood Plan
2017 – 2033
Regulation 14 Consultation Version*



Introduction & Background

Why we are doing it

This document is an edited version of the Draft Tibshelf Neighbourhood Plan Regulation 14 Consultation Version. For the full version of the Plan visit: tibshelfneighbourhoodplan.org.

A neighbourhood plan enables local communities like Tibshelf to have more control over development in their own area by preparing a framework against which planning proposals can be judged.

The Localism Act 2011 gives parish councils new powers to prepare statutory neighbourhood plans to help guide development in their local areas. The aim is to empower local communities to use the planning system to promote appropriate and sustainable development in their area.

The parish has and is likely to continue to experience significant development over the coming years including new housing and HS2.

You, as a resident or other interested body or person, are now invited to read the draft version of the Plan and make any comments you may have.

Having a neighbourhood plan gives the community the opportunity to identify the best ways to deliver development, directing it towards what the local community most needs and wants.

It is for anyone and everyone with an interest in Tibshelf – residents, visitors, businesses and investors.

Once approved at a referendum and adopted by **Bolsover District Council**, the Plan becomes a statutory part of the development plan for Tibshelf Parish and will carry significant weight in how planning applications are decided.

The Plan will cover the period from **2021 to 2033**.

Front Cover Photos:



The Tibshelf Neighbourhood Plan is funded by grant aid from **Awards for All** and **Locality**.

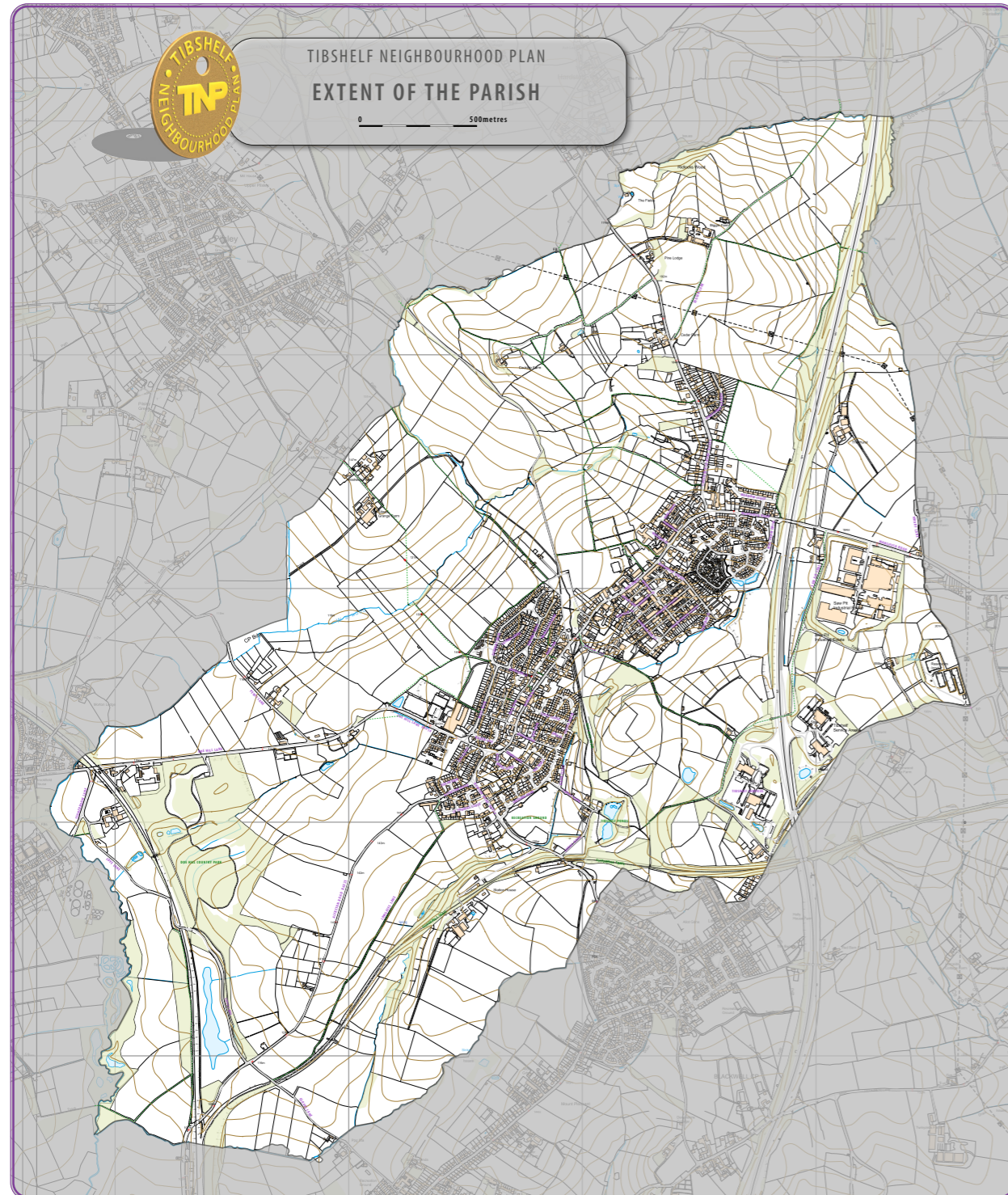
The Tibshelf Neighbourhood Plan is facilitated by Tibshelf Parish Council.
Planning Consultants: Andrew Towler Associates.
The Neighbourhood Plan Steering Group is made up of representatives from the community and parish councillors.
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All information correct at time of publication (April 2022).

Further information available at tibshelfneighbourhoodplan.org



The Plan Area

The boundary of the Neighbourhood Plan area corresponds to the Tibshelf parish boundary, as shown below.



Planning Policy Context

There are national rules governing the preparation of neighbourhood plans. These are often called **Basic Conditions**, one of which is that a neighbourhood plan must have regard to national planning policies.

The **Bolsover Local Plan** provides a spatial strategy and a range of policies and allocations to guide development across the whole of the Bolsover District area, including Tibshelf parish, up to 2033. Many of these policies are relevant to Tibshelf, especially:

- **Policy SS3: Spatial Strategy and the distribution of Development**
- **Policy SS2: Scale of Development**
- **Policy LC1: Housing Allocations**
- **Policy SC3: High Quality Development**
- **Policy SC8: Landscape Character**
- **Policy SS11: Development in Open Breaks**
- **Policy WC2: General Principles for Economic Development**
- **Policy WC5: Retail, Town Centre and Local Centre Development**
- **Policy ITCR2: The Multi-User Trails Network**
- **Policy ITCR4: Local Shops and Community Facilities**
- **Policy ITCR6: Protection of Green Space**
- **Policy ITCR7: Playing Pitches**

A brief description of these Policies is contained in the full version of the Plan.



Tibshelf Ponds

The aim of the Plan is not to replicate the existing policies of Bolsover's Local Plan, but to add value to them by providing local formulated policies and proposals that are specific to Tibshelf and reflect the needs and aspirations of the community.



Tibshelf from the Church tower



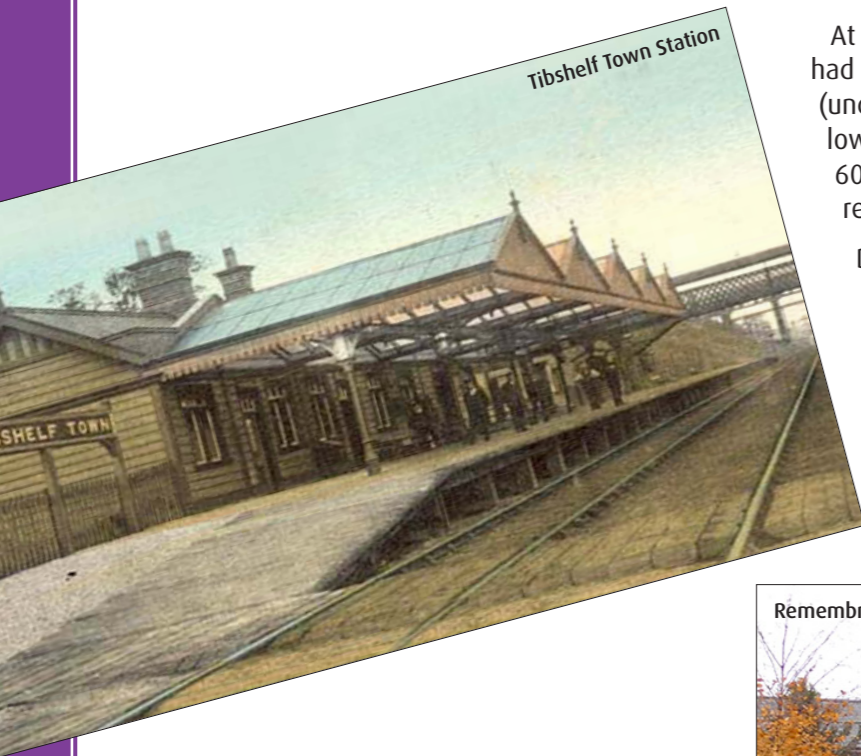
About Tibshelf Parish

Tibshelf Past

Agriculture, knitting and mining have played an important part in the economy of Tibshelf.

While mining dates back to the 13th Century, it came to the fore from the 1860s onwards with the sinking of two deep coal mines.

New homes were built to provide accommodation for workers and their families coming into the area to work. New railways were constructed to facilitate the movement of coal and people in and out of the area. The main station at Tibshelf, **Tibshelf Town** opened in 1893.



Tibshelf Town Station

The local population of Tibshelf increased from around 700 in 1800 to 2,250 by 1818, and by 1920 as many as 4,000 people lived in the parish.

In 1918 Britain's first inland oil well was sunk in Tibshelf.

Mining ended just 70 years ago. The railway that ran from Tibshelf to Grassmoor is now the famous **Five Pits Trail**.

Tibshelf Parish Today

Tibshelf is a popular place to live, due in part to its central location to transport links and city centres.

It comprises the village of Tibshelf surrounded by large areas of mainly open countryside.

The population of Tibshelf increased by **6.7%** between the 2001 Census (**3,548**) and 2011 Census (**3,787**).

The Community

At the time of the 2011 Census, Tibshelf had a higher proportion of younger residents (under 19s) and 40 to 59 age bands and a lower representation of older residents (aged 60+) when compared with the district, region and England shares.

Despite a relative under-representation of older residents there is evidence that this age sector is increasing in numbers.

