

# DRAFT TIBSHELF NEIGHBOURHOOD PLAN 2017 – 2033 Regulation 14 Consultation Version



Front Cover Photos:



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The Tibshelf Neighbourhood Plan is facilitated by Tibshelf Parish Council.  
 Planning Consultants: Andrew Towlerton 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 (January 2022).

Further information available at [tibshelfneighbourhoodplan.org](http://tibshelfneighbourhoodplan.org)

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Tibshelf from Silverhill Trail

## Foreword

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*Tibshelf is a special place.*

There is nowhere quite like it.

This is due in no small part to the warmth and friendliness of its residents, strong sense of community and identity and its long and proud history.

Centrally located with great access to the motorway network, it has many valued buildings and green spaces, with the hills and surrounding countryside providing an attractive setting for the village. These are all features and attributes that are highly valued by residents, and the Parish Council and Community want to protect and improve them wherever possible.

Whether we like it or not, Tibshelf is going to change over the next 15 or so years as development takes place. No change is not an option, nor is it desirable. It is critical, however, that it takes place in a manner that makes sense to, and benefits, local people and ensures that Tibshelf continues to be the great, friendly and proud community it is. The draft Plan sets out the vision and objectives of the community to do this.

The draft Plan reflects the hard work of officers, members of Tibshelf Parish Council and other community members of the Steering Group: Eileen Ball, Allison Beckett, Phil Billington, Ivan Brentnall, Helen Channon, Mike Coupe, Barrie Green, Simon Haddock, Kathryn Salt, Mick Shreeve, Pam Trevelyan, Andrew Towleron, Deborah Watson as well as the many others who have contributed.

Thanks must also go to the financial and other support provided by **Locality** and **Awards for All** which has met most of the financial costs of producing this Plan.

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. Wherever possible, please ensure that you clearly specify the policy or section to which your response relates.

If you wish to comment on the Draft Plan, you can do this by:

email:

[tibshelfneighbourhoodplan@mail.uk](mailto:tibshelfneighbourhoodplan@mail.uk)  
[theclerk@tibshelfparishcouncil.gov.uk](mailto:theclerk@tibshelfparishcouncil.gov.uk)

visiting the website at:

[tibshelfneighbourhoodplan.org](http://tibshelfneighbourhoodplan.org)

in writing addressed to:

Tibshelf Neighbourhood Plan  
110 High Street  
Tibshelf  
Derbyshire DE55 5NU

A copy of the Plan and Supporting Evidence documents can be found on the website at:

[tibshelfneighbourhoodplan.org](http://tibshelfneighbourhoodplan.org)

*We would like to receive any comments you may have on the Plan.  
Thank you.*

**The Tibshelf Neighbourhood Plan Steering Group**



# 1 Introduction and Background

## A Neighbourhood Development Plan for Tibshelf

The Tibshelf Draft Neighbourhood Plan (the Plan) sets out the vision, objectives and policies for the sustainable development of the parish through until 2033.

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

The Plan will contribute to sustainable development by seeking improvements in environmental, social and economic conditions. In particular, it seeks to ensure that development protects and enhances Tibshelf's distinctive character, built and natural environment and its strong sense of identity and community.

The Plan considers the important local issues identified through the consultation process and avoids re-stating existing national or local planning policies. The policies proposed in the Plan, therefore, focus on a relatively small number of key development issues.

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

The Plan will cover the period from 2021 to 2033, which complements the plan period for the approved Local Plan for Bolsover District.

1 The Plan uses the words and phrases Tibshelf, Parish and Tibshelf interchangeably. They all refer to Tibshelf Parish unless otherwise stated.



Tibshelf from Wetton Lane

## Neighbourhood Plan Area

The boundary of the Neighbourhood Plan area corresponds to the Tibshelf parish boundary, as illustrated on page 7.

## How the Plan was Prepared

The Plan has been prepared by a steering group comprising parish councillors and other members of the local community supported by neighbourhood planning consultants Andrew Towler Associates.

As the appropriate **Qualifying Body**, Tibshelf Parish Council applied to Bolsover DC in August 2016 to designate it as a neighbourhood plan area. The District Council subsequently publicised the application for six weeks and formally approved on 21 October 2016.

## How the Plan is Organised

The Plan is structured in the following way:

**Section 1: Introduction and Background** sets out the background to the Plan.

**Section 2: Why we are preparing a Neighbourhood Plan for Tibshelf** describes why the parish council considers it important to take the opportunity to prepare one.

**Section 3: Planning Policy Context** outlines the strategic planning policy framework within which the Plan has been prepared.

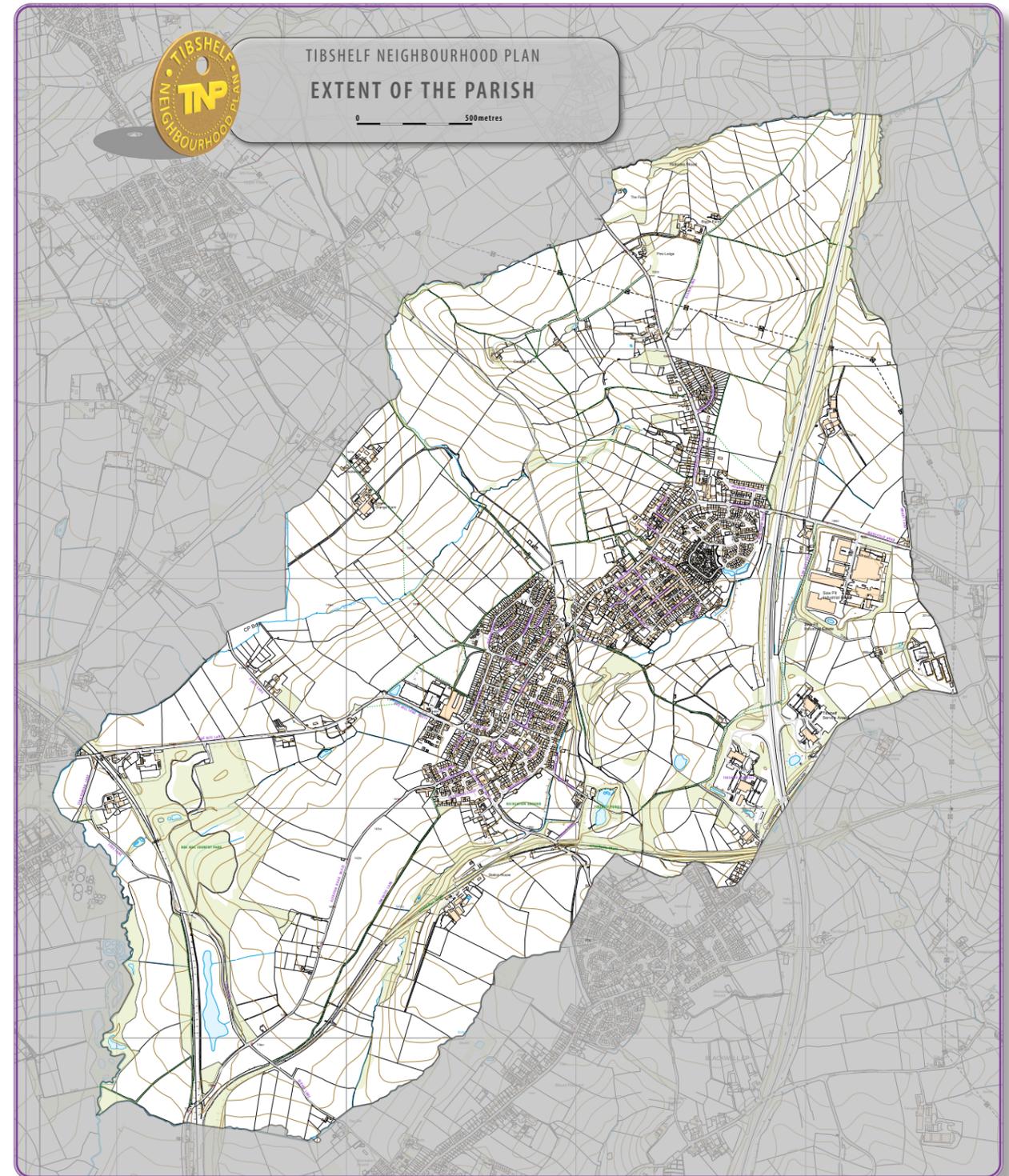
**Section 4: About Tibshelf Parish** describes Tibshelf past and present and outlines the key issues that the Plan will address.

**Section 5: Key Issues and Aims for the Neighbourhood Plan** outlines the main land use and planning issues for the area as identified by the community.

**Section 6: Vision and Objectives** outlines the Plan's vision and objectives.

**Section 7: Policies** sets out the planning policies for the area.

The boundary of the Plan Area corresponds to the Parish boundary as shown below.



## 2 Why we are preparing a Neighbourhood Plan for Tibshelf

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.

Tibshelf is a historic parish with a rich heritage, a great sense of identity and community as well as a generally good quality natural and built environment. As one person quite rightly stated at the outset of the preparation of the Plan, **there is nowhere quite like Tibshelf.**

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

The community have been clear at the outset that sustainable development is not only desirable but necessary; without it, Tibshelf may not flourish and prosper. However, they want to influence and direct the shape and nature of the development. They believe that decisions about the future development of Tibshelf are best shaped at the local level by bodies and individuals that truly understand Tibshelf and its needs, wants and aspirations.

Further, they are concerned that Tibshelf is increasingly becoming a dormitory village and that this is destroying village life and cohesion and contributing to social disengagement.

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. Sustainable development and regeneration will only occur if it takes an inclusive and coordinated approach that helps deliver the changes required especially in housing, health, employment and shops, whilst conserving and enhancing what makes Tibshelf proud and distinctive.

The Plan provides a plan of action that is shared by everyone, and that will deliver positive and lasting change benefiting the parish as a whole. It focuses on those issues that the evidence has identified as having the most pressing need for action and which the Plan can add the greatest value.

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



Harrison Lane and Pennine Close



Tibshelf Ponds



Tibshelf from the Allotments



Saw Pit Industrial Estate

## 3 The Planning Policy Context

Of these three documents, the first **The Local Plan for Bolsover District** (The Local Plan) is of particular importance to the plan's development, particularly as the Plan does not deal with waste and mineral issues.

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** assessed the existing sustainability of the District's settlements and ranked them from the most to the least sustainable. Generally, the District's largest settlements tend to be the most sustainable ones. Housing, employment and other forms of growth are then directed to the District's more sustainable settlements. Specifically, in terms of Tibshelf parish:

Tibshelf village is identified as a **Rural: Large Village**. The Policy requires that the focus of development and service provision should be firstly to the small towns of Bolsover and Shirebrook and the transitional emerging towns of South Normanton and Clowne, then to the large villages of Tibshelf, Creswell, Pinxton, Whitwell and Barlborough.

It designates Doe Hill Lane and Elm Tree Row as **Rural: Small settlement in the countryside** which *are considered to not be sustainable settlements and the Bolsover Local Plan will not support urban forms of development beyond infill development and conversion of agricultural buildings where appropriate*.

The remainder of the parish is considered to be countryside, where the focus is on *conserving and enhancing the quality and character of the countryside, its landscapes and villages* and development within it will be strictly controlled.

For each of the settlements in the hierarchy (including Tibshelf, Doe Hill Lane and Elm Tree Row) a development envelope is defined on the Policies Map, within which urban forms of development will generally be acceptable in principle.

- **Policy SS2: Scale of Development** requires that Tibshelf village's contribution to the **5,723** new dwellings required between 2014 and 2033 across the district will be **306**.

The right of communities to prepare a neighbourhood plan was established through the Localism Act 2011. The Plan once *made* will form part of the statutory development framework for the area and will be an important consideration in the determination of planning applications.

There are national rules governing the preparation of neighbourhood plans. These are often called **Basic Conditions**.

One of the Basic Conditions is that a neighbourhood plan must have regard to national planning policies, primarily contained in the **National Planning Policy Framework (NPPF)** <sup>2</sup> and associated **National Planning Practice Guidance (Guidance)**. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied (Paragraph 1).

A further Basic Condition is that a neighbourhood plan must also be in general conformity with, and does not promote less development than, the strategic policies of the development plan for the area.

In the case of Tibshelf, the current development plan for the Bolsover District area comprise:

- The Local Plan for Bolsover District <sup>3</sup> (adopted March 2020).
- The Derby and Derbyshire Minerals Local Plan <sup>4</sup> (as altered in November 2002).
- The **Saved** policies from the Derby and Derbyshire Waste Local Plan <sup>5</sup> (adopted March 2005).

<sup>2</sup> gov.uk/government/publications/national-planning-policy-framework-2

<sup>3</sup> bolsover.gov.uk/images/LIVE/P/Plan\_NLP\_Local\_Plan\_for\_Bolsover\_District\_March\_2020.pdf

<sup>4</sup> derbyshire.gov.uk/environment/planning/planning-policy/minerals-waste-development-framework/minerals-and-waste-planning-policy.aspx

<sup>5</sup> derbyshire.gov.uk/environment/planning/planning-policy/minerals-waste-development-framework/minerals-and-waste-planning-policy.aspx



High Street looking south

- **Policy LC1: Housing Allocations** allocates two housing sites within the parish: land south of Overmoor View and land west of Spa Croft.
- **Policy LC1: Types and Mix of Housing** seeks to ensure that housing development provides an appropriate mix of dwelling types and sizes.
- **Policy SC8: Landscape Character** states that proposals for new development will only be permitted where they would not cause significant harm to the character, quality, distinctiveness or sensitivity of the landscape, or to important features or views.
- **Policy SS11: Development in Open Breaks** designates an important break between Tibshelf and Newton whose open character should be protected.
- **Policy WC2: General Principles for Economic Development** protects Saw Pit Industrial Estate as an important employment site.

