

TIBSHELF NEIGHBOURHOOD PLAN

Outcomes Analysis of Community Consultation Events in June 2019



Supporting Evidence Document **TNP07** September 2019

Front Cover Photo: Exhibition banner outside St John the Baptist Church









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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. All maps in this document are ©Crown Copyright 2019 Ordnance Survey Licence 0100060394. All information correct at time of publication (September 2019).

Further information about the Plan is available at tibshelfneighbourhoodplan.org

1 Introduction

Tibshelf Neighbourhood Plan Steering Group undertook two community consultation dropin events about the emerging Neighbourhood Plan. These took place on Friday 14 June 2019 (between 4.00pm and 8.00pm) and Saturday 15 June 2019 (between 10.00am and 16.00pm). Both were held at St. John the Baptist Church in the centre of the village of Tibshelf. These times, days and venue were purposefully selected to maximise interest and attendance by residents as well as other interested bodies and individuals. They span, for example, both normal working hours as well as the weekend.

2 Purpose of the Events

The main aims of the events were threefold:

- To inform the community of the aims and background of the neighbourhood plan;
- To outline progress to date with the emerging neighbourhood plan; and
- To gain views and feedback on the initial draft, including emerging policies of the plan, before the finalised draft goes out for formal 6-week consultation.

The events were extensively publicised throughout the community including a leaflet drop to all households, banners and posters, the Parish Council website, social media and word of mouth.







Shots from the Public Exhibition held in June 2019

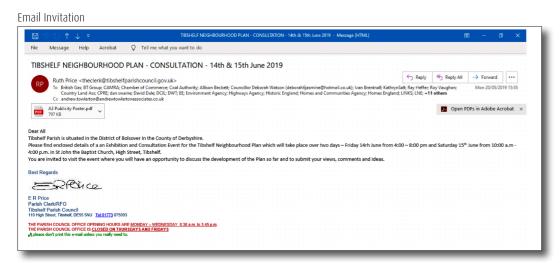
3 How the Events were Publicised

The events were widely publicised throughout the Parish and the surrounding area. Several methods were included:

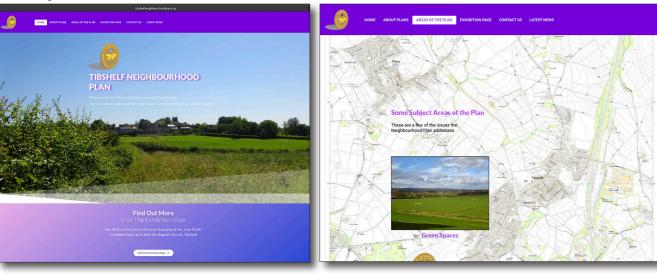
- An A5 4 page Leaflet was distributed to all households in the Parish.
- An email invitation was sent to the District Council, neighbouring Parish Councils and other interested stakeholders (see below).
- Posters across the Parish.
- The Parish Council website and notice board.

- Banners were attached to lamp posts across the Parish.
- E-mails to other interested local bodies and individuals such as District and County Councillors and the local media.
- Social Media and a dedicated Website.
- Parish councillors and other members of the Steering Group members promoted the event.
- Word of mouth.

Examples of the various media vehicles used to publicise the events are shown on these pages.



Tibshelf Neighbourhood Plan Website













4 Format of the Event

Introduction	An exhibition consisting of 14 display panels are a video on continuous loop were presented for the public to view.
	The format of the Event was explained to visitors by the members of the Steering Group and from the Consultancy helping the Parish Council prepare the Plan, who all attended and manned the displays over the two days.
Background	The displays introduced neighbourhood planning, described the process that is being followed and the emerging policies and proposals.
	Maps, diagrams, photos and video were also displayed detailing the main issues and proposals.
Consultation on Key Issues	Having read the displays, attendees were asked to comment on the questions and broad themes using the post-it notes and A5 response pads supplied or by speaking to one of the people manning the displays.



A facility to leave comments was provided at the June Exhibition.

5 Outcomes

The events were very well attended with well over 300 people recorded as visiting over the two days. This mainly comprised local residents, but also local business owners and agencies.

The following 183 written comments (broken down by theme) were received. All comments are transcribed exactly as they appeared on the response mechanisms.