Latest available population projections suggest that Bolsover's 65 plus age group is forecast to grow by around 47% between 2014 and 2034 and will represent 27% of the total



Remembrance Sunday 2018

Health and Well-being

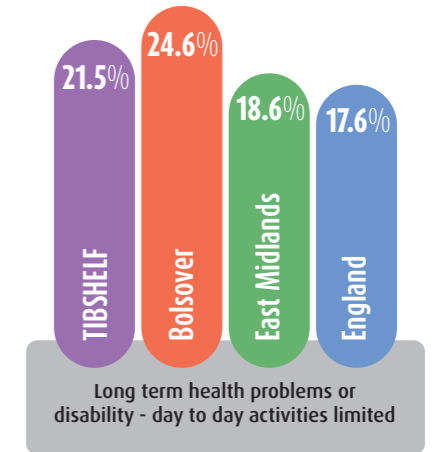
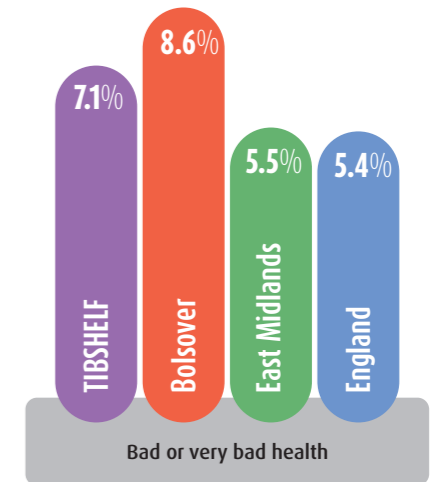
Data for the District of Bolsover indicates a considerably higher proportion of the population with health problems and/or disability when compared to national figures. This is similarly the case for Tibshelf.



Staffa Health Centre & Pharmacy

The Natural Environment

The area offers good access to the surrounding countryside. There is the **Five Pits Trail** network. This has been extended to Newton and links in with the **Silverhill Trail**, another redeveloped disused railway.



Tibshelf Ponds was one of the first derelict land reclamation projects on the Five Pits Trail and opened way back in 1964.





The Historic and Built Environment

The parish has evolved around traditional industrial activities, in particular, coal mining. It is home to the Country's first inland oil well.

The quality of the built environment is generally good. The housing stock is largely characterised by 3 and 4 bedroomed detached and semi-detached dwellings. According to the 2011 Census, the parish has a higher proportion of detached (33%) and semi-detached (48%) properties than the district (28% and 44%) and national (22% and 31%) average.

The Local Economy

Major businesses in the parish include **Hydro Extrusion UK** (world leaders in aluminium processing), **Wanzle** (world leaders in shopping trolley manufacture and refurbishment), **Certas Energy** (largest independent distributors of fuel and lubricants in the UK) and **Apex Insulation** (the East Midlands largest suppliers of insulation products).

72% of residents in Tibshelf are economically active. 51% travel to work by car. 8% of Tibshelf residents have access to 3 or more vehicles.



Housing Development on Mill Farm Drive

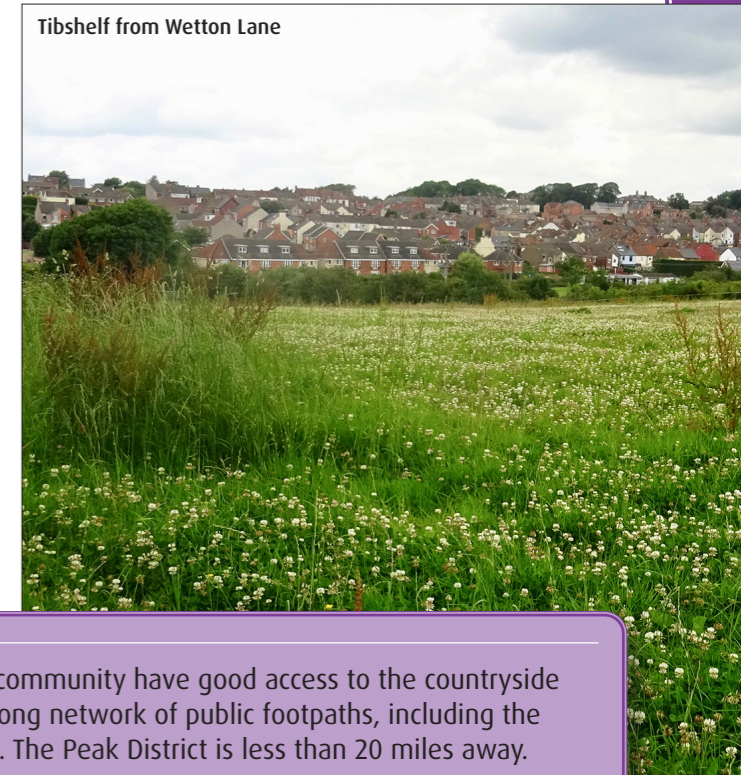


Saw Pit Industrial Estate

Key Attributes, Issues and Aims for the Plan

The process of developing the Plan has also highlighted what it is the community like about living in Tibshelf. It is important that these special qualities are protected and where possible, enhanced through the planning policies.

Tibshelf from Wetton Lane



Attributes

There are a number of special qualities or attributes that contribute to making Tibshelf a good and distinctive place to live and work.

Access to the Countryside

The Tibshelf community have good access to the countryside through a strong network of public footpaths, including the Five Pits Trail. The Peak District is less than 20 miles away.

Proximity to the motorway network and major employment centres

Tibshelf has excellent access to the M1 and is located in close proximity to significant employment centres including Nottingham, Sheffield, Derby, Mansfield and Chesterfield.

Local shops, employment opportunities and community facilities.

Tibshelf is served by a reasonable level of local shops, community facilities and businesses.

Rich history.

Tibshelf has a rich history. Evidence of its industrial past is still evident today in the landscape, buildings and archaeological remains. These elements help give the parish its unique sense of place and character.

Community spirit

There is a strong community spirit, evidenced by the number and diversity of community associations, events and activities in the area.

Education

Tibshelf benefits by having a good local secondary school (Tibshelf Community School) and two primary schools (Tibshelf Infant and Nursery and Tibshelf Town End Junior) in the parish.

Semi-rural

Despite its proximity to the M1 motorway, Tibshelf has retained a semi-rural character, surrounded and interspersed with many green spaces.



Vision and Objectives

The Community's Vision for Tibshelf is:

That Tibshelf is a proud, self-contained and friendly community in which people enjoy living, visiting and working, with a full range of good-quality local facilities and development that meets local needs and enhances local landscapes, heritage and biodiversity while meeting the challenges of climate and economic change.



Exhibition about the Plan June 2019



In order to move towards this vision, the Plan will be guided by a series of objectives:

- 1 *Conserve and enhance Tibshelf's distinct identity, heritage, sense of place and community.*
- 2 *Ensure that development is integrated into and enhances the parish and includes suitable infrastructure.*
- 3 *Reinforce the role of Tibshelf Village Centre.*
- 4 *Avoid Tibshelf becoming a dormitory settlement.*
- 5 *Protect the countryside and open space that is important to the community and wildlife.*
- 6 *Provide for housing that is high quality, well designed and of a size, type and tenure that meets local need.*
- 7 *Ensure a good range of community facilities and services that meet the present and future needs of its population.*
- 8 *Create an environment that is safe and makes it attractive for the self-employed and other businesses to locate and flourish.*
- 9 *Support improvements to the transport network that meet the needs of all users.*
- 10 *Help ensure that residents have a greater say over development affecting the parish.*



Neighbourhood Plan Policies

Introduction to the Neighbourhood Plan Policies

It is important to note that when using the Plan to form a view on a proposed development, all of the policies contained in it must be considered together with the Bolsover Local Plan and National Planning Policies.

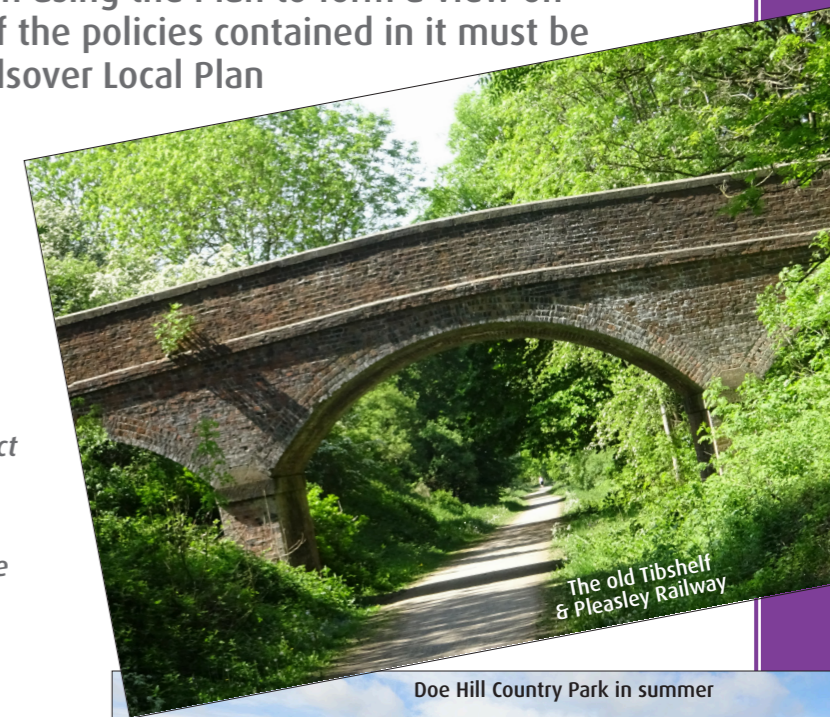
A Great Natural Environment

Key Objectives

- 1 *Conserve and enhance Tibshelf's distinct identity, heritage, sense of place and community.*
- 5 *Protect the countryside and open space that is important to the community and wildlife.*

The Tibshelf landscape is one which has been modified by its history of underground, and more latterly, opencast mining. This has led to the extensive loss and fragmentation of habitats, notably woodlands, hedgerows and semi-natural grassland.

Many of the former opencast sites have now been restored for farmland or nature conservation. Areas like the Tibshelf and Pleasley disused railway are now important for the diversity of plants, birds and invertebrates.