- **Policy ITCR7: Playing Pitches** states that development proposals will be supported where they do not have an adverse effect upon or result in the loss of identified playing pitches or playing field land (including several sites in the parish) except in specified circumstances.



Tibshelf from the church tower

In accordance with Government guidelines, the Plan has been developed to generally conform with the strategic policies contained in the Bolsover Local Plan. The aim of the Plan is not to replicate existing planning policies, 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. Where there are national and borough planning policies that reflect and meet the needs and requirements of the parish, they are not duplicated here.

The legislation also requires neighbourhood plans and indeed Local Plans to contribute to the achievement of sustainable development, which the NPPF describes in paragraph 7 as *“development that meets the needs of the present without compromising the ability of future generations to meet their own needs”*. The Plan has the achievement of sustainable development at its heart. Protecting and enhancing the natural and built environment, meeting present and future needs for housing, work and facilities that support the well-being of the community, supporting actions that build prosperity and by ensuring that local people can shape their surroundings are all good examples of how it will do this.

A neighbourhood plan must be compatible with relevant EU regulations (until revoked) and be compliant with the Strategic Environmental Assessment (SEA) and Habitats Directives (or any subsequent regulations).

The parish of Tibshelf is located in East Derbyshire, approximately 20 miles from both Nottingham and Derby and 9 miles from Chesterfield.

### Tibshelf Past

Tibshelf is a historic settlement with a long history. It has been inhabited since at least the late Bronze age, with the earliest recorded settlement located on a plateau to the west of the existing village of Tibshelf.

By the time of the Domesday Book, the settlement had moved to its current location along the escarpment of the Coal Measures. The Domesday book records 9 families as living in the village at the time.

Agriculture has played an important part in the economy of Tibshelf.

Knitting has also played an important part in its development, during the 18th and 19th centuries, many of the villagers were employed in the framework knitting of cotton hose in their own homes - and some three storey buildings still remain.

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.

Following the sinking of these two deep coal mines, the parish experienced considerable growth. Along with the colliery workings, 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, and regular passenger trains served Tibshelf from 1st May 1896.



Tibshelf Town Station

. Coal mining overtook agriculture and knitting as the primary industry in the parish at this time.

With the increase in available employment in the area, the local population of Tibshelf increased from around 700 in 1800, to double that by 1871. The population continued to increase and 10 years later had reached approximately 2,250, 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 and produced high quality lubricating oil until 1945.

Mining ended just 70 years ago when the two longest surviving pits, Top Pit and Bottom Pit were closed. It is still evident in the landscape today. The railway, for example, that ran from Tibshelf to Grassmoor is now the famous **Five Pits Trail**. Tibshelf Ponds was one of the first derelict land reclamation projects on the Five Pits Trail and opened way back in 1964. The area now gives residents and visitors plenty of opportunities to go for a short wander around the woodlands, meadows and the ponds themselves.

Further waves of house building and other forms of development have taken place since. Most of this development has taken place along the High Street, especially to its north and south.

### Tibshelf Parish Today

Tibshelf is a popular place to live, due in part to its services, proximity to the M1 and employment centres including Nottingham, Sheffield, Derby, Chesterfield and Mansfield.

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

The village follows a broadly linear pattern for about a mile along the main street that bisects it, and that was once part of the Mansfield-Matlock turnpike road. Except for the north and southern edges, which are largely industrial, the village is mainly residential in nature. It includes a traditional village centre, that straddles the High Street, and in which many of the local shops, social, and community facilities can be found.

The population of Tibshelf increased by **6.7%** between the 2001 Census (**3,548**) and 2011 Census (**3,787**), higher than both the district and county averages (+5.7% and +4.8% respectively).



Five Pits Trail

- **Policy WC5: Retail, Town Centre and Local Centre Development** identifies Tibshelf as a *Local Centre* which serves the basic day to day convenience and service needs of their respective populations and nearby towns and supports proposals which will maintain or enhances its vitality and viability.
- **Policy ITCR2: The Multi-User Trails Network** safeguards existing multi-user trails (including the 5-Pits Trail and Doe Lea Nature Reserve) and seeks improvements in the existing network.
- **Policy ITCR4: Local Shops and Community Facilities** seeks to maintain and improve the provision of local shops and community facilities.
- **Policy ITCR6: Protection of Green Space** protects important recreational space, including several sites in Tibshelf.

## The Community

Despite its proximity to the M1 and major centres, the area has retained its semi-rural feel.

There is a strong community spirit. This is clearly demonstrated by the number and level of engagement in local community groups and activities.

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.

However, despite a relative under-representation of older residents, there is evidence of an ageing population, the number of residents aged 60+ rising by **9%** (**68** people) during this period.

Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections <sup>6</sup> 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 population.

<sup>6</sup> Subnational Population Projections for Local Authorities in England: 2014 based



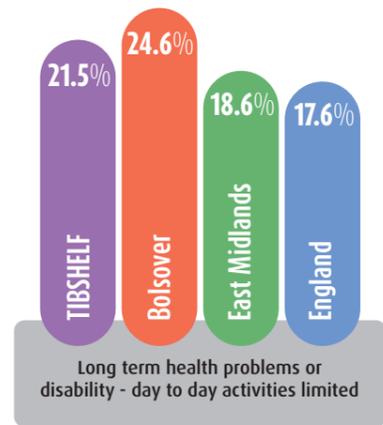
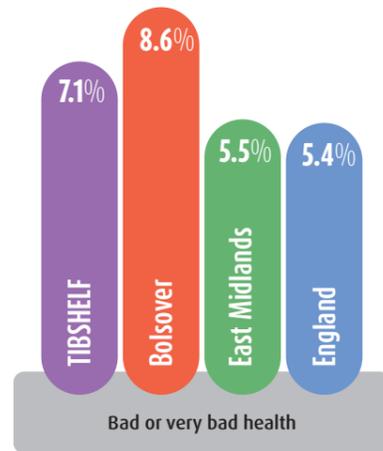
Remembrance Sunday 2018



Tibshelf Carnival Procession 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, although not to the same degree as the district. Tibshelf residents are also more likely to have their day-to-day activities limited due to ill health and be providing unpaid care when compared to regional and national rates, according to the 2011 Census.



Staffa Health Centre & Pharmacy

## The Natural Environment

The area offers good access to the surrounding countryside and expansive views westwards across the hills around Ashover and Crich Stand, eastwards to Sherwood Forest and northwards to Hardwick Hall.

There are no statutory designated environmental assets in the parish. However, there are priority habitats including reedbed, semi-natural grassland, traditional orchards, open mosaic and ponds.

The route of the closed Great Central Railway has been successfully redeveloped, and now forms part of the **Five Pits Trail** network. The trail runs approximately 12 miles from Tibshelf to Grassmoor Country Park, and, as well as being a well utilised recreational asset, it also provides a very important linear habitat. 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 ponds now provide recreational fishing opportunities and an important habitat for many species of birds.



Five Pits Trail

## The Historic and Built Environment

The parish has evolved around traditional industrial activities, in particular, coal mining. Evidence of these activities remains today including the sites of coal mines, coal pits and the railways built to support the mines. It is home to the Country's first inland oil well, in operation from 1918 to 1945 producing a high grade lubrication oil.

Tibshelf has been identified as an area with high potential for medieval archaeology. The **Historic Environment Record** includes Bronze Age finds and possible occupation sites.

Despite this rich history, there are only three Listed Buildings in the parish (Grade II). Two of these Listed Buildings lie within the Tibshelf Conservation Area

which is based around the historic core of the village off the High Street.

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.



Tibshelf Coal Mines

## 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).

These businesses are located primarily on the northern and southern edges of the village. This includes a popular purpose-built industrial estate off Saw Pit Lane, in which several businesses can be found.

At **72%**, the proportion of residents in Tibshelf that are economically active is lower than the district (74%) but higher than the national rate (70%). There was a high propensity of residents who were economically inactive due to long-term sickness or disability.

Methods of travel to work highlight that people living in Tibshelf are less likely to work from home or travel by public transport or on foot, compared to the national average. According to the 2011 Census, travel to work by 'driving a car or van' is considerably higher for the residents of Tibshelf (**51%**) than the district (45%) and national (37%) averages. This reliance on a private vehicle is further evidenced by the number of cars/vans per household, with **8%** of Tibshelf residents having access to 3 or more vehicles, compared to the district and national averages (6%).

## 5 Key Attributes, Issues and Aims for the Plan

The Plan seeks to address, where relevant, the key local land use and planning issues raised by the community and which the Plan can best address.

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.

### Attributes

There are many special qualities or attributes that contribute to making Tibshelf a good and distinctive place to live and work, and as stated by one of the members of the Steering Group, **There is nowhere quite like Tibshelf**. These are the foundations on which to build the Plan.



Tibshelf from Wetton Lane

#### 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.

## 6 Vision and Objectives

Sections 4 and 5 of this Plan have set out the current context, essentially where Tibshelf is now and to some degree where Tibshelf is headed in terms of future growth and change.

As a result of consultation with the local community, the following vision was developed, which sets the direction for where the community would like to see Tibshelf head in terms of future land use and development.



### 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.*

In order to move towards this vision, the following supporting objectives have been identified by the community, to:

- 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.**



Filling Station



Tibshelf from the M1



Church view from the Allotments



Tibshelf Pond



The Thatched Cottage High Street



St Job's Baptist Church

## 7 Neighbourhood Plan Policies

### Introduction to the Plan Policies

Set out below are the policies of the Plan. Each policy has a number and title, and the policy itself is within a purple box for ease of reference. There is also a short statement explaining the intention of the policy and justification.

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.

### 7.1 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.**

Tibshelf lies within the **Nottinghamshire, Derbyshire and Yorkshire Coalfield National Character Area** <sup>7</sup> as defined by Natural England. This is an area *“that has seen great change over the past few centuries. The impact of widespread industrialisation and development on the landscape and settlement pattern within the National Character Area (NCA) is clear, influencing the visual and ecological landscape”*. <sup>8</sup>

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

New development is further threatening the landscape, the distinctive character of the parish and impacting on its tranquillity.

Recent years have seen several actions which have transformed this landscape. Whilst mining and other forms of industrial development have left their legacy, many of the former opencast sites have now been restored for farmland or nature conservation. Some previously developed areas, such as the Tibshelf and Pleasley disused railway are now important for the diversity of plants, birds and invertebrates.

<sup>7</sup> National Character Areas (NCAs) integrate a wide range of environmental information to create a 'profile' for each of England's 159 major landscape areas.  
<sup>8</sup> [publications.naturalengland.org.uk/publication/4743624](https://publications.naturalengland.org.uk/publication/4743624)



Doe Hill Country Park



The Old Tibshelf & Pleasley Railway

Tibshelf's present, primarily rural landscape is now very different than it was say fifty years ago, when it was much more *grey* and industrial in nature, as the following photos illustrate.



Tibshelf Bottom Pits



Tibshelf Pits



The Great Central Railway cuts through Tibshelf



This landscape and green spaces are highly valued by residents for a wide range of reasons, including visual amenity, informal and formal recreational value, tranquillity, promoting health and wellbeing as well as supporting the richness of the wildlife that can be found. This accessible green environment is something which the community is very anxious to preserve, as reflected in the findings from the community consultation. It is also something which local people are keen to enhance, with the need for enhanced formal recreation land, especially in the north of the village as well as action to improve biodiversity specifically identified.



Tibshelf Ponds

The importance of Tibshelf's landscape and green spaces is recognised in local planning policies. The landscape and green spaces surrounding Tibshelf are variously designated as *Countryside*, *Important Open Break* and of landscape value as a result of which its open character and appearance all enjoy general protection against unsympathetic development, including through policies:

- SS9: Development in the Countryside;**
- SS11: Development in Important Open Breaks and**
- SC8: Landscape Character.**

Some of the smaller green spaces within the built-up part of Tibshelf are also protected via policies

- ITCR6: Protection of Green Space**
- and**
- ITCR7: Playing Pitches.**

Policy **SC9: Biodiversity and Geodiversity** seeks to conserve and enhance the biodiversity and geodiversity of the District.

These policy provisions provide a strong basis on which the Plan can introduce more locally directed policies for the protection and improvement of Tibshelf's landscape and green spaces.

## Protecting Important Local Green Spaces In Tibshelf Village

Outside of the countryside, there are numerous other green spaces that are to be found in Tibshelf. These include play areas, playing pitches, communal spaces within housing areas, cemeteries, churchyards, allotments, and semi-natural green spaces and woodlands, many of which are highly accessible through a network of footpaths.

These green spaces are highly valued by the community. Access to good green spaces close to where people live is important to the health and wellbeing of a community.

It is essential, therefore, that important green spaces in Tibshelf are protected and where possible enhanced. Fundamentally, this will ensure that the community has access to quality open spaces near to where they live, for sport and recreational purposes as well as protecting spaces that are inherent to the character of the area.

This is especially important as the **Green Space Accessibility Report**<sup>9</sup> prepared by Bolsover DC, as part of the development of the Bolsover Local Plan, highlights a deficiency of informal green spaces in the village. This is particularly the case for the northern section of the village, which does not meet the standard of *‘all residents of towns and villages should be within 800m walking distance of a village or neighbourhood park’*. It identifies the provision of green spaces in the northern half of the settlement as a priority. Deficiencies in access to equipped play areas were also noted in a few pockets in the village.