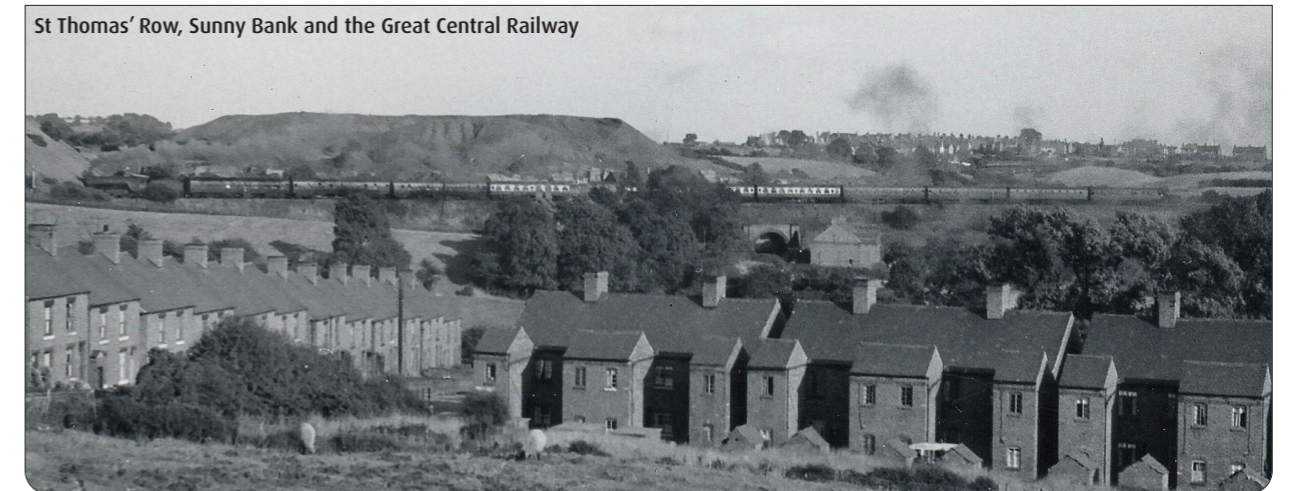


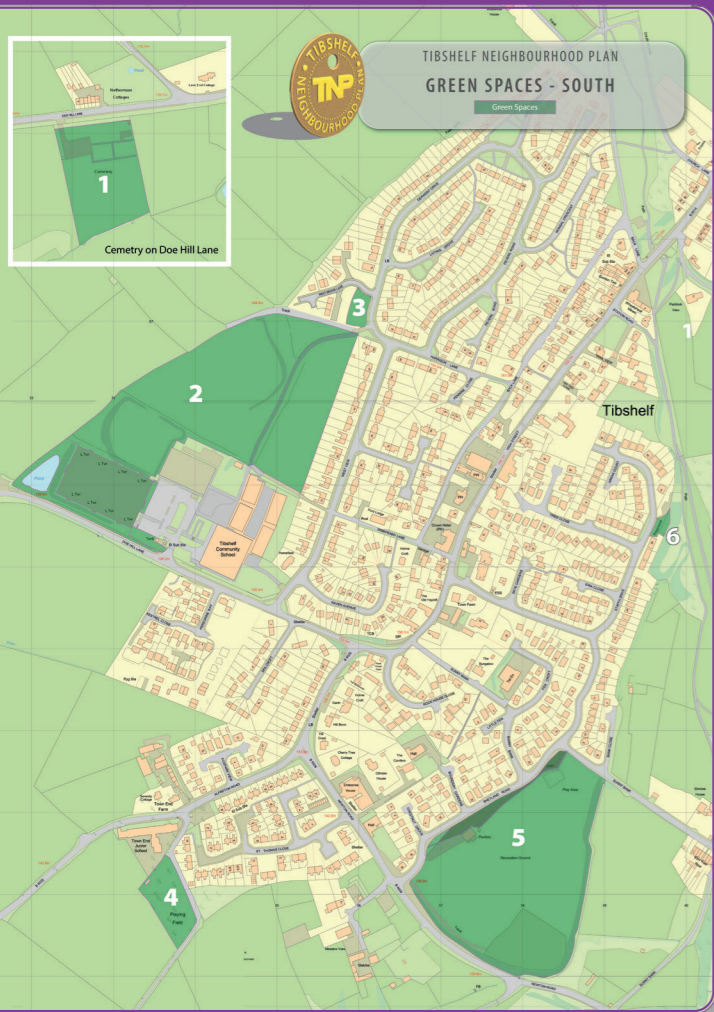
The old Tibshelf & Pleasley Railway



Tibshelf's present primarily rural landscape is now very different than it was years ago, when it was much more grey and industrial in nature.

St Thomas' Row, Sunny Bank and the Great Central Railway





- | | |
|---|----------------------------------|
| 1 Cemetery, Doe Hill Lane | 6 Staffa Drive Play Area |
| 2 Tibshelf Community School Playing Fields | 7 St John the Baptist Churchyard |
| 3 Play Area off Derwent Drive and West Brook Lane | 8 Tibshelf Allotments |
| 4 Tibshelf Town End School Playing Field | 9 Lincoln Street Play Area |
| 5 Tibshelf Parish Council Sports Ground | 10 Poppy Gardens Play Area |

Protecting Important Local Green Spaces In Tibshelf

It is essential that important green spaces in Tibshelf are protected and where possible enhanced.

Some of these important green spaces within the built up part have some varying degrees of protection through various Bolsover Local Plan policies including policies

ITCR6: Protection of Green Space and **SS9: Development in the Countryside.**

The sites shown on the maps on the left have been identified by the community as:

- 1 being of particular importance due to their recreational, environmental, historic and/or amenity value and
- 2 where they have some degree of protection through local plan policies would benefit from an extra level of protection and appreciation through their designation as Local Green Space.

The evidence to support their designation is provided in Supporting Evidence Document **TNP02 Important Green Spaces.**



Town End School Playing Field

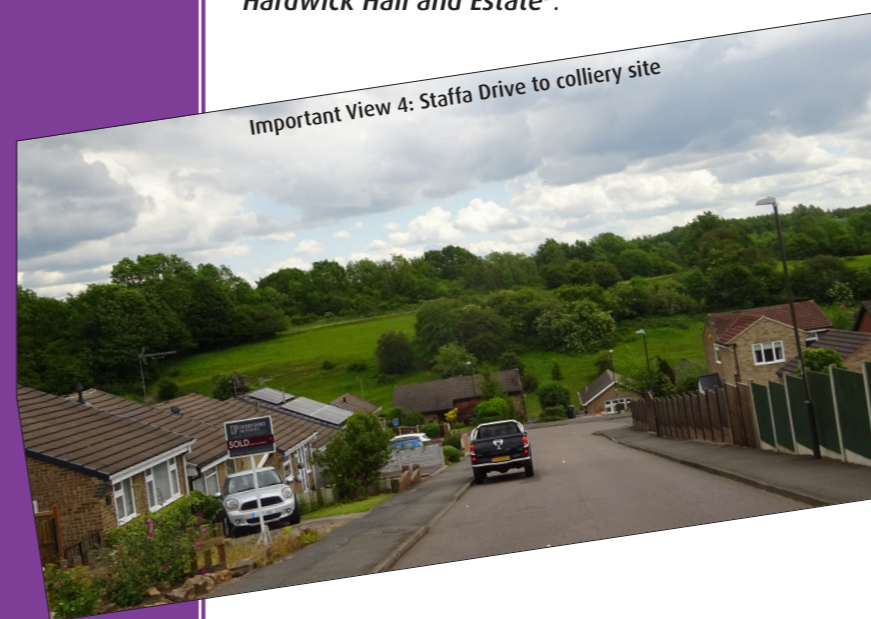


Important Views

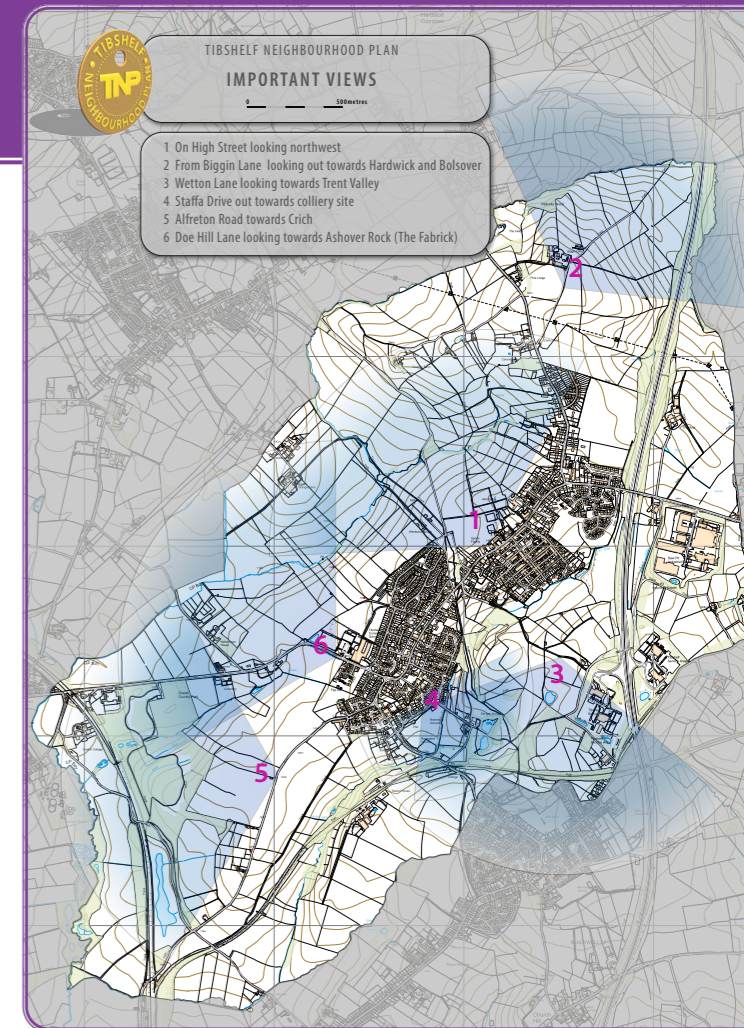
Through the development of the Plan, several views and vistas have been identified as having the greatest importance as described in the accompanying Supporting Evidence Document **TNP03 Important Views and Vistas.**



Policy **ENV 2** seeks to highlight these important views and safeguard them from development that would undermine their local value and significance. An approach that is supported by national and local planning policies, in particular clause **c of Policy SC3: High Quality Development** in the Bolsover Local Plan which requires development proposals to *“protect important local and longer distance views of important landmarks or landscapes, such as Bolsover Castle, Creswell Crags, and Hardwick Hall and Estate”*.



Important View 4: Staffa Drive to colliery site



POLICY ENV2 Protection of Important Views

Development proposals should take account of the visual significance of the important views and vistas listed below and ensure that the impact of development on these views and vistas is carefully controlled:

- 1 On High Street looking northwest
- 2 From Biggin Lane looking out towards Hardwick and Bolsover
- 3 Wetton Lane towards Trent Valley
- 4 Staffa Drive out towards colliery site
- 5 Alfreton Road towards Crich
- 6 Doe Hill Lane towards Ashover Rock (The Fabric)

Full details are contained in the Supporting Evidence Document **TNP03 Important Views and Vistas**

Dark Skies

Light pollution affects the character of the countryside and obscures views of the night sky. It is of particular concern for wildlife including bats, insects and many nocturnal mammals and birds, many of which are present in the parish, disrupting their normal feeding and breeding behaviours and even migratory patterns.

The **Campaign to Protect Rural England (CPRE)** has produced detailed maps showing the amount of light pollution across the country. This interactive map can be found at nightblight.cpre.org.uk/maps/. This map shows parts of the parish, especially to its north and west outside the main village of Tibshelf, are relatively untouched by light pollution.