<sup>9</sup> [bolsover.gov.uk/images/LIVE/P/Plan\\_EB\\_Green\\_Infrastructure\\_Study\\_0806.pdf](https://www.bolsover.gov.uk/images/LIVE/P/Plan_EB_Green_Infrastructure_Study_0806.pdf). This shows that Tibshelf falls below the standard 1.863 hectares per 1,000 people for formal green space.



Women's football just off High Street



Town End School Playing Field

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**.

National and local planning policy allows, through neighbourhood plans, the opportunity for communities to identify and protect green areas of particular importance to them.

National rules, as set out in paragraphs 101 ~ 103 of the NPPF, requires, amongst other things, that designating land as Local Green Space should only be used when the land is reasonably close to the community it serves, demonstrably special to the local community, local in character and not an extensive tract of land. These rules also suggest that where land is already protected by another designation consideration should be given as to whether any additional benefit would be gained by designation as Local Green Space.

The sites shown on the maps on page 19 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 Bolsover 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 **TNPO2 Important Green Spaces**.



- 1 Cemetery, Doe Hill Lane
- 2 Tibshelf Community School Playing Fields
- 3 Play Area off Derwent Drive and West Brook Lane
- 4 Tibshelf Town End School Playing Field
- 5 Tibshelf Parish Council Sports Ground
- 6 Staffa Drive Play Area



- 7 St John the Baptist Churchyard
- 8 Tibshelf Allotments
- 9 Lincoln Street Play Area
- 10 Poppy Gardens Play Area

POLICY  
**ENV1** Local Green Spaces

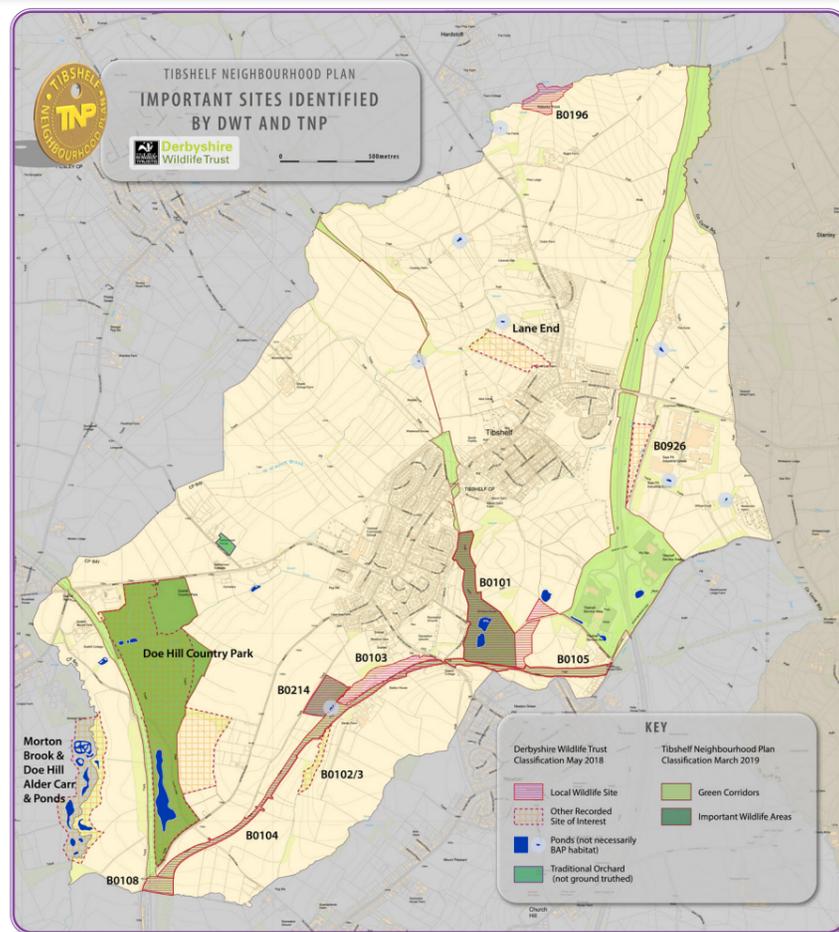
The sites listed below and identified on pages 19 & 20 and in the Supporting Evidence Document: **TNPO2 Important Green Spaces** are designated as Local Green Spaces:

- Tibshelf Cemetery, Doe Hill Lane.
- Tibshelf Community School playing fields.
- Tibshelf Allotments located to the west of the village
- St John the Baptist Churchyard.
- Play area off Staffa Drive.
- Play area off Lincoln Close.
- Play area off Derwent Drive/West Brook.
- Play area off Poppy Gardens and Mill Farm Drive.
- Land off Lowgates Lane, the Water Meadow
- Doe Hill Country Park.
- Tibshelf Town End School playing fields.
- Tibshelf Parish Council Sports Ground.

Development on land designated as Local Green Spaces will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.



Animal trail on The Water Meadow



**Important Views**

Tibshelf's prominent and predominately rural setting opens up and offers attractive, long, middle and short distance views across the surrounding countryside. Looking westwards, expansive views are offered across to **Ashover Rock** (The Fabrik) and **Crich Stand** on the horizon. To the east, there are views to **Bolsover Castle** and **Hardwick Hall** sitting grandly on its hilltop. From Wetton Lane there are fantastic views southwest to the **Derbyshire Dales**.

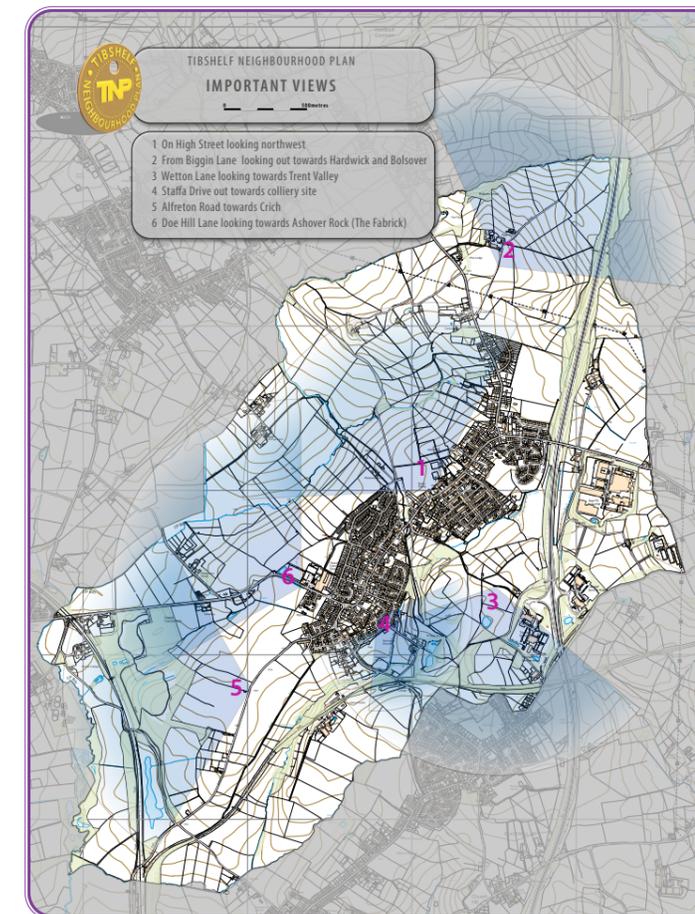
The beauty and tranquillity of these views are valued by residents and visitors alike. These provide a strong link and relationship with its predominately rural landscape setting. They serve to locate it as a rural parish and demonstrate the diverse uses of the countryside, neighbouring towns, villages and hamlets as well as distinct landmarks. They make a significant contribution to its identity, character and distinctiveness.

Through the development of the Plan, several views and vistas have been identified as having the greatest importance. Important views have been identified and 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*.



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 the Trent Valley
- 4 Staffa Drive out towards the 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

Darkness at night is one of the key characteristics of rural areas and there is some concern that it is being diminished by light pollution. Sources of light can include light spill from roof lights, street lighting, decorative exterior lighting and poorly installed security lighting. The NPPF (para 180c) notes that in seeking to protect and enhance the natural environment, planning policies *“should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”*

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. There is an increasing concern that exposure to artificial lighting can disrupt the body’s natural rhythms and have detrimental impacts on human health.

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/](http://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.

The Plan, therefore, seeks to ensure that the existing dark skies, especially to its north and west, are protected and that new developments do not increase light spillage, preventing further deterioration of the night skies. It should be noted that well designed external lighting does not result in poorly lit streets but does require the control of light trespass by directing appropriate levels of lighting only to those areas where it is needed.

### POLICY ENV3 Dark Skies

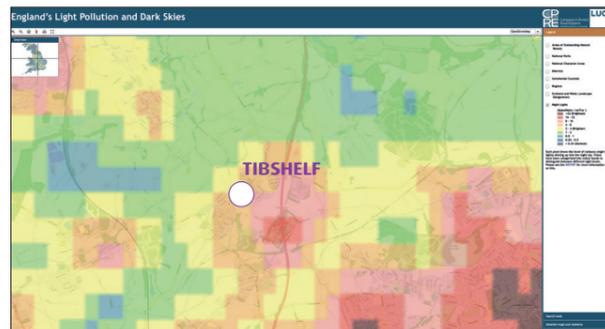
To minimise light pollution and maintain the views of night time skies, to be supported, planning proposals that include internal lighting should be able to demonstrate the following:

- 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<sup>10</sup> or other relevant standards or guidance.

<sup>10</sup> [theilp.org.uk/documents/guidance-note-1-for-the-reduction-of-obtrusive-light-2020/](http://theilp.org.uk/documents/guidance-note-1-for-the-reduction-of-obtrusive-light-2020/)



Light Pollution over Europe



Screen Shot of CPRE Website

## Biodiversity

The landscape and associated green spaces contain significant areas of woodlands, hedgerows, grasslands and mature gardens as well as ponds and watercourses. These provide a natural habitat for wildlife and wildflowers. They also create natural corridors/networks for wildlife movements.

The natural and semi-natural green space in Tibshelf is dotted with patches of priority habitats,<sup>11</sup> 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.

<sup>11</sup> Priority habitats cover a wide range of semi-natural habitat types that have been identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (BAP).



FOX on The Water Meadow

In addition, ponds are a key and important feature of the parish. **Tibshelf Ponds** was one of the first derelict reclamation projects on the **Five Pits Trail** and opened in 1964. This is an open mosaic habitat on previously developed land, which typically includes a diversity of plants which support birds and invertebrates. Their importance is further elevated because of their rarity in the local context.<sup>12</sup>

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.

<sup>12</sup> Green Infrastructure Study for Bolsover 2008

<sup>13</sup> Derbyshire Wildlife Trust

### DERBYSHIRE WILDLIFE TRUST DESIGNATED LOCAL WILDLIFE SITES IN TIBSHELF PARISH

Reference Number <sup>13</sup>	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 the previous page, 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 *areas of interest* sites have been considered by the Steering Group preparing the Plan in consultation with Derbyshire Wildlife Trust. Although not ranking amongst, and as well surveyed as the designated Local Wildlife Sites identified above, they are considered to be nonetheless of some wildlife interest. They provide an important refuge for wildlife in the area. These include protected species including water voles, pipistrelle bats, grass snakes and the common toad as well as the song thrush, yellowhammer, dunnock and starling, for example.

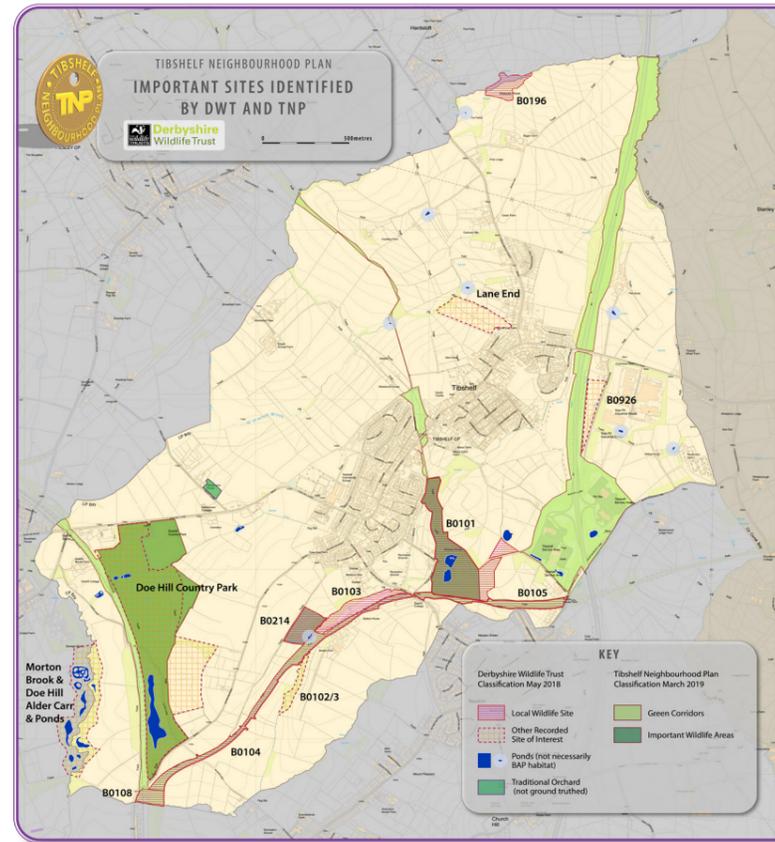
**OTHER IMPORTANT LOCAL WILDLIFE SITES IN TIBSHELF PARISH IDENTIFIED BY DERBYSHIRE WILDLIFE TRUST**

DTW <sup>14</sup> Ref No	Name
<b>B0100</b>	Newton Green Meadow and Pond
<b>B0900</b>	Cocktop Lane Pond, Tibshelf
<b>B0926</b>	Saw Pit Lane Grassland Doe Hill Community Park Morton Brook and Doe Hill Alder Carr and Ponds
<b>B0105</b>	Silverhill Trail
<b>B0102/03</b>	Bank Farm Margin Lane End Farm Fields, Wood and Hedges

<sup>14</sup> Derbyshire Wildlife Trust



Sunset over the Water Meadow



Further work is required to establish the full extent of their wildlife value. The Parish Council will liaise with Derbyshire Wildlife Trust and the community to undertake the necessary survey work, if and when resources become available.