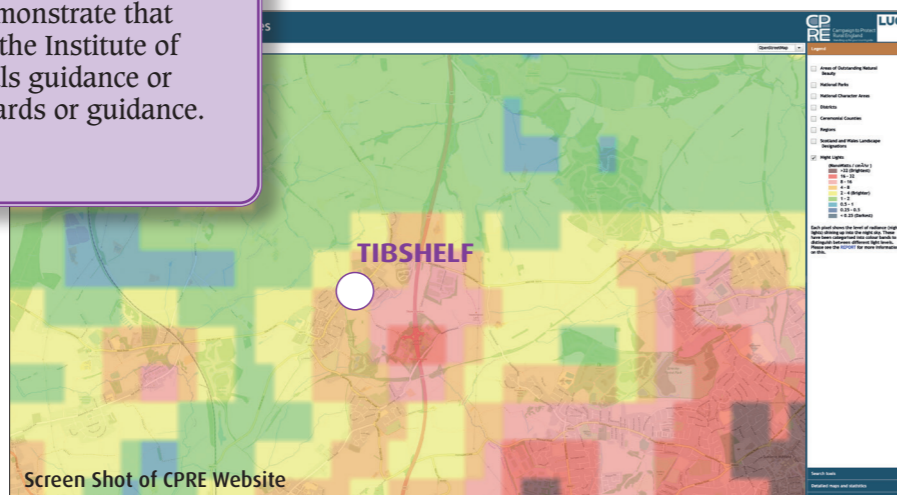


POLICY ENV3 Dark Skies

To minimise light pollution and maintain the views of night time skies, to be supported, planning proposals that include internal lighting should be able to demonstrate the following:

- 1 only include external lighting that is essential;
- 2 include measures to avoid light spillage beyond the application site; and
- 3 should be able to demonstrate that they meet or exceed the Institute of Lighting Professionals guidance or other relevant standards or guidance.

The Plan, therefore, seeks to ensure that the existing dark skies, especially to its north and west, are protected.



Screen Shot of CPRE Website

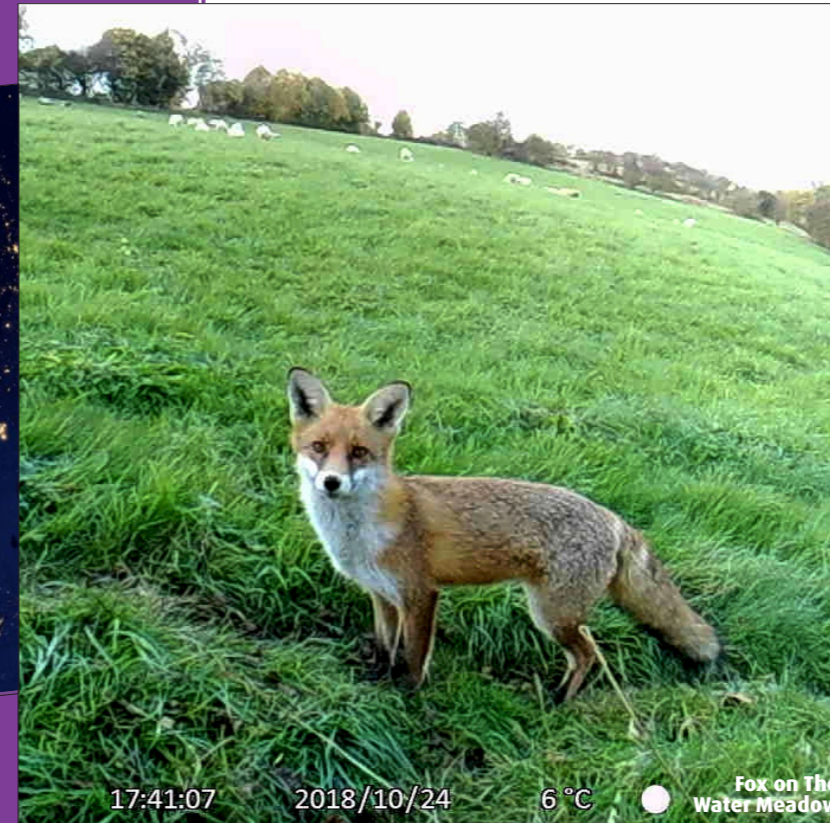
Biodiversity

The natural and semi-natural green space in Tibshelf is dotted with patches of priority habitats, including:

- Semi-natural grassland.
- Traditional orchards.
- Open Mosaic (a landscape that is not enclosed by trees such as grasslands and waterways).
- Ponds.
- Deciduous woodland.
- Reedbed.

In addition, ponds are a key and important feature of the parish.

In recognition of their substantive nature conservation value, several areas in the parish that include these habitats have been designated as Local Wildlife Sites by the **Derbyshire Wildlife Trust**. These are outlined in the table below.



DERBYSHIRE WILDLIFE TRUST DESIGNATED LOCAL WILDLIFE SITES IN TIBSHELF PARISH

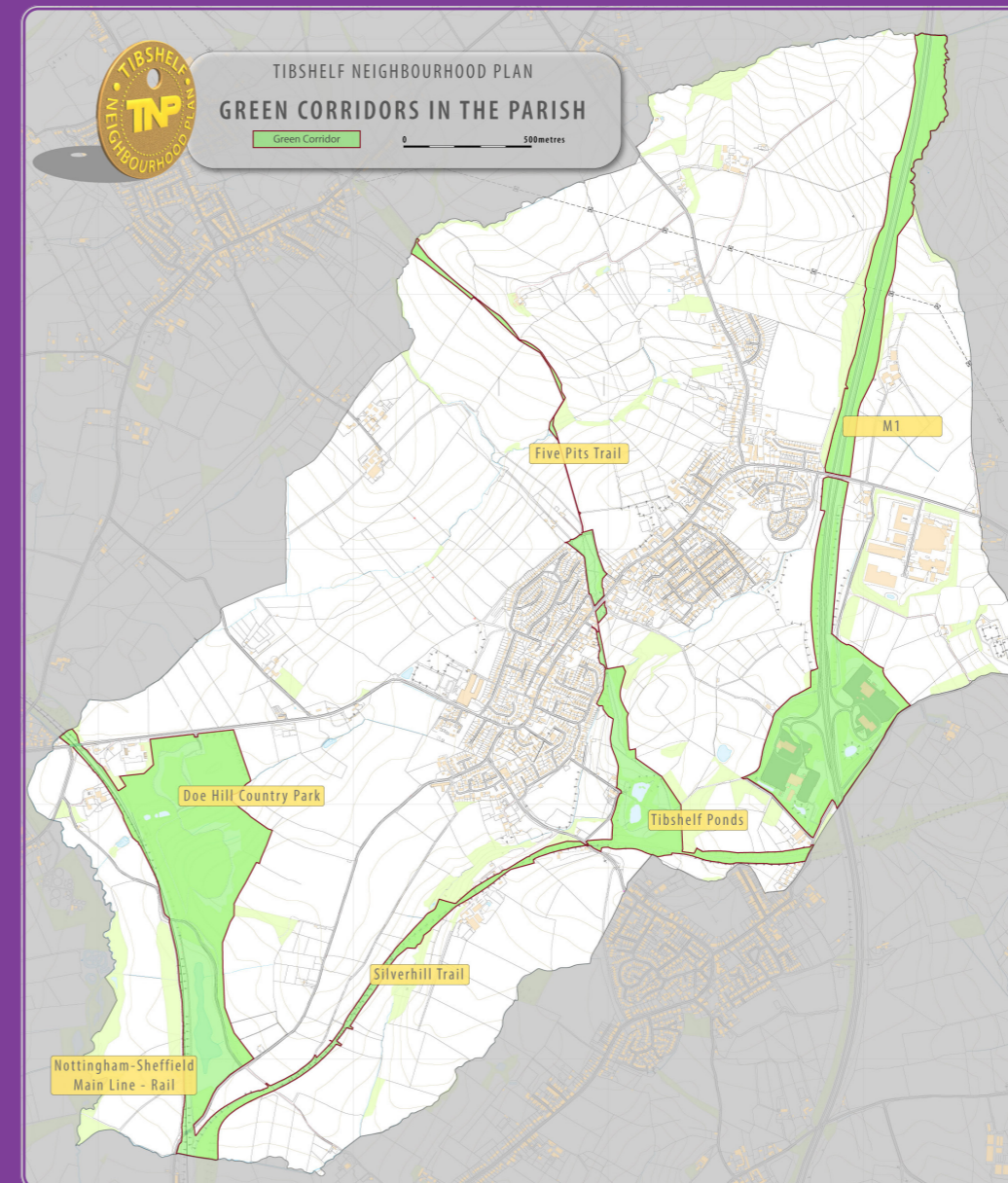
Reference Number	Name	Ecological Features
B0101	Tibshelf Ponds	Habitat mosaic
B0102/3	Station House Grassland	Unimproved neutral grassland
B0104	Silverhill Trail	Habitat mosaic
B0105	Silverhill Trail	Unimproved neutral grassland Secondary broad-leaved woodland Scrub - hawthorn Ephemeral/grassland
B0108	Tibshelf Sidings	Semi-improved neutral grassland Secondary broad-leaved woodland Scrub - blackthorn Ephemeral/grassland
B0196	Ridlocks Wood	Secondary broad-leaved woodland Secondary broad-leaved wet woodland
B0214	The Water Meadow	Unimproved neutral grassland

In addition to the **Local Wildlife Sites** highlighted on page 15, there are several other sites in the parish that have been recorded by Derbyshire Wildlife Trust as *areas of interest* in terms of their wildlife value.

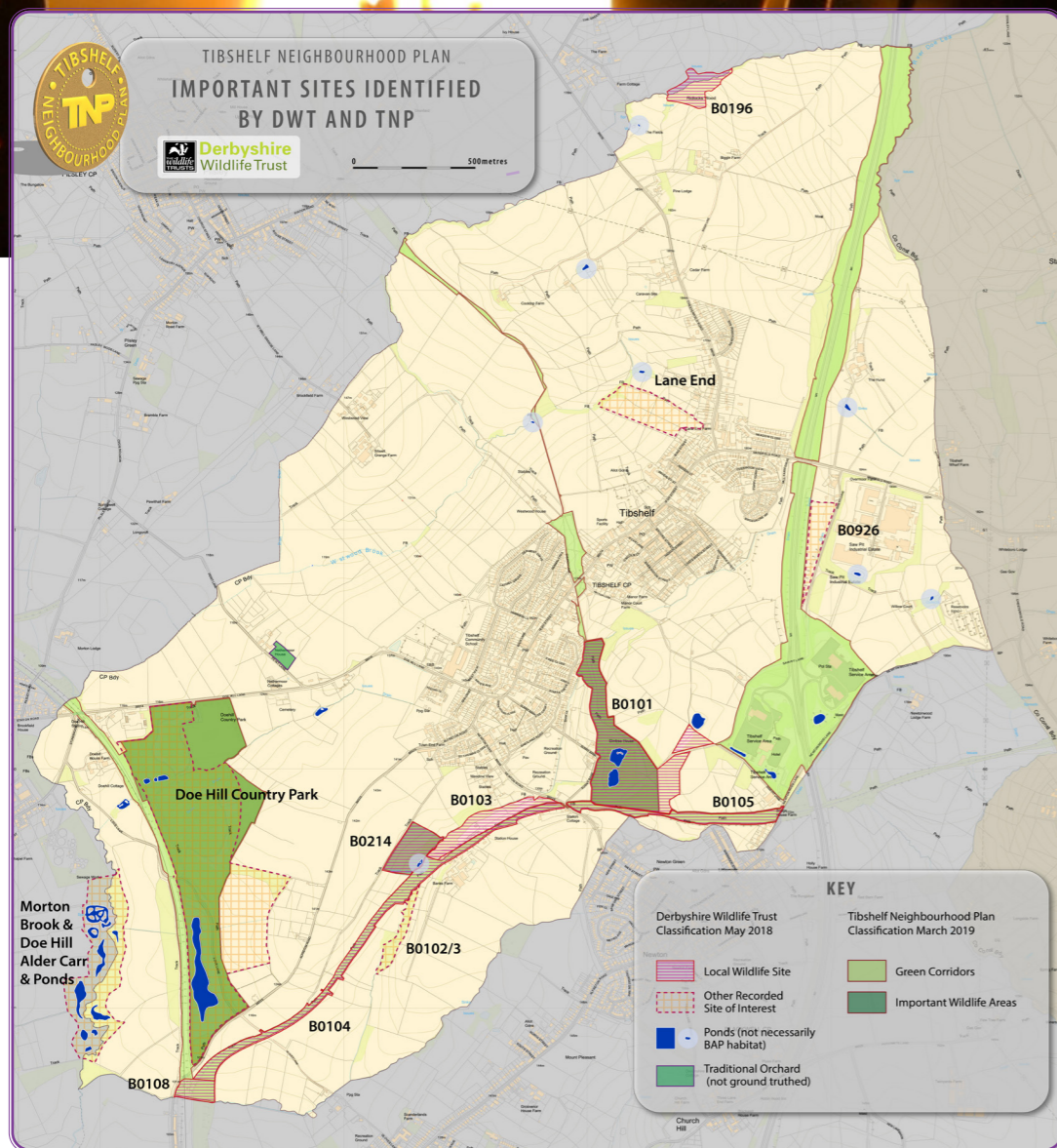
These sites have been considered by the Steering Group preparing the Plan in consultation Derbyshire Wildlife Trust.

OTHER IMPORTANT LOCAL WILDLIFE SITES IN TIBSHELF PARISH IDENTIFIED BY DERBYSHIRE WILDLIFE TRUST

Reference Number	Name
B0100	Newton Green Meadow and Pond
B0900	Cocktop Lane Pond, Tibshelf
B0926	Saw Pit Lane Grassland Doe Hill Community Park Morton Brook and Doe Hill Alder Carr and Ponds
B0105	Silverhill Trail
B0102/03	Bank Farm Margin Lane End Farm Fields, Wood and Hedges



There are three green infrastructure features which are important for the movement of wildlife within Tibshelf and beyond: **Five Pits Trail**, a multi-user trail of approximately 12 miles from Tibshelf to Grassmoor Country Park. The **Tibshelf and Pleasley** disused railway now named the **Silverhill Trail**. The **M1** Motorway, which runs north-south on the eastern side of the parish.



The Plan supports opportunities to strengthen this corridor through the additional planting of appropriate native species.



Ensuring Good Quality Housing, of the Right Type and in the Right Locations

POLICY ENV4 Biodiversity and Nature Conservation

Development proposals which conserve, enhance and incorporate biodiversity in and around them will be supported (including networks), particularly when the biodiversity forms part of:

- 1 a designated Local Wildlife Site or other Local Wildlife Site, as identified on page 15;
- 2 a green corridor, as identified in page 17
- 3 a wider network.

Designated Wildlife sites, green corridors and other identified Local Wildlife Sites should be protected from inappropriate development, having regard to the wildlife and wider biodiversity value. Where opportunities exist, new habitats and design measures such as roosting spaces for birds and bats and the planting of native trees shall be created to further enhance this network.

Enhancing the quality and character of the landscape are important aspects of the Plan.

Trees, woodlands and hedgerows form an important and distinctive part of this landscape. This is reflected in the findings of the community consultation as well as other important studies.

The community would like to see the local environment enhanced through additional trees and hedgerows.

Policy SC10: Trees, Woodland and Hedgerows in the Bolsover Local Plan seeks to protect and enhance all important trees, woodlands and hedgerows. This is something that the Plan strongly supports.

Key Objectives

- 2 Ensure that development is integrated into and enhances the parish and includes suitable infrastructure.
- 4 Avoid Tibshelf becoming a dormitory settlement.
- 6 Provide for housing that is high quality, well designed and of a size, type and tenure that meets local need.

Tibshelf has seen some new housing building in recent years, and more is in the pipeline.

The community is concerned about the scale of the housing proposed and its potential impact on the character of the parish and local infrastructure, especially roads and services such as schools, medical facilities and other community facilities, many of which are already stretched.

For Tibshelf, **Policy SS2: Scale of Development** in the Bolsover Local Plan requires that Tibshelf's contribution to the new dwellings required between **2014** and **2033** across the district will be **306**. This housing allocation has been met by developments at Doe Hill Lane, Mill Farm and windfall sites.

The Steering Group has considered the Bolsover Local Plan detailed policies and consider that they are adequate to regulate windfall housing development from a Tibshelf perspective.

The Plan seeks to ensure that housing growth helps meet local need, has adequate infrastructure (roads, schools, sport and recreation provision etc.) and generally support a cohesive, inclusive and sustainable community.

Housing Mix

The SHMA (2017) identifies the need to increase the supply of accessible and adaptable dwellings. These should be considered as *homes for life* and would be suitable for any occupant regardless of whether they have a disability at the time of occupation.

Bolsover Local Plan **Policy LC3: Types and Mix of Housing** seeks to ensure that housing development provides an *appropriate mix of dwelling types, and sizes, taking account of*



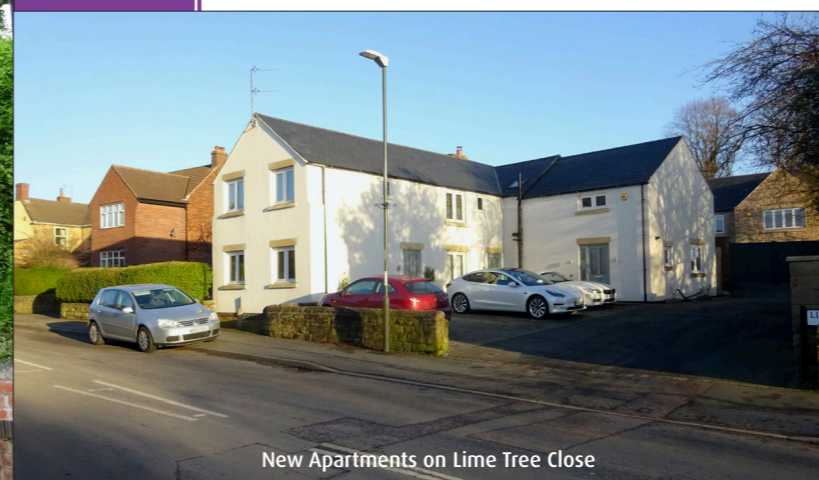
New Housing on Hardwick Street



Tree Canopy over Wotton Lane



Sunny Bank



New Apartments on Lime Tree Close



New Housing on Hills Mede

existing imbalances in the housing stock, site characteristics, the characteristics of adjoining development, and viability and market considerations⁹. The Plan supports this policy.

There is evidence of under-occupancy in the parish, with **36%** of all occupied households with two or more spare bedrooms and **44%**, one spare bedroom, according to the 2011 Census

Policy H1 aims to ensure that any applications for residential development that come forward provide an appropriate housing mix to support the existing and future population of the parish and encourage a balanced community.

Further details are provided in an accompanying supporting evidence document **TNP11 Housing Need and Characteristics Report**.

POLICY H1 Housing Mix

To be supported, housing development proposals should provide a mix of housing sizes, type and tenure, which meet the needs of people of all ages, including older people or those with a disability and is appropriate to their location, as identified in the most up to date SHMA available, supplemented by the Tibshelf Parish Housing Need and Characteristics Study (2019) or a more up to date assessment of local housing need, if appropriate. Housing for those with a disability and smaller homes (2 bedrooms) for young families, young people and older people will be supported.

Affordable Housing

The Plan supports housing choice, including affordable housing for those younger people wishing to stay in the area and raise a family as well as those looking to move to the area.

The latest available Land Registry price paid data shows that in 2019 the average house price in Tibshelf was **£166,125**.

Social rented housing in was at **17%**, comparable to that of the district. The level of private rented accommodation was at a level of **10%**.

POLICY H2 Affordable Housing

Housing development proposals should comply with, and wherever possible exceed, Bolsover DC requirements with regard to the provision of affordable housing. The focus for the delivery of affordable housing should be on the provision of affordable homes for rent, including social housing. The provision of smaller homes (2 and 3 bedrooms) and types that are suited to the needs for older people or those with a disability will be supported across all affordable housing tenures and types. Affordable housing should be well integrated within the site and indistinguishable from the open market housing.

New Housing on West Brook Lane



The Existing Housing Stock and Long Term Empty Housing

Properties being deliberately left vacant is a growing problem. Any property vacant and unfurnished for more than 6 months is considered to be a long term empty.

The proportion of empty homes within the parish is high.

The community wants to see these homes brought back into beneficial use. This will have a wider positive *regenerative* affect. There are many financial, social and environmental benefits from tackling empty properties. Other direct and indirect benefits to the community include the increased capital value of the empty property and neighbouring ones, reduced risk of acquisitive crime and anti-social behaviour and regeneration of areas.

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.



Flats in the village centre 2022



A Parish Which Is Proud of Its Heritage and Distinctiveness

Key Objective

- 1 Conserve and enhance Tibshelf's distinct identity, heritage, sense of place and community.

In order to ensure that potential new development is properly integrated, it is important to understand and appreciate Tibshelf's distinctive character and historic development.

The overarching aim of planning is to deliver sustainable development, and good design is integral to this. National planning policy stipulates that in order to achieve this "neighbourhood plans should develop robust and comprehensive policies that set out the quality of development." Further, that this should include policies that aim to "respond to local character and history, and reflect the identity of the surroundings and materials, while not preventing appropriate innovation". A view that is articulated in local planning policies, as reflected in **Objective D(a)** of the Bolsover Local Plan:

"To conserve, enhance, and where possible regenerate the District's distinctive historic environment and cultural heritage assets including the wider settings associated with the District's outstanding heritage assets".