In the meantime, the Plan supports a precautionary approach to developments that might impact on these sites. The community wishes to protect and, where possible, enhance their wildlife value.



Fishing on Tibshelf Ponds

There are three green infrastructure features which, due to their linear or continuous nature, are important for the movement of wildlife within Tibshelf and beyond.

The first is the disused Great Central Railway, now the **Five Pits Trail**, which has an important role for geodiversity and provides linking corridors for biodiversity and recreation. The **Five Pits Trail** is a designated district-wide multi-user trail which follows the route of the old railway, approximately 12 miles from Tibshelf to Grassmoor Country Park and now extends into Newton. This is an important asset not only for its recreational value as a motor-free route within close proximity to the village, but also as an important linear habitat.

The second corridor comprises the Tibshelf and Pleasley disused railway now named the **Silverhill Trail**, including part of Tibshelf Sidings, and incorporates the majority of local wildlife sites in the parish. Opportunities should be taken to further enhance this corridor, by buffering priority habitats and strengthening links with adjacent green spaces.



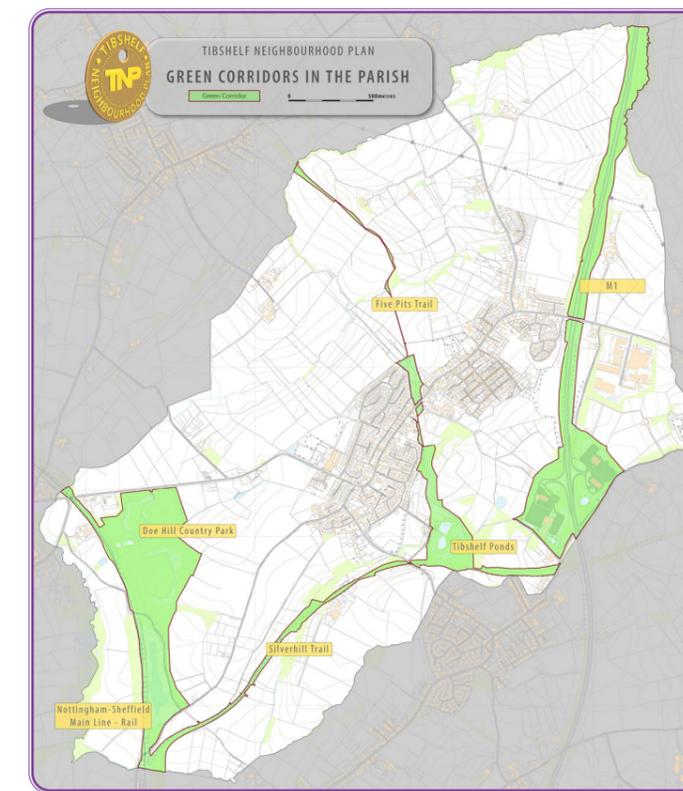
Silverhill Trail

The third, and the perhaps less obvious green corridor is the **M1** Motorway, which runs north-south on the eastern side of the parish. A line of trees and scrub, including significant patches of priority BAP deciduous woodland screen the motorway and provide another important linear habitat. The wooded areas adjacent to the M1 should be recognised as an important green corridor. The Plan

supports opportunities to strengthen this corridor through the additional planting of appropriate native species, especially where this would buffer areas of priority habitat. This includes appropriate landscaping of warehousing and industrial development sites.

The Plan and supporting policies, particularly **Policy ENV 4**, reflect and support the objectives identified in the Lowland Derbyshire Biodiversity Action Plan for the Erewash Valley Area. With its primary objective of *“the maintenance, restoration and expansion of wetlands including floodplain grazing marsh, lowland meadow, reedbed, woodland, wet woodland, ponds, swamp and fen and The secondary objective is to increase connectivity of semi-natural habitats to create larger habitat complexes using priority habitats wherever possible. New hedgerows and in particular management of watercourses will be key to achieving this objective”* (page 5).

<sup>15</sup> [derbyshire.gov.uk/environment/conservation/ecology/lowland-derbyshire-biodiversity-action-plan/lowland-derbyshire-biodiversity-action-plan.aspx](https://derbyshire.gov.uk/environment/conservation/ecology/lowland-derbyshire-biodiversity-action-plan/lowland-derbyshire-biodiversity-action-plan.aspx)



**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 24;
- 2 a green corridor, as identified in page 25
- 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.

The industrial past, urbanisation and the growth of more intensive agriculture have led to the extensive loss and fragmentation of woodland in the parish. Likewise, its network of hedgerows is fragmented or has declined in ecological interest through intensive management.

The community would like to see the local environment enhanced through additional trees and hedgerows. Moreover, that future development does not cause a further loss or fragmentation of the network.

Trees, woodlands and hedgerows play an important role in the parish as a noise buffer and screen to the M1 and other significant developments. It has been estimated that the HS2 route will result in the loss of **25.3ha** of lowland mixed deciduous woodland from the Tibshelf to Shuttlewood area.<sup>17</sup> It is anticipated that the incorporated habitat creation will not compensate for the expected woodland loss.

**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. It is important that future planting is sympathetic to the local landscape character in terms of scale, species type and contributing to biodiversity.

<sup>17</sup> [assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/745190/HS2\\_Phase\\_2b\\_WDES\\_Volume\\_2\\_LAT0\\_Tibshelf\\_to\\_Shuttlewood.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/745190/HS2_Phase_2b_WDES_Volume_2_LAT0_Tibshelf_to_Shuttlewood.pdf)



Sunny Bank

**Protecting and Enhancing Trees, Woodlands and Hedgerows**

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.

Tibshelf falls, within the **Coalfield Village Farmlands Landscape Character Area (LCA)**.<sup>16</sup> This area is described as “*A broad industrial landscape characterised by villages, dairy farming and small woodlands*”. In terms of tree cover, the LCA is typified by small woodlands, copses, linear tree-belts and hedgerow trees.

<sup>16</sup> Derbyshire Landscape Character Assessment

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

**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.



New Housing on Hardwick Street

Tibshelf is a popular place to live, due in part to its fine natural and built environment and proximity to the M1 and urban centres including Nottingham, Sheffield, Derby, Chesterfield and Mansfield. This, combined with a relatively low market price, means that there is a healthy demand for housing from people wishing to move into the parish as well as demand from anticipated growth in the number of households locally.

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

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 in the parish increased by **7% (108)** mainly due to new house building. The Land Registry price paid data shows that there were **193** new build residential sales recorded in the parish between 1995 and 2017, an average of 9 sales per annum.

Housing development has increased more significantly in recent years, with figures showing **40** new home sales in 2017 alone.<sup>18</sup>

The Plan recognises the benefits that new house building can bring to the area in terms of sustaining local shops, community facilities and services. The community is, however, 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. These concerns have been reflected in other studies and reports. **The Infrastructure Study and Delivery Plan**,<sup>19</sup> produced

<sup>18</sup> This figure could be higher as some sales may yet to be entered on the Land Registry.

<sup>19</sup> Local Plan Evidence Base for Bolsover District. Infrastructure Study and Delivery Plan. March 2018

to inform the preparation of the Bolsover Local Plan, identifies deficits in infrastructure provision. Most notably, the study identifies deficiencies in education (both primary and secondary) and health provision in Tibshelf. Other studies<sup>20</sup> point to the fact that Tibshelf has deficits in informal green space (neighbourhood and local), especially in the north of the parish.

The sustainability of Tibshelf to future development was assessed as part of the **Settlement Hierarchy Study**<sup>21</sup> undertaken by Bolsover DC in support of the Bolsover Local Plan. The study assessed the sustainability of the District’s settlements and ranked them according to sustainability. On this basis, the Bolsover Local Plan seeks to direct growth to the district’s more sustainable settlements. Tibshelf was identified as a **Rural: Large Village** where lower levels of growth will be directed in recognition of its lower sustainability/greater environmental constraints. Factors contributing to Tibshelf’s lower sustainability are its facilities, services and employment.

The Settlement Study also highlights the importance of the availability of employment opportunities in a settlement when assessing its sustainability ranking. This recognises that jobs are a major journey generator and that if these are located close to where people live, there is a greater chance people can use more sustainable modes of transport to get to work.

<sup>20</sup> Bolsover District Green Space Strategy 2018

<sup>21</sup> [bolsover.gov.uk/images/LIVE/P/Plan\\_EB\\_SHS\\_1803.pdf](https://bolsover.gov.uk/images/LIVE/P/Plan_EB_SHS_1803.pdf)



Mill Farm Drive

**The Strategic Housing Market Assessment Bolsover Report**<sup>22</sup> highlighted the imbalance between employment opportunities and the resident population of Tibshelf.

The Bolsover Local Plan sets out the overall housing target for Bolsover District. This has determined that there is a minimum requirement of 5,700<sup>23</sup> new homes to be built in the District between 2014 and 2033. In addition, it sets out local targets (and any associated housing allocations) by different areas of Bolsover.



The Development on Mill Farm Drive

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 represents an **18%** increase in the total number of dwellings in the parish since 2011.

The Bolsover Local Plan identifies that this housing requirement will be met from two main sources.

**Firstly:** site allocations. The Bolsover Local Plan allocates two housing sites in Tibshelf, both of which are under construction or have been competed:

- 1 Land south of Overmoor View for **170** dwellings; and
- 2 Land west of Spa Croft for **57** dwellings.

**Secondly:** dwellings that have already been built in Tibshelf since 1st April 2014.

These two site allocations, together with the dwellings that have already been built since 2014, means that this housing requirement for Tibshelf has been met.

However this does not mean that there will be no further housing development in Tibshelf.

<sup>22</sup> Strategic Housing Market Assessment Report. GL Hearn 2013

<sup>23</sup> Includes a 10% buffer to provide flexibility of site development and choice

In its Glossary of Terms, the Bolsover Local Plan describes Windfall Housing Development as *‘Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.’* (page 171). These are normally small sites suitable for only a single dwelling, but can be much larger. Normally windfall development is for new housing though could comprise other forms of development such as shops, employment or community facilities. Tibshelf has seen much *windfall housing development* in recent years, a trend which is expected to continue.

The Bolsover Local Plan contains detailed policies governing windfall housing development. These include in what limited circumstances such development may be considered acceptable. The Steering Group has considered these detailed policies and consider that they are adequate to regulate windfall housing development from a Tibshelf perspective. It does not consider it appropriate for the Plan to have its own distinct policy seeking to influence windfall housing development.

It does, however, strongly support the Bolsover Local Plan's position that future housing development in Tibshelf should be limited to windfall development.

The Parish Council is aware that early and initial discussions are taking place with regard to a development proposal for the erection of a new school with associated facilities as well as potentially dozens of homes on the site off the former school playing fields; a site which is largely under the ownership of Derbyshire County Council. This would be a significant *windfall development*, of a size and nature that the Bolsover Local Plan would only allow



Clover Court/Overmoor View

in very special circumstances, for example, where it would *‘Secure the retention and / or enhancement of a community facility’ in accordance with Policy SS9: Development in the Countryside*<sup>24</sup>.

The Plan does not seek to allocate this land for this type of development. It considers that if such a proposal does come forward it is best dealt with through the planning application process. This will then provide for a proper opportunity for residents, developers and other interested bodies to contribute to this debate both in general terms on the principle of the development as well as details of the scheme.

The Plan does recognise and is sympathetic to the benefits that would arise from the proposal. These include improved education provision, both qualitative and quantitative, in the parish; employment opportunities for the local area during construction and school employers; improved sporting, recreation and community facilities and its contribution to the regeneration of the High Street and the wider area.

It also recognises that some housing development may be required to cross subsidise the development of the site.

This has not been an easy decision. There are disbenefits with the scheme. This includes the loss of an important green space and impact on already stretched infrastructure and services just to name a few examples.

The Plan is willing to accept, in principle, that the benefits of the proposal (marginally) outweigh the disadvantages. This includes some associated housing development where it can be clearly demonstrated that the provision of the school on the size proposed cannot be delivered without some residential development to cross-fund the proposal and generally make it viable.

It does consider, however, that the needs and views of the community, should be a key factor in determining the scope and detail of any proposal should it happen. The Parish Council believe these are essentially local matters and, therefore, the community should have a key and central role in shaping them. This is especially important given the scale of the proposal, which is likely to be the biggest development in the Parish for many years and by a wide margin.

Possible development site



Reflecting this, the Parish Council has agreed to work with Derbyshire County Council, Bolsover District and other parties to develop a **Design Code** for the proposal. This will set out the detailed design principles/rules such as housing mix and type, green space, landscape and highway consideration that should the site be developed, any associated planning application will be expected to follow these taking into account issues such as landscape, known constraints, community needs and preferences and viability, etc. The Code takes a *masterplanning* approach which considers how its potential development could support and integrate with wider development opportunities to provide for a more comprehensive and holistic scheme. It must be stressed that the decision of the Parish Council to assist in the preparation of a Design Code for the project should not be viewed as its support for any planning application that may be submitted for the site and is without prejudice on any recommendation it may make on any planning application that may be submitted in support of the proposal.

This Design Code and other relevant local (including those contained in this Plan) and national planning policies will be used to shape and influence any development proposal for the site.

It must be stressed the Plan does not propose, nor support, further allocations for housing above that which are identified in the Bolsover Local Plan. The Plan does, however, seek to ensure that housing growth including windfall development helps meet local need, has adequate infrastructure (roads, schools, sport and recreation provision etc.) and generally supports a cohesive, inclusive and sustainable community.

## Housing Mix

The importance of providing a choice of homes based on current and future demographic trends is highlighted by national and local planning policies.

As part of the development of the Plan, a review of the available data from the 2011 Census and other sources on housing needs in the parish has been undertaken.

The current population<sup>24</sup> of Tibshelf reflects that of the district, with the exception of a slightly higher percentage of those aged under 16 years (20% compared to 18%).

Those within the 65+ year cohort are marginally lower than the district, but higher than the national average. However, the latest population projections<sup>25</sup> suggest that Bolsover's 65+ age group will grow by around 47% between 2014 and 2034 and will represent 27% of the total population. These older age cohorts have specific needs with regards to housing, especially if they are to remain living in their homes. This is particularly important for Tibshelf, given the higher than average (national) ill health rates, especially amongst older residents and a high propensity of residents who are economically inactive due to long-term sickness or disability.<sup>26</sup> The District level SHMA (2013) highlights the most common support needs as maintaining a home and installing level-access showers and handrails.

The SHMA (2017) identifies the need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings. Further, that this 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 existing imbalances in the housing stock, site characteristics, the characteristics of adjoining development, and viability and market considerations*<sup>9</sup>. It has a particular emphasis on the provision of dwellings that can be readily adapted to meet the needs of those with disabilities and older people as well as assisting independent living at home. The Plan supports this policy.

<sup>24</sup> 2011 Census

<sup>25</sup> Tibshelf Parish Neighbourhood Plan Housing Need and Characteristics Report

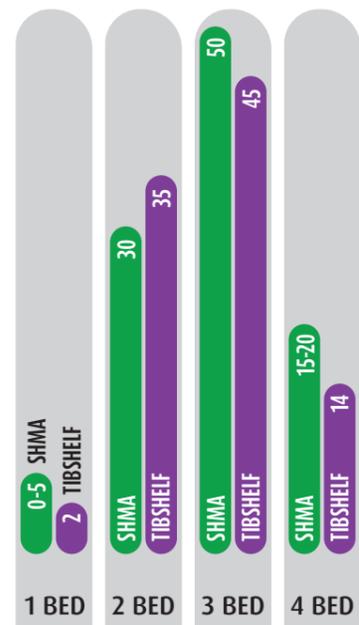
<sup>26</sup> 2011 Census

An **Analysis of Housing Need**<sup>27</sup> was undertaken in 2017 for the North Derbyshire and Bassetlaw HMA (includes Bassetlaw, Bolsover, Chesterfield and North East Derbyshire districts). This is an update of the SHMAs undertaken in 2013 both at the HMA and Bolsover District level, based on population projections released in 2014.

The 2013 Bolsover Report and 2017 updated report identified that the market housing need is expected to be for 1 and 3 bedroom properties. The recommended mix includes provision for 4+ bed homes, particularly with the aim of supporting economic regeneration. It was noted that there was a greater potential to deliver larger homes in the sub-market of South Normanton (which includes Tibshelf), given, amongst other things, its proximity to the M1.

The report suggests the market housing mix required across the HMA and is set out below. The suggested housing mix broadly reflects that recommended in the district (2013) report, but with a higher recommended proportion of 3 bedroom homes and lower proportion of 4 bedroom homes.

<sup>27</sup> North East Derbyshire and Bassetlaw SHMA- OAN Update, final report 2017



Data:  
Strategic Housing Market Allowance: 2017  
Tibshelf: 2011 Census

The graph on the previous page indicates that, when compared with the suggested housing mix, Tibshelf is particularly well provided for by 2 bedroomed properties. It is at the lower end of the range for 1 bedroom homes and below the suggested percentages for 3 and 4 bedroom homes.

There is evidence of under occupancy<sup>28</sup> 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. This reflects district figures but is slightly higher than the national trend. 2011 Census data indicates that older person households are more likely to under-occupy their dwelling, with 44% of pensioner households with at least 2 more bedrooms than is technically required by the household.



New Housing on Hazelwood Close

This suggests a need for smaller homes, which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market, which would be suitable for growing families.

This finding is also supported by the outcomes of the consultation undertaken as part of the preparation of the Plan. That it is essential that new developments provide a good balance between housing types and size in order to ensure a vibrant mix and variety for the local community was a dominant theme here, as was that smaller types of dwellings were required to meet a local need.

<sup>28</sup> Having more bedrooms than the notional number recommended by the bedroom standard

**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.

This is especially important as there is some evidence that the types and mix of housing being built do not fully reflect the needs of the community. The Mill Farm residential development is a good example, which comprises exclusively 3 and 4 bedroomed detached houses.

Further detail regarding current housing characteristics and need in the parish is 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.



New Apartments on Lime Tree Close

## 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.

Affordable housing is socially rented, affordable rented and intermediate housing, which is provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

Income has a crucial effect on the level of choice a household has when determining their future accommodation. Income levels in the district are notably lower than for the region and nationally.



The latest available Land Registry price paid data shows that in 2019 average house prices in the parish (£166,125) was above the district average (£150,451) but lower than the national rate (£299,985). A higher proportion of households (71%) are owner-occupiers (homes are owned outright or with a mortgage or loan) compared to the district (67%) and national (63%) averages.

The level of social rented housing in Tibshelf (17%) is comparable to that of the district and national figures (18%), whilst the level of private rented accommodation is considerably lower (10%) than the district (13%) and national averages (17%). The SHMA (2013) states that this modest size of the private rented sector is likely to be influenced by the relative affordability of homes for sale and the level of social rented stock.

The need for more affordable homes was a major theme of the consultation.

Bolsover Local Plan **Policy LC2: Affordable Housing Through Market Housing** requires residential development of 25 or more dwellings to provide 10% as affordable housing on site subject to viability considerations. Also, that any provision should be in the form of affordable housing for rent.

The evidence gathered does not support the Plan developing its own specific affordable housing policy as regards the proportion of newly built dwellings to be affordable. The Plan, however, does support national and local planning policies aimed at providing for affordable housing and underlines that they should be assertively applied within the parish. Further, it fully supports the focus in the Bolsover Local Plan on the provision of affordable housing for rent.

Further, the Plan wishes to promote the creation of integrated and sustainable communities.

It, therefore, wishes to see affordable housing reflect local need, be well integrated into the development and indistinguishable from the open market housing. It should be peppered throughout the site rather than concentrated in one area. A position supported by the Bolsover Local Plan.

### 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.

## The Existing Housing Stock and Long Term Empty Housing

Tibshelf generally has a pleasant, good quality built environment. However, there are concerns that some of the housing stock has been allowed to fall vacant and is in poor condition.

The SHMA (2013) identifies the private rented sector as the key growth area in the housing sector. The Private Rented Sector grew in size by 84% in Bolsover district between 2001 and 2011, according to the Census. Anecdotal evidence shows that this has included many in houses of multiple occupancy (HMOs).<sup>29</sup>

While the vast majority of private rented properties are in good condition, well managed and make an important contribution to local housing choice, there is a concern with some of the private rented stock. It is often in poorer condition and there have been concerns about noise and anti-social behaviour with some of the tenants. The community expects landlords to keep rented accommodation to an acceptable standard within our community. This is for all rented properties, family homes, and houses in multiple occupancy.



In addition, properties being deliberately left vacant is a problem. There is evidence in the parish of a growing number of such empty properties. This mainly comprises houses but there are other examples of other types of properties such as former shops and community buildings (eg Old Chapel and Miners Welfare) that have become empty for a long time. Any property vacant and unfurnished for more than 6 months is considered to be a long term empty according to the Government definition.

The proportion of empty homes within the parish is high. While the exact figure is to be confirmed, figures provided by Bolsover DC in support of the Plan suggest that there are about 18 empty houses within the parish. This, however, could be an

<sup>29</sup> A house or other dwelling in which several different households are living, sharing facilities such as a kitchen or bathroom

underestimation, given that not all are recorded. Further analysis is required to see what proportion of these empty properties represent the baseline of turnover properties (eg empty due to changing ownership) and what proportion represents a potential home for a household in need of accommodation.

The social and environmental issues associated with empty properties in the parish is compounded by the fact that they tend to be clustered in certain areas. 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 the issue of empty homes for the owners, the neighbours of the properties, and the wider community and public services. In addition to providing housing, there are other direct and indirect benefits to the community including the increased capital value of the empty property and neighbouring ones, reduced risk of acquisitive crime and anti-social behaviour and regeneration of areas.

The large proportion of empty homes and the varying condition, especially in the private rented sector, is a major concern locally. While it is recognised that a neighbourhood plan has limited powers regarding the management of private sector housing, especially as the policies must relate to development and land use planning, it can still make an important contribution in supporting actions aimed at improving the housing stock, including the private rented sector. Bolsover Council has introduced measures, such as appropriate enforcement and partnership working with private sector landlords, to bring empty properties back into beneficial use and generally improve the condition of the housing stock. These are welcomed and supported.

### POLICY H3 Long Term Empty Housing and Other Properties 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.

## 7.3 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.*

The way in which building traditions and settlement patterns have evolved and survived over time is unique to each area. This local distinctiveness can inspire well designed new development and regeneration. It also gives the community a sense of belonging or identity and can help deliver regeneration by attracting investment.

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 identifies that Neighbourhood Planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development (NPPF paragraph 127).

Tibshelf has a rich historic built legacy which the community is anxious to conserve.

The history of Tibshelf has been well researched and documented by local historians in books and other publications. There is an active local history and civic society.

The village itself is based on a medieval settlement and is centred around the church (St John the Baptist), which retains its 15th-century tower, the remainder being rebuilt in the late 19th century. Tibshelf has a pleasant built environment, retaining much of



Full Restoration: 64 High Street

its historic character, including its linear settlement pattern. The village stretches for approximately one mile along High Street that was once the Mansfield-Matlock turnpike road.

The community is rightly proud of Tibshelf's history and heritage. It is important to its distinctive character and strong sense of identity. This pride is reflected in many ways. One good example is a very active **Tibshelf Local History and Civic Society**, which was established in 2016 to protect, preserve and promote the heritage of the village. The Society aims to continue to build a historic record of Tibshelf which will be maintained for future generations. Another good example is that the conservation and enhancement of the built heritage was a major theme of the consultation undertaken as part of the development of the Plan.

The community value the heritage and character of the parish and wish to see that future development protect, conserve, and where possible, enhance the historic environment. They recognise that change is inevitable, and indeed necessary, to address some of the economic and social issues highlighted in the Plan. However, the community would like to see this change managed, so that development integrates well with what is currently there, taking account of and seeking to enhance its distinctive character.

Various measures and actions have been introduced by the community aimed at conserving and appreciating its heritage. For example, the Tibshelf Historic and Civic Society has a Heritage Award scheme which recognises outstanding renovation work in the Parish. The Plan offers the opportunity to realise further improvements in this respect



Conversion: The Wheatsheaf

### Tibshelf Conservation Area and its Immediate Setting

The historic core of the village has been recognised through its designation as a Conservation Area.

A formal appraisal of the conservation area has recently been undertaken by Bolsover DC which has resulted in changes to the Conservation Area boundary as shown in the plan below.