Full Restoration: 64 High Street



The Church Tower: Heritage from the 1400's



Conversion: Wheatsheaf Mews

Tibshelf Conservation Area and its Immediate Setting

The Bolsover District Local Plan (2000) states: "... the council considers that Tibshelf conservation area, and those parts of Barlborough and Whitwell conservation areas which lie within the settlement framework retain a strong rural village character. This character is highly dependent upon the relatively low density of development, the way the buildings are distributed and their relationship with gardens. New development within these open spaces could significantly alter the visual character of these conservation areas. Within these conservation areas the council will be particularly concerned to ensure that extensions to existing buildings do not alter the character of the area by reducing its openness. Any proposals for new buildings will be considered critically in respect of their impact on gardens and open areas"

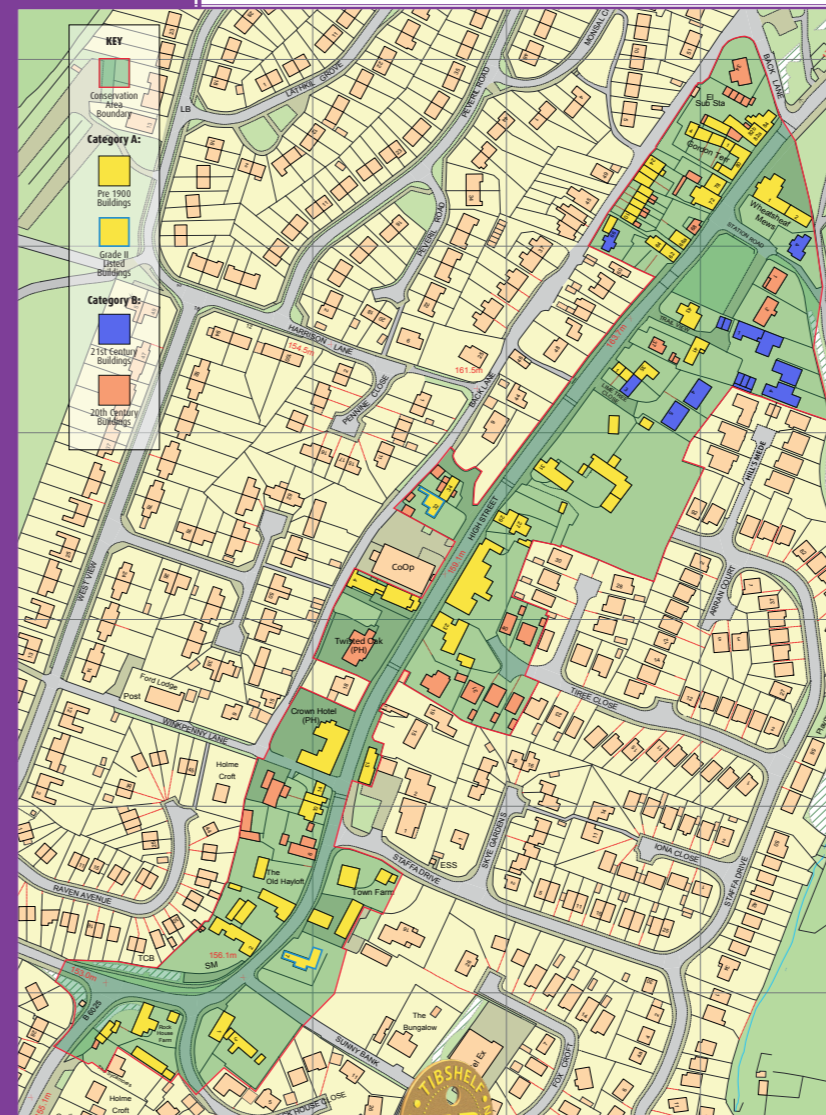
The preparation of the Plan provides an opportunity to outline the character of the Conservation Area. This community led approach is advantageous in that it builds on the skills and knowledge of local residents, including an active local history society.

POLICY BE1 Building Design Principles in Tibshelf Conservation Area and its Immediate Setting

Development proposals are required to demonstrate that they reflect the overall character of buildings within and around the Conservation Area. Full reference should be made in Design and Access Statements accompanying planning applications to **Design Guide for Building Treatment within Tibshelf Conservation Area**. Proposals should as appropriate:

- 1 take every opportunity, through design and materials, to reinforce local character and a strong sense of place;
- 2 recognise and reinforce local character in relation to scale, density and layout and in particular open spaces between buildings and irregular layouts;
- 3 not cause the loss or damage to any open space, including green verges which is important to the character of the conservation area;
- 4 incorporate landscaping and boundary treatments local in character including the use of native tree and hedgerow species;
- 5 conserve landmark buildings and structures that contribute to the distinctive character and historic and architectural interest of the Conservation Area and wider parish; and
- 6 sustain significant views that contribute to the character and appearance of the Conservation Area. These views include (but are not limited to) the **Important Views** shown on page 13.

The Neighbourhood Plan Steering Group has prepared a **Design Guide for the Conservation Area**. It sets out criteria and guidance that will be used to assess development proposals in Tibshelf Conservation Area, in support of the Historic Environment SPD. A copy of this document can be found at tibshelfneighbourhoodplan.org



Building Design Principles Outside Tibshelf Conservation Area

Outside of the Conservation Area, there is a need to ensure new development responds positively to the distinctive character and is of good design.

Architectural details make a positive contribution to the local character and new development should take every opportunity to reinforce local distinctiveness and a strong sense of place, while not preventing or discouraging appropriate innovation.

Proposals will be assessed against the criteria in **Policy BE2** as well as other relevant local and national planning policies.

POLICY
BE2

Building Design Principles for Development Outside Tibshelf Conservation Area

Development proposals should respect local character, having regard to scale, density, massing, height, landscape, layout, materials and access, as appropriate. It should consider the amenity of neighbouring occupiers.

Where appropriate, development proposals should provide attractive, safe and accessible public and private spaces, that are easy to get around for all, including for those with disabilities, and reduce the opportunities for crime and antisocial behaviour.



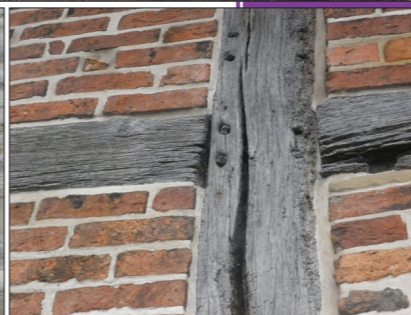
Hardwick Street

Heritage

Tibshelf has been identified as having a significant potential for medieval archaeology. There is evidence of early settlement associated with mining, which commenced in the area over **650** years ago.

The landscape of Tibshelf was reshaped during the nineteenth and twentieth century by mining for coal. In 1919 production began on the first mainland oil well in England.

Some of the smaller Heritage Assets of Tibshelf



The Thatched Cottage



32 High Street

Tibshelf Character Buildings, Structures and Sites of Local Heritage Interest

Throughout Tibshelf, there are buildings and structures that the community holds dear and which make a valuable contribution to a local sense of history and distinctiveness.

Their protection is top priority for the community and is also an objective, **D: Historic Environment**, of the Bolsover Local Plan.

Where a planning application is needed, then the identification of a Building and Structure of Local Heritage Interest will be a **material consideration**, ie the asset's local heritage significance will be taken into account when making a decision on the development proposals.

Through the Plan process, several buildings and structures of local architectural and historic importance were identified.



Tibshelf & Newton Station



St John the Baptist Church



The Cedars, Chesterfield Road



Those identified in **Policy BE3** are considered to meet the criteria developed by **Historic England**, and the Plan supports their formal identification. The supporting evidence document **Tibshelf Character Buildings and Structures of Local Heritage Interest** provides more information about the buildings and sites and can be viewed on the Plan website: tibshelfneighbourhoodplan.org.



The White Hart

POLICY BE3 Conserving Tibshelf Character Buildings, Structures and Sites of Local Heritage Interest

The Plan identifies the buildings and structures listed below as Tibshelf Character Buildings, Structures and Sites of local heritage interest.

- | | |
|---|---|
| 1 Doe Hill Station | 8 Tibshelf Infants School, High Street |
| 2 Tibshelf & Newton Station, Newton Road | 9 The Paddocks, Hardwick Street |
| 3 Tibshelf Townend Junior School, Alfreton Road | 10 The White Hart PH, Mansfield Road |
| 4 Old Swimming Baths, Newton Road | 11 The Cedars, Chesterfield Road |
| 5 Dithden House, off Newton Road | 12 Tibshelf Oil Well, Chesterfield Road (site of) |
| 6 Mission Hall, Boundary Gardens | 13 Biggin Farm, Chesterfield Road |
| 7 Edward VII Hotel, High Street | |

Development proposals will be supported which conserve or enhance the heritage significance and setting of a Character Building or Structure.

Development proposals will be required to be designed appropriately, taking account of local styles, materials, detail and heritage value.

Development proposals that may impact upon any Tibshelf Parish Character Building or Structure shall be accompanied by a heritage statement which considers the impact of the specific development proposed with regard to the character, context and setting of the assets on or in the vicinity of the site.

Maintaining Separation Between Tibshelf and Other Settlements

The desire to preserve the integrity of the village of Tibshelf and to maintain separation between it and surrounding villages and towns is a top priority for local people.

However, the perception of the break between Tibshelf village and some of the surrounding settlements has been eroded by piecemeal development and is poorly defined.

Special mention here should be made to **Policy SS11: Development in Important Open Breaks** in the Bolsover Local Plan. This designates an area between Tibshelf and Newton as an important break.

The Plan supports this **Open Breaks** policy in the Bolsover Local Plan as well as other local and national planning policies that reinforce settlement identity and avoid further settlement coalescence and erosion of character.

Green space between Tibshelf and Newton



A thriving local economy

Key Objectives

- 4 Avoid Tibshelf becoming a dormitory settlement.
- 8 Create an environment that is safe and makes it attractive for the self-employed and other businesses to locate and flourish.

Tibshelf acts as the focus for economic development for the parish and the wider area.

It has a rich industrial past including the home of the **UK's first inland oil well** in 1919.

Tibshelf is striving to develop a modern and prosperous local economy that continues to provide wealth and jobs for the parish and the wider area.

The **Bolsover Economic Development Assessment (BEDA)** identifies Newton and Tibshelf as one of three important settlements along the M1 corridor. This highlighted that it is well positioned in terms of its excellent links to junctions 28 and 29 of the M1 to the east as well as links to the A38 to the south.