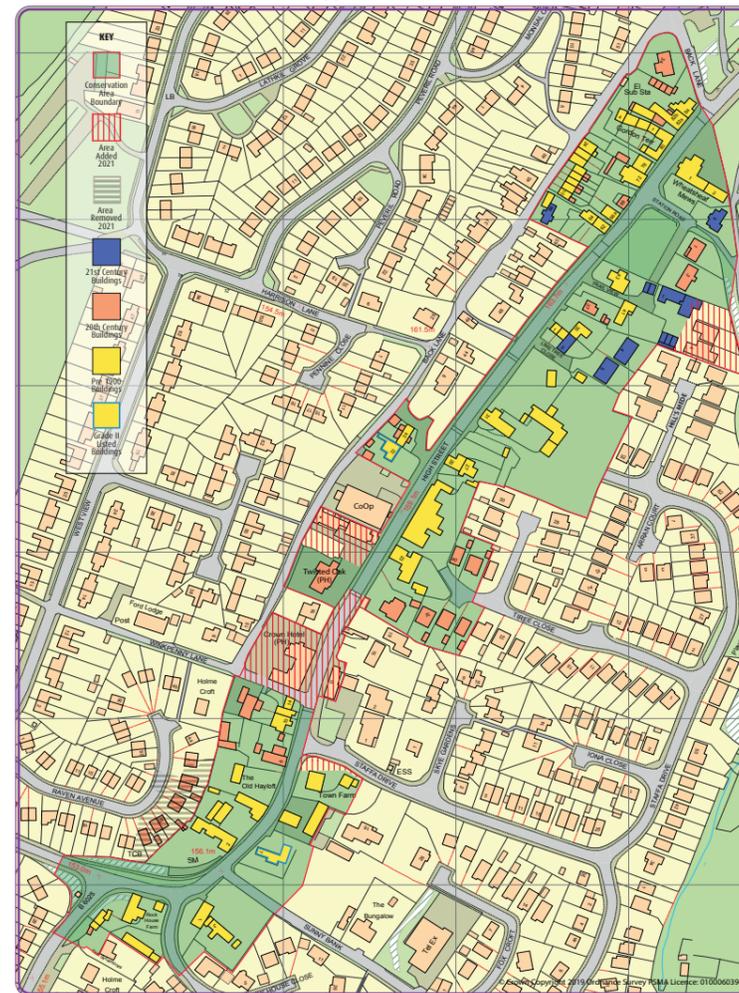
The Bolsover District Local Plan (2000) states: *...the council considers that Tibshelf conservation area, and those parts of Barlborough and Whitwell conservation areas which lie within the settlement framework retain a strong rural village character. This character is highly dependent upon the relatively 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*<sup>30</sup>

Consultation with the community has confirmed that this statement, with regard to the character of the Conservation Area, is sound.

<sup>30</sup> [bolsover.gov.uk/LocalPlan/chapter08.htm](http://bolsover.gov.uk/LocalPlan/chapter08.htm)

Conservation Area Appraisal Plan 2021



Conservation Area: Back Lane



Conservation Area: High Street



Conservation Area: High Street

The community takes pride in, and fully supports, the designation of the historic core of Tibshelf village as a Conservation area. There is concern that some of the developments that have taken place within or adjacent to it have not been in keeping with the distinctive character of the area. There are also some unattractive and/or vacant properties situated on the High Street, which runs through the heart of the Conservation Area.

Bolsover DC's **Historic Environment Supplementary Planning Document** <sup>31</sup> (SPD) defines how the best parts of the district's cultural heritage will be protected and conserved, encompassing Conservation Areas, Listed Buildings, historic agricultural buildings and archaeology. The SPD includes a generic development checklist for all conservation areas highlighting the need to **"preserve or enhance the character or appearance of the area."** Whilst it is Bolsover DC's intention to prepare individual assessments of each Conservation Area, at present there is nothing defining the distinctive character of Tibshelf Conservation Area, by which development proposals might be assessed.

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 historic society.

The Neighbourhood Plan Steering Group has prepared a **Design Guide for Building Treatment within 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](http://tibshelfneighbourhoodplan.org)

It seeks to ensure that new development including alterations and extensions to existing buildings make a positive contribution to the Conservation Area and its surroundings.



<sup>31</sup> [bolsover.gov.uk/LocalPlan/chapter08.htm](http://bolsover.gov.uk/LocalPlan/chapter08.htm)

**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 20.

The guidelines in the document will apply to all new development in the Conservation Area. It is anticipated that it will serve to complement any future detailed appraisal of the Conservation Area undertaken by Bolsover DC.

**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.

Most of the buildings are of brick construction, though some (especially some of the older ones) are of stone.

Roofs are typically slate or pantile. The vast majority of buildings are one or two storeys in height.

These architectural details, designs and styles make a positive contribution to the local character and new development should take every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place, while not preventing or discouraging appropriate innovation.

There is also a need to ensure that design proposals respond to the changing needs and characteristics of the parish, especially its ageing population and the relatively high levels of disability.

Concerns about levels of crime and antisocial behaviour featured strongly in the community consultation. It is important, therefore, that development proposals feature designs that minimise crime, fear of crime and antisocial behaviour.

To ensure development meets the identified needs and aspiration of the community and maintain a strong sense of identity, proposals will be assessed against the criteria in **Policy BE2** as well as other relevant local and national planning policies. It also provides further detail, context and emphasis to accompany District-wide planning policies aimed at promoting good and distinctive design.



Edward VII Hotel, High Street 2021

**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.



Victoria Terrace, Mansfield Road



Overmoor View



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. At this point, coal mining overtook agriculture as the primary industry in the area. In 1919 production began on the first mainland oil well in England, eventually with a pipeline linking the well to Pilsley Station. Features of the area's industrial heritage, many still visible as ruins in the countryside, include the remains of coal pits and oil wells and the derelict railways which were developed to carry the raw materials. These are all important aspects of the cultural landscape.

## Heritage Assets

Despite the rich historic environment, there are only **3** statutorily Listed Buildings in the parish:

- The Thatched Cottage, 7 High Street (Grade II).
- 32 High Street (Grade II).
- Church of St John the Baptist, High Street (Grade II).

The Church is the only one of the three that is not within Tibshelf Conservation Area.

There are **29** non-designated heritage assets listed in the **Historic Environment Record**,<sup>32</sup> a database of all known sites of archaeological or historic importance. These assets are not formally statutorily protected. All these historic features are important to the story of Tibshelf and how it has developed and include Bronze Age finds, remnants of the local coal mining industry, railways and civic buildings.

<sup>32</sup> [historicengland.org.uk/advice/technical-advice/information-management/hers/](https://historicengland.org.uk/advice/technical-advice/information-management/hers/)



Some of the smaller Heritage Assets of Tibshelf



The Thatched Cottage



32 High Street



St John the Baptist Church

The Bolsover DC's **Historic Environment Supplementary Planning Document**<sup>33</sup> states that, *“given the topography and the characteristics of the medieval settlement patterns that still survive within the district, it is appropriate that these areas are treated with due care”*. The SPD includes a map indicating the boundaries of the core medieval settlement of Tibshelf and states that inside the core medieval settlements, any development likely to disturb the ground will be referred to the Development Control Archaeologist at Derbyshire County Council in order to evaluate potential impacts.

Such *non-designated* archaeological and historic assets are important sources of information about the past and should be protected. Their presence adds to quality of life, by enhancing and cherishing the local scene and sustaining the sense of local distinctiveness, an important aspect of the character and appearance of our neighbourhoods. Their protection and enhancement are high priorities of the Plan; as well as the Bolsover Local Plan. **Objective D(c)** of the Bolsover Local Plan is, *“To recognise the value of non-designated heritage assets and protect these where possible, and to address heritage at risk issues”*.

This has added importance locally as there is concern about the loss of buildings with historical associations and local character, which are not statutorily protected. There are many examples in the parish where buildings of historic or architectural interest have been lost or inappropriately extended and modified. In some cases, the original street and place names associated with local people or stories have also been lost.

<sup>33</sup> [bolsover.gov.uk/images/LIVE/H/historic\\_environment\\_spd.pdf](https://bolsover.gov.uk/images/LIVE/H/historic_environment_spd.pdf)



Biggin Farm

## Tibshelf Character Buildings and Structures of Local Heritage Interest

Throughout Tibshelf, there are buildings and structures that, while not of sufficient special historic or architectural interest to warrant designation as Listed Buildings, 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.

National and local planning policies enable a neighbourhood plan to offer them some level of protection by identifying them as buildings and structures of local heritage interest.

Such identification raises the profile of heritage assets in the area and affords them due consideration when change is being proposed.



Tibshelf Town End Junior School



Tibshelf & Newton Station

While their identification as buildings and structures of local heritage interest will not significantly change any of the planning controls affecting alteration or demolition, many buildings have permitted development rights which allow some minor building operations, and in some cases, demolition to be carried out without recourse to planning or other permissions. Where a planning application is needed, then its identification as 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. These include buildings and structures associated with the parish's industrial heritage (especially mining related) as well as local vernacular buildings, which display local traditions of architecture and design and are an important part of the area's heritage and identity. These have been investigated further to see if they meet recognised criteria developed by **Historic England**<sup>34</sup> sufficiently to warrant formal designation as a *Building or Structure of Local Heritage Interest*.

National planning policy requires that an asset must have a significant heritage interest for it to be identified as such. Those identified in **Policy BE3** are considered to meet the criteria, and the Plan supports their formal identification.

The supporting evidence document **TNP04 Tibshelf Character Buildings and Structures of Local Heritage Interest** provides more about the individually identified buildings and sites and the justification for their designation. This document can be found on the Plan website: [tibshelfneighbourhoodplan.org](http://tibshelfneighbourhoodplan.org).



The Paddocks, Hardwick Street



Site of Britain's first inland oil well



The Cedars, Chesterfield Road



The White Hart



Edward VII Hotel 2021

## POLICY BE3 Conserving Tibshelf Character Buildings and Structures 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
- 2 Tibshelf & Newton Station, Newton Road
- 3 Tibshelf Townend Junior School, Alfreton Road
- 4 Old Swimming Baths, Newton Road
- 5 Dithden House, off Newton Road
- 6 Mission Hall, Boundary Gardens
- 7 Edward VII Hotel, High Street
- 8 Tibshelf Infants School, High Street
- 9 The Paddocks, Hardwick Street
- 10 The White Hart PH, Mansfield Road
- 11 The Cedars, Chesterfield Road
- 12 Tibshelf Oil Well, Chesterfield Road (site of)
- 13 Biggin Farm, Chesterfield Road

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.



Location of Tibshelf Character Buildings, Structures and Sites of Local Heritage Interest in the Parish

## 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. There is a concern that further development, if not carefully controlled, could result in further erosion in the physical separation between Tibshelf village and the surrounding settlements. This would adversely impact on the separate identity and character of the village, and risk it being merged with neighbouring settlements.

In particular, community consultation has highlighted concerns regarding the potential of Tibshelf merging with Newton, a village lying to the south-west of Tibshelf within the parish of Blackwell. The gap between the most outlying property on Newton Road, Tibshelf and that on Main Street, Newton is approximately **450** metres.

These concerns are recognised in the Bolsover Local Plan. They contain several countryside related and other policies that will perform an important role in maintaining the physical separation of these settlements.

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, where development will only be permitted where it does not detract from the objectives of maintaining an open character.

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.

## 7.4 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. It was the home of the **UK's first inland oil well** in 1919, which is just one good example of this.

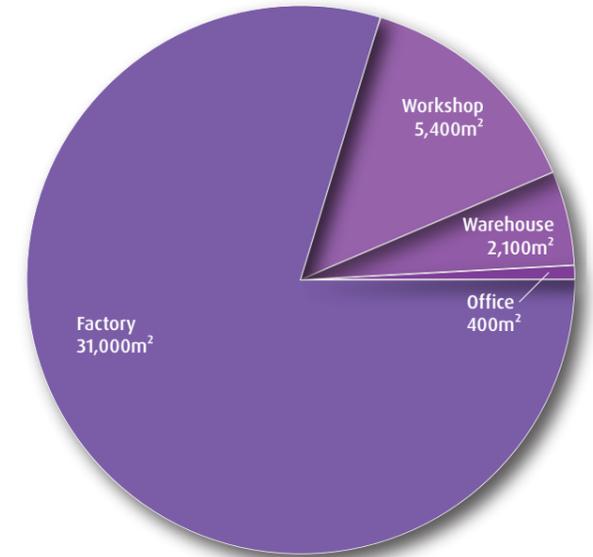
Traditionally it has looked to the coal industry for jobs and economic growth. However, following its demise, it is striving to develop a modern and prosperous local economy that continues to provide wealth and jobs for the parish and the wider area.

The **Bolsover Economic Development Assessment**<sup>35</sup> (BEDA) identifies Newton and Tibshelf as one of three important settlements along the M1 corridor, accommodating important clusters of firms including those operating within public services, construction, finance and insurance and wholesale and retail. 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.

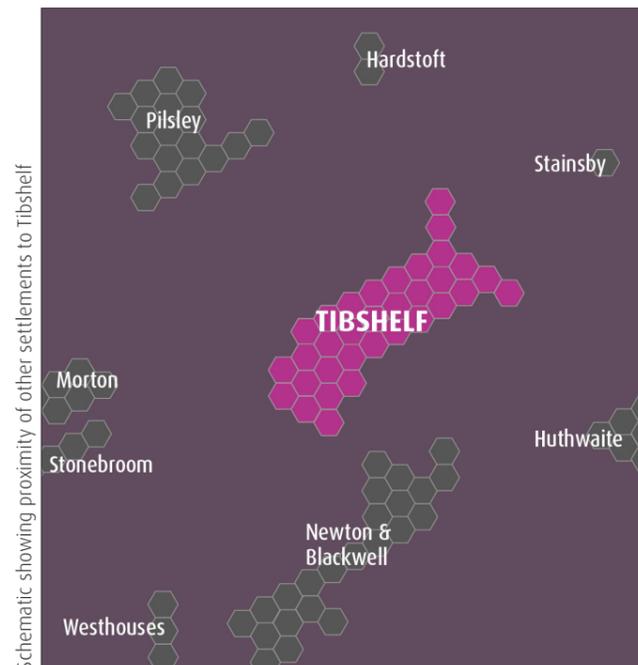
According to the **Settlement Hierarchy Study** (2018)<sup>36</sup> prepared by Bolsover District Council to inform the Local Plan, it is estimated that there were about **1600** full and part time employees in Tibshelf, which represents about **5%** of the District total.

<sup>35</sup> [bolsover.gov.uk/images/LIVE/P/Plan\\_EB\\_EDNA\\_report.pdf](https://bolsover.gov.uk/images/LIVE/P/Plan_EB_EDNA_report.pdf)

<sup>36</sup> [bolsover.gov.uk/images/LIVE/P/Plan\\_EB\\_SHS\\_1803.pdf](https://bolsover.gov.uk/images/LIVE/P/Plan_EB_SHS_1803.pdf)



Tibshelf & Newton:  
Distribution of Employment Floorspace  
Source: BEDA 2015



Schematic showing proximity of other settlements to Tibshelf



Green space between Tibshelf and Newton



Site of Britain's First Inland Oil Well



Certas Depot, Doe Hill Lane

## Supporting and Protecting Existing Businesses

The main employment site in Tibshelf is Saw Pit Industrial Estate. It is estimated to comprise **11.6ha** of allocated employment land and provide employment for about **500** part and full time employees. The site mainly comprises light industrial buildings accommodating manufacturing and business services. The Bolsover Local Plan **Policy WC2 General Principles for Economic Development** 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.

Indeed, a key feature of the parish is that its historical development has meant that some residential and employment areas have developed simultaneously, and businesses are sometimes situated within or adjacent to residential areas. This includes a growing number of residents who work from home. According to the 2011 Census, **3%** of Tibshelf residents currently work from home, a rate slightly higher than that of the district (2%) and lower than the national average (4%).



Saw Pit Industrial Estate

The vast majority of such businesses can operate and prosper in residential areas without issue. There have been some concerns, such as noise, parking and traffic with a small number of sites and buildings that were not designed for, nor can be easily adapted to meet, modern business needs.

Despite its economic history and potential, Tibshelf has, to a degree, become a dormitory settlement for the surrounding centres of Chesterfield, Mansfield, Sheffield, Nottingham and Derby. A high and increasing number of people commute outside of the parish to employment opportunities. This is reflected in the number of people who travel to work

by car which at **55%** (more than half) is higher than the district (49%) and the national average (39%), according to the 2011 Census. The average distance travelled to work by Tibshelf residents is **17km**, which is comparable to the district and slightly higher than the national average (15km). However, as highlighted above, over half of these trips are undertaken by private vehicle.

The community wishes to halt this trend and provide opportunities for residents to find local work opportunities, including by protecting and supporting enhanced local employment land and businesses.

However, Tibshelf faces a significant challenge in this respect. The proposed route of the HS2 will result in the loss of a substantial area of the Saw Pit Industrial Estate. This makes the protection of existing employment land and uses especially important in addition to potentially pursue a replacement site of a similar size in the parish.

**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.



Enterprise House Business Centre

## Protecting Employment Land

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

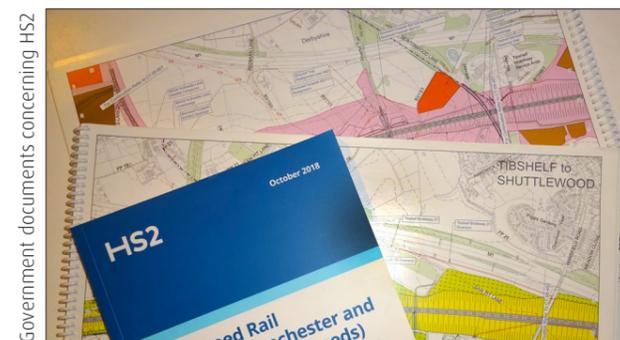
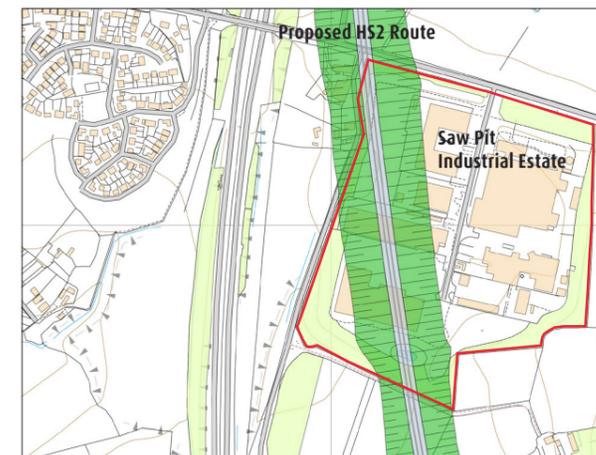
Saw Pit Industrial Estate is the primary allocated employment land within the parish, estimated to be of an area of some 11.6ha.

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 below shows the massive impact HS2 would have had on Tibshelf's major industrial area.



Government documents concerning HS2

## Small Businesses and Home Working

While major employment sites, such as Saw Pit, are important in creating employment and economic opportunities, they are only part of the answer to supporting new business opportunities and economic growth. As mentioned earlier, 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) outside of the area for work but encouraging people to work in the community improves social cohesion and increases the demand for local services like shops and cafes.

Whilst there are currently low levels of business start-up in the district (Bolsover supports just under **53** new business registrations per **10,000** working age population in 2013 compared with 67 across Derbyshire, 76 in the East Midlands and 85 across the UK according to the **Bolsover Economic Development Assessment (BEDA)**<sup>38</sup>, there is arguably an opportunity through the Plan to encourage and better support local business in the parish.

<sup>38</sup> [bolsover.gov.uk/images/LIVE/P/Plan\\_EB\\_EDNA\\_report.pdf](http://bolsover.gov.uk/images/LIVE/P/Plan_EB_EDNA_report.pdf)



As indicated, its position close to the M1, makes Tibshelf an ideal place for certain types of business to locate. However, as a rural location, the BEDA also highlights the important role Tibshelf has in supporting economic growth through the provision of appropriate premises to meet the needs of its immediate communities.

In 2015, when the study was undertaken, there was considered to be a strong interest from farmers looking to let space. There may, therefore, be an opportunity for farm diversification to provide employment premises, on a small scale, to meet local need.

Trends towards home and flexible working and technologies are creating new ways to match this mobile and flexible workforce with workspaces. Whilst this may not be an influential feature of the local economy at present, it is important that the benefits of these spaces are recognised and planned for, whilst minimising possible negative impacts on users, neighbours and the broader community.

Shared workspaces vary by the type of work they facilitate, from knowledge work (such as IT and professional services) to small scale manufacturing. Some are purpose-built for co-working, whereas others are informally used as such. There are many benefits from sharing a working space, including cost savings, but also social benefits through greater opportunities to interact, network and collaborate with like-minded workers.

**Policy EB2** supports residents to work from home or base their business from home, where it does not negatively impact on local amenity and character.

[bolsover.gov.uk/images/LIVE/P/Plan\\_EB\\_SHS\\_1803.pdf](https://bolsover.gov.uk/images/LIVE/P/Plan_EB_SHS_1803.pdf)



**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.



**Connecting Local People to Local Jobs**

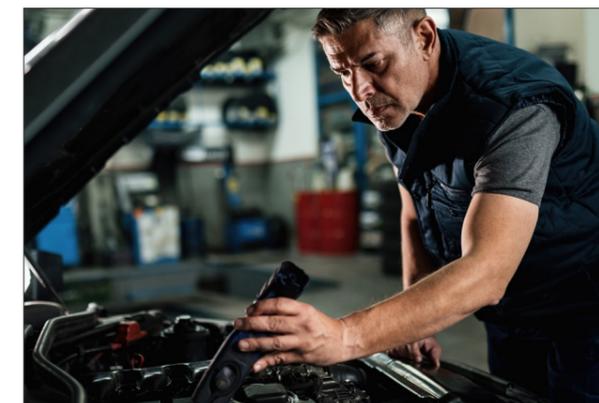
The **Settlement Hierarchy Study** (2018) estimates the number of full time and part time jobs within Tibshelf to be **1,600** (500 of which are attributed to Bramley Vale and Doe Lea). However, district-wide studies indicate a significant proportion of Bolsover's working residents, **70%**, travelled outside the local authority for employment. Indeed, despite high levels of job growth, the self-containment rate (share of residents also working within Bolsover) has reduced by 8% between the 2001 and 2011 census.

The community has concerns that not everyone in the parish who wishes to do so is in an equal position to participate and fully benefit from the new job and economic opportunities. The proportion of economically inactive Tibshelf residents is **28%**, marginally higher than 27% for the district but lower than the national average of 30%, according to the 2011 Census.

However, the parish has relatively high levels of residents with a disability or long-term sickness (**5%** of economically inactive residents identified as being **long-term sick or disabled**) compared to 3% for the district and 4% nationally.

The growth in the number of working residents travelling outside of the parish to find suitable employment may also reflect lower and/or a mismatch in terms of the levels of skills and qualifications within out-commuters.

A relatively high proportion of Tibshelf residents (**29%**) do not have qualifications, compared to the district (20%) and the national (23%) averages, the 2011 Census shows. Tibshelf residents employed in managerial and professional occupations (**32%**) is comparative with the district (31%) but considerably lower than the county (37%).



Analysis of commuting flows for Bolsover in 2001 indicates out-commuters are more likely to be employed within lower skilled occupations than those travelling into the district for work. Addressing this issue requires action across several areas including providing not only employment but also further education, training and apprenticeship opportunities, as well as a range of housing, social, leisure and service industries.

Although many actions required to help connect local people to local jobs are beyond the narrow land-use planning remit of a neighbourhood plan, covering as they do non-planning issues, 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. This could include improved access to training opportunities, including developing partnerships with local companies to foster apprenticeship schemes, supporting educational developments at all levels, the provision of start-up units and the use of developer contributions.

Special mention here should be made to transport links. 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.

**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.

## 7.5 Reinforcing the Role of Tibshelf's Village Centre

### 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.**

There is a reasonable range of shops which serve Tibshelf and, to a lesser extent, the wider area. These are concentrated in a small traditional village centre which runs along the High Street. Several other shops are to be found scattered across the parish, including Tibshelf's largest shop the Co-op which is located on the High Street, less than a mile away from the main village centre.

Consultation shows that these shops are highly valued by residents, especially for the above average number of people in the parish with mobility issues or without access to a car. They provide a valuable service in meeting the day-to-day needs of residents, as well as providing opportunities for investment and local employment close to where people live. They also reduce the need to travel and act as a focal point for community life and interaction.

Recent years have seen some significant changes in shopping provision in the parish. Reflecting a national trend, there has been a gradual decline in traditional forms of shops such as greengrocers, post offices and banks, which has only been partly offset by their replacement with more specialist shops, most notably, hot food takeaways.

### Tibshelf Village Centre

The majority of Tibshelf's shopping provision is focused on a section of the High Street, the B6014. This follows a broadly linear pattern with the majority of the shopping provision to be found on the western side of the High Street. High Street is the parish's main thoroughfare and historically its main shopping destination.

It contains shopping uses including a small convenience store, petrol filling station, a self service launderette, off licence, a few local independent shops and several hot-food takeaways. In recent years, several shops within it have been converted into non-retail uses, mainly residential.

Many of the Tibshelf's key community facilities are to be found in or close to it. These include the Parish Council offices, the local Church and Tibshelf Infant and Nursery School. These complement its shopping function and add to its value as a focus for community life and interaction.

There are no site-specific policies for the Village Centre in the Bolsover Local Plan. However, it identifies it as a local centre whose improvement and development needs to be encouraged.

Special mention here should be made to **Policy WC5: Retail, Town Centre and Local Centre Development** in the Bolsover Local Plan. This identifies and designates the Village Centre as one of a small number of **Local Centres** within Bolsover District. 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**.

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

The Bolsover Local Plan also incorporates several other shopping related policies of interest to the Plan: **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, providing for the needs of the immediate population and surrounding towns.

While the Village Centre continues to be well used and provides an important and much-valued role, it faces challenges.

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. It is a tipping point, and unless swift and coordinated action is taken, its traditional role as the town centre being lost is a real prospect.

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 Design Guidance and Development Options for Tibshelf Village Centre**. A copy of this document can be found at [tibshelfneighbourhoodplan.org](http://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. Some of the interventions can be introduced quickly and with little resource requirements, for example, the Shop Front Design Policy (**Policy S2**); others such as reducing the width of the road may take more time and resources to bring to fruition. The intention is to focus initially on a small number of priority interventions in order to concentrate resources and investment rather than risk spreading available resources too thinly. The Parish Council will work with Bolsover DC, Derbyshire County Council (especially in their role as the local Highway Authority) and other partners to identify these priority interventions and any associated costs.



Upper part of the Village Centre



Village Centre 2021

### 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 **Design Guidance and Development Options for Tibshelf Village Centre** support document (2020), or any subsequent replacement document.

## Shop Frontages

Well designed shop frontages are an important feature of a successful shopping centre. They add to the shopping experience and help create an attractive, distinctive and inviting shopping environment.

In recent years, there has been a gradual decline in the quality of the shop frontages. While there are some good examples, including traditional shop fronts, there are also some of unsympathetic and poor quality design. These different designs, surface treatments and dead frontage are detracting from its character and appearance. They make it uninviting and give an air of decline and neglect. 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 in both new shop fronts and renovation of existing ones. To aid this, 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](http://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. They should consider the period and style of the building above and of buildings in the immediate vicinity. Particular attention should be given to retaining and reinstating traditional shop frontages and associated features; security grilles; lighting; and retention of any heritage features, such as nameplates, decorative stonework etc. If the building is to be converted into non-shopping use, there is the potential to explore a more innovative and attractive approach that incorporates shop front principles.

A further concern is the spread of solid external roller shutters. In recent years, several shopkeepers have installed these principally as a means of crime prevention. Solid external roller shutters usually take the form of a solid blind of galvanised metal. Not only are these unattractive, but they 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



Unattractive shop front shutters

(mainly shops, but also some business premises). This needs to be balanced, however, whilst ensuring that these security measures do not detract from the attractiveness of the Village Centre and the wider area.