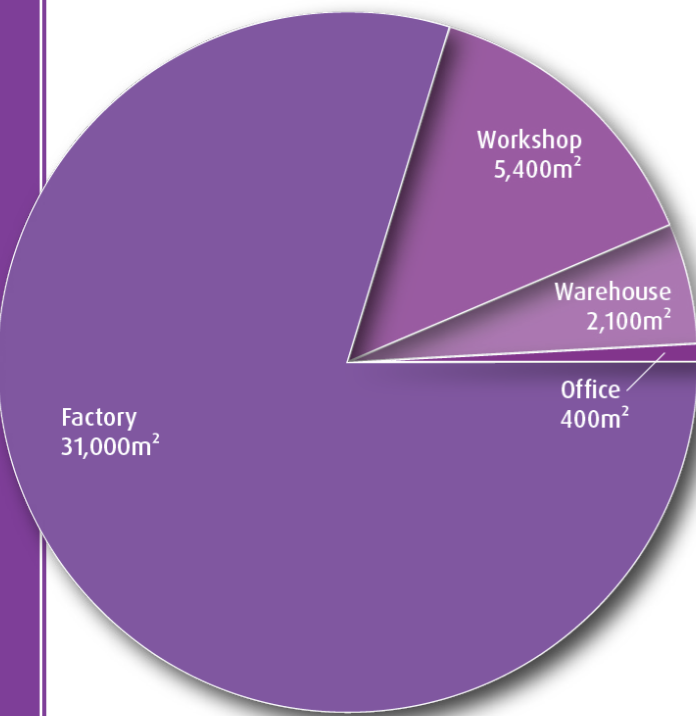
According to the **Settlement Hierarchy Study (2018)** prepared by Bolsover District Council, it is estimated that there were about **1600** full and part time employees in Tibshelf, which represents about **5%** of the District total.



Site of Britain's First Inland Oil Well



Certas Depot, Doe Hill Lane



Tibshelf & Newton: Distribution of Employment Floorspace

Supporting and Protecting Existing Businesses

The main employment site in Tibshelf is Saw Pit Industrial Estate providing employment for about **500** employees.

According to the 2011 Census, **3%** of Tibshelf residents currently work from home. **55%** of people travel to work by car.



Enterprise House Business Centre

Policy EB1 seeks to protect existing business sites and uses where they meet the needs of modern business and it is economically viable to do so.

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 or building 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.

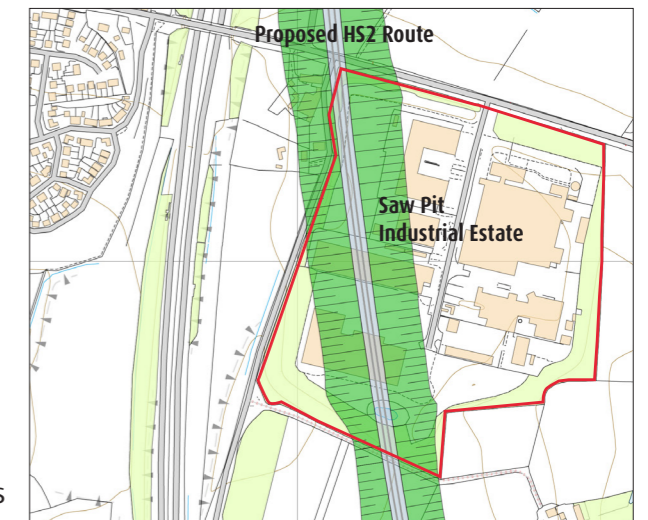
Protecting Employment Land

Due to factors such as its location close to M1, Tibshelf is an important and popular area for the business sector.

The Government's plans to route HS2 through the Parish and, in particular through Saw Pit Industrial Estate, as a preferred route for the eastern leg have recently been cancelled.

The preferred route would have resulted in a significant loss of Saw Pit Industrial Estate. This threat has now been neutralised for the foreseeable future.

The Plan recognises that if such a project should be considered by the Government in the future, then appropriate action would need to be taken to protect employment land.



The map above shows the massive impact the HS2 route would have had on Tibshelf's major industrial area.



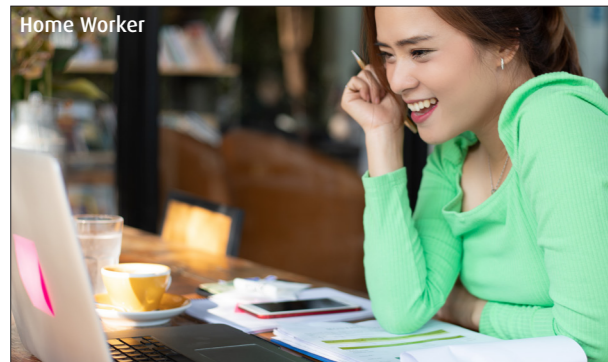
Saw Pit Industrial Estate



Reinforcing the Role of Tibshelf's Village Centre

Small Businesses and Home Working

A growing number of people and businesses locally and nationally are based at their home address. Encouraging local business and residents to work from home or in nearby shared workspaces brings with it economic, social and environmental benefits. Not only does it reduce the need for residents to travel (mostly by car) but encourages people to work in the community which improves social cohesion and increases the demand for local services like shops and cafes.



Home Worker

Connecting Local People to Jobs

Although many actions required to help connect local people to local jobs are beyond the narrow land-use planning remit of a neighbourhood plan, it is considered that the Plan can make an important contribution here.

There are many examples of good practice of how action through the planning system at the local level can do this.

Many of the main employment areas are poorly connected by foot, cycle or by public transport to the village centre and residential areas, and only conveniently accessible by car.



Blacksmith



Dog Groomer

POLICY EB2 Home Working

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

- 1 the amenities of nearby residents will not be adversely affected by the nature of the operation, noise or traffic generated;
- 2 the scale and design are sympathetic to the character of the area; and
- 3 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 EB3 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.

Key Objectives

- 1 *Conserve and enhance Tibshelf's distinct identity, heritage, sense of place and community.*
- 3 *Reinforce the role of Tibshelf Village Centre.*
- 4 *Avoid Tibshelf becoming a dormitory settlement.*
- 7 *Ensure a good range of community facilities and services that meet the present and future needs of its population.*
- 8 *Create an environment that is safe and makes it attractive for the self-employed and other businesses to locate and flourish.*

Policy WC5 also supports suitable new shops within the defined development envelopes.

Policy ITCR4: Local Shops and Community Facilities seeks to protect, and wherever possible, enhance local convenience shops which serve the daily needs of the local community.

Policy WC9: Hot Food Takeaways supports proposals for Hot food Takeaways where they would not harm residential amenity and address any concerns in relation to crime and anti-social behaviour.

The Plan supports Bolsover Local Plan and other policies and interventions that maintain and enhance the role and attractiveness of Tibshelf as a local centre.

A recurring theme of the consultation was that its attractiveness as a shopping destination is declining and if action is not taken to reverse this, its long term viability and function is in doubt.

Tibshelf Village Centre

The majority of Tibshelf's shopping provision is focused on a section of the High Street.

Many of the Tibshelf's key community facilities are to be found in or close to it. These complement its shopping function and add to its value as a focus for community life and interaction.

Special mention here should be made to **Policy WC5: Retail, Town Centre and Local Centre Development** in the Bolsover Local Plan. Within the defined Tibshelf Local Centre boundary, *“development of a scale and nature appropriate to these roles will be supported in each centre, provided that the development respects the character of the centre, and assists in maintaining its retail and service function”*.



High Street March 2019



High Street May 2022



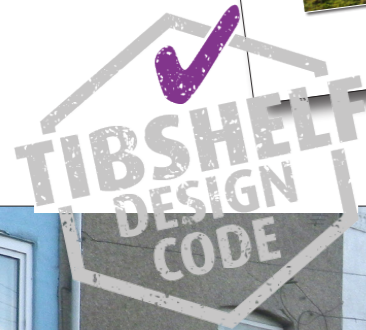
As an integral part of the development of the Plan, the community, with the support from officers and members from Bolsover DC and specialist neighbourhood planning consultants Andrew Towler Associates, have developed several viable design proposals and concepts which would make an important contribution to improving the attractiveness of the Village Centre as development takes place. These are contained in the Supporting Evidence Document **TNP08 Tibshelf Village Centre Design Guidance and Development Options**. A copy of this document can be found at tibshelfneighbourhoodplan.org.

Consultation with the community (including traders in the Village Centre) has confirmed that the proposals provide a sound basis to improve the Village Centre. This will be used to work with developers, Bolsover DC, Parish Council and other relevant organisations to realise improvements. It is recognised that this is a long term plan.

POLICY S1 Tibshelf Village Centre

Development proposals that maintain and enhance the attractiveness, vitality and viability of Tibshelf Village Centre (as defined in the Bolsover Local Plan) as primary location for retail, leisure, community and other uses appropriate to a Village Centre will be supported.

They should have regard to and respond positively to the general principles as outlined in the **Tibshelf Village Centre Design Guidance and Development Options** support document (2020).



High Street May 2022

Shop Frontages

Well designed shop frontages are an important feature of a successful shopping centre.

In recent years, there has been a gradual decline in the quality of these making the centre uninviting. Uplifting shop frontages will improve the image given to visitors to the Village Centre.

The Plan encourages high standards of design and the use of appropriate and sympathetic materials. There is specific and tailored shop front design guidance for retail and other uses in the Village Centre for those wishing to install or replace a shop front. This guidance, Supporting Evidence Document **TNP06 Shop Front Design Guide**, can be found at tibshelfneighbourhoodplan.org.

If the existing shop front is to be replaced or altered, the key principle is that it should maintain and as far as possible, enhance the character of the street scene.

A further concern is the spread of solid external roller shutters which are unattractive and can also have a deadening effect in the Village Centre in the daytime when they are down resulting in *dead* and unattractive frontage. The Plan recognises the importance of security for commercial premises. This needs to be balanced, however, ensuring that these security measures do not detract from the attractiveness of the Village Centre.

Policy S2 seeks to promote good quality design of shops fronts in the defined Tibshelf Village Centre.

POLICY S2 Design of Shop Fronts in Tibshelf Village Centre

Development proposals to alter or replace existing shop fronts will be supported, where it:

- 1 is visually attractive;
- 2 respects the character of the building of which it forms part and the overall High Street;
- 3 relates well to their context in terms of design, scale, material and colour; and
- 4 conforms to the general principles and objectives as outlined in the Supporting Evidence document **TNP06 Shop Front Design Guide**

Development proposals that remove, replace or adversely affect shop fronts by poor or unsympathetic design, including roller shutters will not be supported.



Shutters can adversely affect the street scene

Non-Shopping Uses in the Village Centre

Reflecting a national trend, recent years has seen a gradual decline in traditional forms of shops such as greengrocers, post offices and banks, some of which have been replaced by other forms of shops such as hot food takeaways and leisure uses. Several former shops in the Village Centre have been converted into houses.

There is a concern that if the trend is allowed to continue, it will undermine its Village Centre role and function.



High Street August 2021



Pizza Takeaway on High Street



High Street Takeaways July 2019



Housing in the Village Centre, soon to be redeveloped

Shops Outside the Village Centre

Outside of the Village Centre, there are a small number of individual local shops. These are scattered across the parish. The consultation shows residents would like to see these enhanced and protected.

POLICY S4 Shops Outside of Tibshelf Village Centre

Development proposals that would result in the loss of, or have a significant adverse effect on, a shopping use outside the defined Tibshelf Village Centre will not be supported unless it can be demonstrated to Bolsover DC in consultation with the Parish Council that its continued use for shopping is no longer viable and the site has been actively marketed for at least six months for shopping purposes.



Cadmans Animal Feeds, Chesterfield Road



CoOp Supermarket, High Street

The current proportion of core shops (known as A1) in the Village Centre is about 40%. It is considered that this is the minimum required to retain a vital and viable shopping area. With this in mind, proposals for new A1 retail provision are actively supported in the village.

Policy S3 seeks to ensure a good mix of shopping uses in the Village Centre that supports a vibrant and attractive shopping environment.

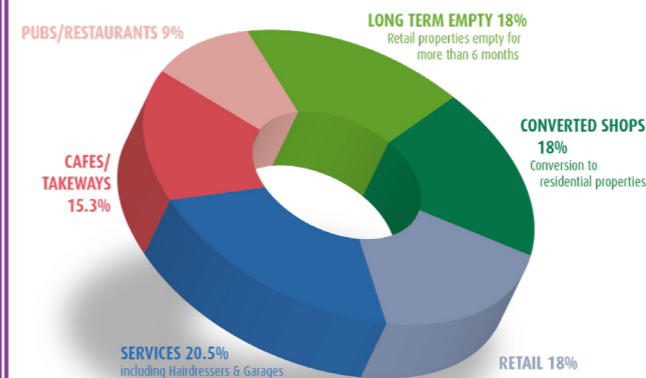
POLICY S3 Shopping Mix in the Village Centre

Within the Tibshelf Village Centre, as defined by the Bolsover Local Plan, the Plan will:

- 1 support proposals for new retail (A1) developments in new or existing frontages; and
- 2 resist proposals for the change of use of an existing retail (A1) premises in the Primary Shopping Frontage to any other use until such a time that the number of A1 uses in the Primary Shopping Frontage comprises at least 50% of the total number of A1-A4 units.

TIBSHELF RETAIL AREA USE

There are 39 possible retail/service outlets available in the main shopping areas and they can be broken down into the following categories:
(Based on data for 2019)



Access to Community Facilities

Key Objectives

- 1 *Conserve and enhance Tibshelf's distinct identity, heritage, sense of place and community.*
- 4 *Avoid Tibshelf becoming a dormitory settlement.*
- 7 *Ensure a good range of community facilities and services that meet the present and future needs of its population.*

Community facilities are essential for the health, social well-being and economic prosperity of communities.



Existing Community Facilities

Tibshelf has many community facilities which are highly regarded by the community. These include:

- The **Tibshelf Village Hall** is a well used and much-valued community asset.
- The **allotments** are operated by the **Tibshelf Allotment Association**. This is an important local asset.
- The **Tibshelf Parish Sports Ground** is a multi-use open area incorporating sports grounds, a pavilion, a children's play area and outdoor fitness equipment.
- The **five play areas** in the parish.
- **Enterprise House Business Centre** was identified as an important community facility, providing a range of workspaces including a meeting room for functions and training sessions.
- **St John the Baptist** church on the High Street is the last remaining place of worship in the Parish. Its Church Rooms are regularly used by the community.

There are three schools in the parish; Tibshelf Infant and Nursery School, Tibshelf Town-End Junior School and Tibshelf Community School.



Policy ITCR4: Local Shops and Community Facilities in the Bolsover Local Plan protects important shops and community facilities from inappropriate development other than in specified circumstances. Through the preparation of the Plan the community has identified several important community facilities, which they wish to see specifically protected through this Bolsover Local Plan policy.

These are:

- Tibshelf Village Hall, High Street
- Tibshelf Sports Pavilion, Shetland Road
- Enterprise House Business Centre, Newton Road
- The Mission, Boundary Gardens
- St John the Baptist Church, High Street
- Tibshelf Infant and Nursery School, High Street
- Tibshelf Town-End Junior School, Alfreton Road
- Tibshelf Community School, Doehill Lane
- Tibshelf Cemetery, Doehill Lane
- Tibshelf Post Office, 119 High Street
- Staffa Health, 3 Waverley Street
- Tibshelf Pharmacy, 1 Waverley Street
- Tibshelf Allotments, off High Street
- The Play Areas on, Shetland Road, Staffa Drive, Lincoln Street, Mill Farm Drive/Poppy Gardens and Derwent Drive/West Brook Close.



Staffa Health Centre



Tibshelf Village Hall

New & enhanced community facilities

The enhancement of existing community facilities was a strong theme of the consultation.

There are gaps in the existing provision. It lacks some of the key facilities you might expect to see in a community of its size, such as a dentist. There is also concern about the adequacy of the existing provision, such as GP provision.

Further, some of the existing facilities would benefit from enhancement and investment.

These issues are compounded by the fact that the parish has already lost some community facilities, such as pubs and community buildings. There is widespread concern that unless action is taken, this trend may continue.

Residents especially highlighted the need for additional healthcare provision to meet an existing and growing future need.

The Plan supports the provision of new and enhanced community facilities, where it meets a local need.



Inside St John the Baptist Church

POLICY CF1 New and Enhanced Community Facilities

Development proposals involving the provision of a new or enhanced community facility will be supported where it can be demonstrated to Bolsover DC, including through discussions with the Parish Council, that it meets a local need. Development proposals for new or enhanced medical related facilities will be supported

Assets of community value

The registering of Community Assets is a separate (non-planning) legal process, initiated by a town or parish council or a community group, but undertaken by Bolsover District Council. The designation of a community facility as an **Asset of Community Value** provides the opportunity to give it added protection from inappropriate development. The **Localism Act 2011** defines an *Asset of Community Value* as *“a building or other land ... where its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future”*.

To date, no assets in the parish have been designated as an Asset of Community Value, however, it is anticipated that some will come forward over the lifetime of the Plan.



Well Pharmacy

POLICY CF2 Assets of Community Value

Development proposals that support the longevity, appreciation and community value of an Asset of Community Value (in the Register of Assets of Community Value held by Bolsover DC) will be supported. Development proposals for a change of use that would result in the loss of an Asset of Community Value will only be supported where it is demonstrated the asset is no longer viable or no longer required by the community, or the asset is replaced by an equivalent or better facility in terms of quantity and quality in an equally suitable location.

Transport, Highway Safety and Parking

Key Objectives

- 2 Ensure that development is integrated into and enhances the parish and includes suitable infrastructure.
- 9 Support improvements to the transport network that meet the needs of all users.

The main areas of improvement are considered to be:

Safer walking and cycling routes. This issue is of particular significance for those with mobility problems as well as school children and parents with young children. This issue is compounded by, firstly, in many locations the footpaths running along the roads are very narrow, making it especially hazardous when walking. Secondly, by inconsiderate and dangerous parking, especially outside the schools at peak child collection times.

Tibshelf Village Centre. Tibshelf Village Centre is dominated by the heavily trafficked High Street (B6014), which bisects it. Traffic jams are at an issue at peak times, while outside of peak times speeding is an issue.

Further, there is limited car parking provision, and that which is available is on the street and in front of the shops.

Speeding more generally. This is an issue across the parish, and outside the Village Centre, but particularly along Mansfield Road and Chesterfield Road.

Lack of parking within employment areas. The main employment areas in the parish have limited provision for off-road parking.

Public Transport. Public transport services to nearby population centres and facilities are poor; as a result, the vast majority of journeys are made by private car. For many residents, access to a car is not a lifestyle choice but a necessity.

POLICY T1 Transport, Highway Safety and Parking

To be supported development proposals must demonstrate they will not adversely affect vehicular or pedestrian safety and not result in severe adverse cumulative traffic impacts.

Development proposals that incorporate design features to improve localised issues of vehicular and pedestrian safety and movement will be supported where those design features do not harm local character or amenity.

The Parish Council will actively seek to work with Derbyshire County Council, Bolsover DC and other bodies to encourage opportunities to improve transport, highway safety and parking issues, particularly in those locations where vehicular and pedestrian safety issues have been identified locally as a priority for improvement.



Five Pits Trail



Limited parking on High Street



Bus Stop on Newton Road



Tibshelf from the M1



High Street 2019



Traffic on High Street



Ultra-Low Emission Vehicle Infrastructure

Action to promote Ultra-Low Emissions Vehicles was highlighted as a priority by many of those consulted.

As many transport users will make the transition to Ultra-Low Emissions Vehicles (ULEVs) over the next few years it is appropriate to consider the need for suitable charging infrastructure that is *fit for purpose*, represents good value for money, and responds directly to the increasing expectation and demand for a network of public access infrastructure.

The pace of demand and ever-changing technology means that by 2030 it is expected half of all new cars will be ULEVs. This is something that the Plan wishes to encourage and support.

POLICY T2 Ultra-Low Emissions Vehicle Infrastructure

Development proposals that include the provision of Ultra-Low Emission Vehicle and e-Bike charging points will be supported, where they are sympathetically located and designed.



Electric Car Charging Station

Renewable and Low Carbon Energy

Development of clean sources of electricity is a crucial part of helping to reduce CO2 emissions. This is something the Plan supports.

In particular, the Plan supports Bolsover Local Plan **Policy SC6: Renewable and Low Carbon Energy** which states that:

“Development proposals for the generation of renewable energy (except large wind turbines) will be granted unless either individually or cumulatively with other renewable energy development, there would be

A Significant harm to the visual appearance and character of the area

B Significant harm to the amenity of local residents, either individually or cumulatively with other renewable energy development particularly from noise, dust, odour, traffic or visual intrusion.”

The Bolsover Local Plan does not support in principle further addition of wind turbines. The Plan supports this view.

Monitoring

It is anticipated that the Plan will last up to 2033. During this time, the circumstances which the Plan seeks to address may change. Neighbourhood plans are only valuable when kept up to date.

The Plan will be monitored by the Parish Council in conjunction with Bolsover District Council on at least an annual basis.

Where the need for change is identified, the Parish Council will work with Bolsover District Council to produce updates and amendments.

The Parish Council proposes to formally review the Plan on a five-year cycle or to coincide with the review of Bolsover Local Plan, if this cycle is different.



Lower High Street



Site of Britain's First Inland Oilwell



Former Community School Site



Staffa Drive



Old Swimming Baths, Newton Road



Westwood House



Tibshelf Village Hall



QUICKVIEW
DRAFT TIBSHELF NEIGHBOURHOOD PLAN
REGULATION 14 CONSULTATION VERSION