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

It is intended to provide local context and detail to national and local planning aimed at promoting well-designed shop fronts, including **Policy SC3: High Quality Development** in the Bolsover Local Plan with its emphasis on providing *“a positive sense of place through well designed streets and spaces which are safe, attractive and appropriate to their context”*.

### 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** or any subsequent replacement document.

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

## 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. In a nutshell, as one resident stated, *“there will be no point in shopping there”*.

Special mention here should be made to growth in hot food takeaways.

Hot food takeaways (Use Class A5) include shop types such as chip shops, kebab shops, Indian and other takeaways. In recent years, there has been a big increase in the number of hot food takeaways in the Village Centre and Tibshelf more widely. Whilst it is recognised that hot food takeaways can contribute to the mix of shopping uses and provide a popular service to local communities as well as providing employment opportunities, the view is that the parish is now saturated with them. They are detracting from the retail offer in the parish and are displacing other shops to the detriment of the Village Centre and residents. Also, the clustering of hot food takeaways is leading to *dead frontages* during daytime hours. The community is concerned about some of the negative aspects sometimes associated with these uses, including noise and disturbance, antisocial

behaviour and increased litter, especially if several of these uses are clustered together. They are also linked to the growing levels of obesity in the parish and more widely.

Tibshelf and wider District has one of the highest levels of people with poor health and being overweight. According to the results of Sport England's Active People Survey (2013-2015), **72%** of adults in Bolsover district are overweight or obese. A rate that is well above the national average of 65% and the thirteenth highest of the 300 plus local authority areas in England. There is little to suggest that the level in Tibshelf is significantly different from the Bolsover average.

<sup>42</sup> [fingertips.phe.org.uk/documents/APSweight\\_ForWebsite\\_2013-2015.xls](http://fingertips.phe.org.uk/documents/APSweight_ForWebsite_2013-2015.xls)



Pizza Takeaway on High Street



High Street Takeaways



Housing in the Village Centre, soon to be redeveloped

## 7.6 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. This infrastructure plays an important role in bringing people together, helping to form friendships and social support networks, and in helping communities develop life skills. They are especially important for the many elderly, disabled and people who do not have access to a car in Tibshelf and more generally.

National and local planning policies highlight the need for planning policies and decisions to plan positively for the provision of community facilities and to guard against their unnecessary loss.

### Existing Community Facilities

Tibshelf has many community facilities which are highly regarded by the community. These facilities are used for a range of community activities and provide opportunities for residents of all ages to participate. These include:

- The **Tibshelf Village Hall** is operated by a volunteer Management Committee and is a well used and much-valued community asset, accommodating activities such as the playgroup, fitness and dance for all ages and local sporting clubs.
- The **allotments** are operated by the **Tibshelf Allotment Association**. This is an important local asset, not only as a place for community interaction but also to provide the community with a healthy pursuit and access to locally grown healthy food.
- 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. In recognition of the importance of this asset to the community, the Plan proposes to designate the recreation ground as a Local Green Space (see **Policy ENV 1**). The Sports Ground incorporates a recently refurbished pavilion which includes changing facilities in addition to a meeting room.
- There are **five play areas** in the parish: Shetland Road, Staffa Drive, Lincoln Street, Mill Farm Drive/Poppy Gardens and Derwent Drive/West Brook Close.
- **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, in particular Tibshelf WI and a local Mixed Voice Choir. The Church hosts the annual Parish Christmas Concert and more recently meetings and displays by the Tibshelf Historic and Civic Society.



Tibshelf Post Office, High Street



Tibshelf Cemetery, Doe Hill Lane

### Shops Outside the Village Centre

Outside of the Village Centre, there are a small number of individual local shops and small shopping parades. These are scattered across the parish, but include the **Co-op supermarket** which is handily located on High Street about half a mile south of the Village Centre as well as a small cluster of shops just north of the village centre. The consultation shows residents would also 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. On the other hand, proposals to further reduce the number of A1 retail units will be resisted until there has been a rebalancing of units in favour of A1 units.

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

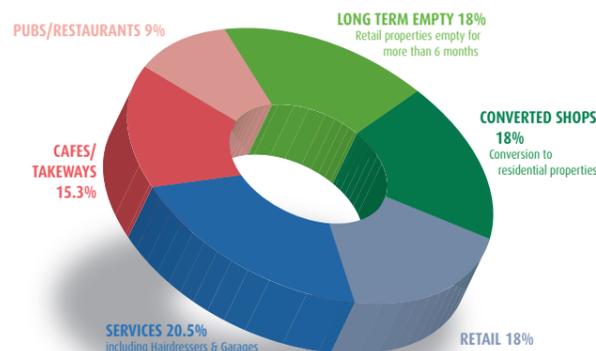
#### POLICY S3 Shopping Mix in the Village Centre

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 good education is fundamental to all communities, but especially in Tibshelf where the proportion of the population with no qualifications (29%) is considerably higher than the district (20%) and national averages (23%). There are three schools in the parish; Tibshelf Infant and Nursery School, Tibshelf Town-End Junior School and Tibshelf Community School. Tibshelf Community School includes a sports hall with 4 courts, available for community use.

Studies, such as the **Settlement Hierarchy Study** (2015) undertaken by Bolsover DC, have shown that the parish is generally not well served by community facilities and that any further loss could have a major adverse impact on the community.

In order to promote the health, enjoyment and well-being of residents, it is important to protect, and where feasible to do so, enhance those community facilities most valued by residents and considered most important to ensure a thriving and sustainable community.

**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.

A map showing their location can be found on the following page.



Staffa Drive Play Area



Town End Junior School



Tibshelf Village Hall



Sports Pavilion, Shetland Road



Filling Station, High Street

## New and Enhanced Community Facilities

The enhancement of existing community facilities was a strong theme of the consultation. In particular, the community was concerned about the adequacy of the existing provision.

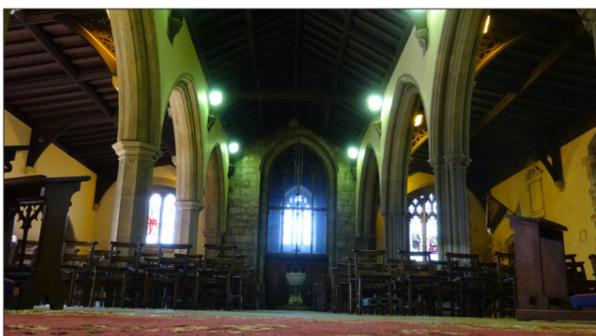
There are gaps in the existing provision. It lacks some of the key facilities you might expect to see in a community of its size, such as a dentist. There is also concern about the adequacy of the existing provision, such as medical and school provision. As a consequence, many residents lack accessible community facilities to meet their day to day needs, often having to travel many miles to access them. This is especially an issue for the above-average number of elderly or disabled people or those without access to a car, all of whom may experience difficulty in travelling to facilities in nearby towns and villages.

Further, some of the existing facilities would benefit from enhancement and investment. While the quality of most is good, some are considered to be poor, especially in terms of their physical accessibility, comfort and general repair.

These issues are compounded by that the parish has already in recent years lost some community facilities, such as pubs, community buildings, churches and an allotment, which has harmed the community. There is widespread concern that unless action is taken, this trend may continue.

Residents especially highlighted the need for additional healthcare and educational provision in the parish to meet an existing and growing future need. Healthcare is an essential and important part of making Tibshelf a sustainable place to live. Additionally, the need for more provision specifically aimed at young people was cited by many residents.

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 Important 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



Well Pharmacy



Staffa Health Centre



Tibshelf Allotments in Winter

## 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*”. Where an asset is **listed**, the town or parish council or other community organisations will be given the opportunity to bid to purchase the asset on behalf of the local community if it comes up for sale on the open market.

The inclusion of a specific policy in a neighbourhood plan with regard to Assets of Community Value provides the opportunity to give any registered Asset added protection from inappropriate development. It ensures that the **Listing** of an Asset of Community Value is a material consideration (ie it must be taken into account) when a planning application is being considered that may affect the Listed Asset. 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.

**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.



Aerial view of Tibshelf looking north

## 7.7 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.

While Tibshelf is strategically and conveniently located on the main transport network with convenient access to the M1, the consultation indicated that transport, highway safety and parking issues were major concerns, not only to residents, but also employers and other interested parties. Its road network has developed over many centuries, and much of it is not designed for modern, especially vehicular traffic. 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, many of whom move about the parish in disability scooters, 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. Possible courses of action include the introduction of a Zebra Crossing on Doe Hill Lane. Also, the introduction of dedicated cycle paths. There are no dedicated cycle paths into the Village Centre, despite their obvious contribution to environmental and community safety targets.



**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 a problem. Whilst there are some measures in place aimed at curbing speeding such as *speed bumps* these are considered to be inadequate and not effective. This especially endangers people who wish to cycle along or use the Village Centre or simply cross the road, as well as other road users. This is especially a road safety issue for the above-average number of people with disabilities.

Further, there is limited car parking provision, and that which is available is on the street and in front of the shops. While on-street parking in front of shops is convenient and important in securing passing trade, it can clutter the space, detract from the visual appeal of the Village Centre and in turn, diminish its quality and attractiveness. More efficient use of existing parking areas and underutilised spaces just off the main thoroughfare would allow a reduction in roadside parking in front of shops and improve the attractiveness of the Village Centre.

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



Cycling on Five Pits Trail



Speed bumps on High Street

### Lack of parking within employment areas.

The main employment areas in the parish have limited provision for off-road parking. Consequently, the roads within them and nearby are often congested with parked vehicles. This detracts from the character and quality of the local environment and interrupts the free flow of traffic.

**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.

Whilst the formulation of transport policy at a local level is primarily a matter for Derbyshire County Council as the highway authority and largely beyond the scope of a neighbourhood plan, the Plan can highlight that this is of special importance to the community. Also the Plan strongly supports and encourages actions aimed at addressing transport, highway safety and parking issues, especially in areas where these have been identified as a significant concern.



Bus Stop on Newton Road

## 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.



Tibshelf from the M1



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. There is overwhelming evidence that petrol and diesel-powered vehicles cause pollution, which contributes to climate change, poor air quality and is dangerous to public health. For these reasons, the Government intend to end the sale of conventional internal combustion engine powered cars. Policy makers, vehicle manufacturers and other transport innovators are therefore working to build interest in and around the use of alternative fuels, for example, electricity, bio-methane and hydrogen.

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 UK has seen a surge in demand for ULEVs, including electric vehicles. 2020 saw a record year of sales, with sales more than doubling between 2019 and 2020, according to figures provided by the Society of Motor Manufacturers and Traders in 2021. There are currently just over 100,000 ULEV cars on UK roads, and that figure is expected to rise to around 1 million by 2025. 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.

## Renewable and Low Carbon Energy

Renewable energy has become a very important consideration to help fight climate change. 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. It identified areas of the district where wind speeds are sufficient to encourage wind turbine activity. However, these areas also have high landscape value and would affect the setting of heritage assets. The Plan supports this view.

The Plan did consider whether it should have its own policy regarding supporting renewable and low carbon technologies but felt that this was not appropriate as it would duplicate policies contained in the Bolsover Local Plan.

## 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. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the parish level relevant to the delivery of the Plan will also be included.

Where the need for change is identified, the Parish Council will work with Bolsover District Council to produce updates and amendments, where necessary, in accordance with Neighbourhood Plan rules and regulations.

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



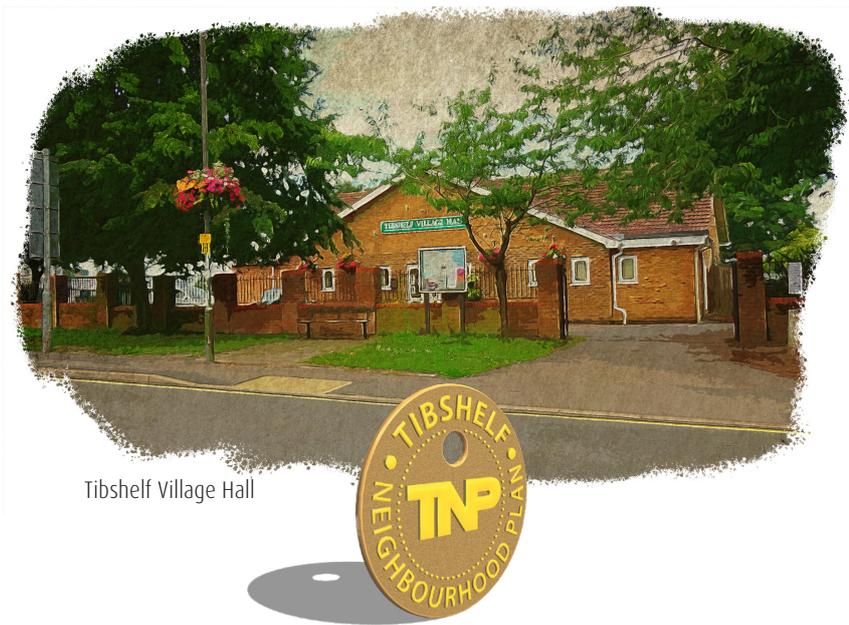
Westwood House

### 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



Tibshelf Village Hall

**DRAFT TIBSHELF NEIGHBOURHOOD PLAN  
REGULATION 14 CONSULTATION VERSION**