Public Exhibition held in June 2019

General (13 comments)

- 1) Tibshelf is a brilliant place and I was glad to see so many ideas for helping it improve and thrive!
- 2 Fully support the proposed plan.
- 3 Super exhibition, well done.
- 4 Fully support efforts to improve local area in particular regeneration grounds.
- Super exhibition, well done.
- **6** As landlords of a property in the local village, we support and agree with the village plan. We are to maintain and promote Tibshelf as a positive place to live.
- 7 It would be helpful to have a leaflet/brochure with possible plans for people to look at 'at leisure'. Too much info to take in.
- 8 Can the display be made accessible digitally and on a document?
- 9 Sends support.
- **10** Where would funding come from? Nice to have ideas needs finance.



Comments Analysis Breakdown

- 11 Thank you for all your hard work. The plan looks great. Thank you for seeking to address: 1- The eye sore empty properties in the village. 2- Protection and expansion of wildlife and natural beauty spots, particularly around Tibshelf ponds. 3- Preserving green space and vistas. 4- Protection of community buildings. We fully support all of the proposals we viewed today.
- (2) Exhibition very inspiring hope for a future for Tibshelf.
- independent group to address issues raised and identified? Back up of village council members to provide legal advice and support. Voluntary group? Information needs to be available re: who to contact for updates and actions. Party who can provide information on: available grants to improve area, moneys available to promote and encourage small businesses, education- adult classes (music/arts, crafts, vocational skills and tuition). Skills bank: Local people who have skills/knowledge/time to volunteer services to improve neglected areas/ support residents to tidy and enhance appearance of Tibshelf- promote tourism.

Housing & Development (10 comments)

- 1 Village needs more houses to bring people in. New build bungalows for elderly or disabled. Cheaper bungalows, dedicated off street parking.
- 2 Infrastructure big concern amenities suitable for larger population?
- 3 It is fine to build bring new people in but schools/ doctors etc need to be developed to cope with this.
- 4 No to residential development.
- 5 New housing- further development of Doctor's provision, schools?? Development of village centre.
- 6 No more developments use existing sites. Protect green areas. Consider environment as a priority not as an afterthought.
- 7 Stop building more houses and use the empty buildings to rebuild as house properties.
- 8 I have had concerns about the amount of housing being built in the Tibshelf area, we know housing is much needed but very little of it is social housing which as I understand is the greater need. I also feel that Derbyshire County Council have not given consideration to the provision of road, schools, Health Services etc. to cover this housing boom. But I am so pleased to see that Tibshelf proposals cover all this and I would urge DCC to give support to this much needed proposal. Also, to consider road widening through the village and Alfreton Road, being a bus route, parked cards make it difficult for emergency services.
- Too many houses/people for GP Surgery. 3 weeks+ wait for appointments unsatisfactory. Senior school intake/new homes/how going to deal with. School already full.
- 10 This village will soon become a small town!



Built Heritage & Design (36 comments)

- 1) The 'Miners Welfare' has been in this condition for 40 years- WHY?
- 2 Why is the Old Welfare stuff in disgraceful and dangerous condition?
- 3 Bottom paper shop can smell damp as you walk past. The alley way down the site of pet grooming not attended to.
- 4 I agree old buildings should be updated, but it has to be affordable to attract new businesses.
- 5 Lots of sites didn't know about e.g. Old hospital, windmill, library etc. Should make more of these.
- 6 Flats Spoil the village... better flattened and made into green spaces.
- **7** Flats on the High Street need pulling down.
- 8 Solar panels on house fronts must be acceptable for south facing buildings.
- 9 Can Tibshelf promote renewables? Improved internet speed?
- Advertise- places of interest in village. History trail.
- 11 Maintenance to public realm, i.e. Boundary treatments, particularly railings to park entrance at Clover Court.
- Perhaps consider other renewable energy policies e.g. Ground source heat pumps.
- 3 Suggest demolishing the flats on High Street and use or central hub.
- 14 Tibshelf village would be vastly improved if the flats were knocked down and the site redeveloped.
- 15 The old flats/social housing next to the infant school needs sorting out, but so does the anti-social behaviour taking place there and this won't be solved by simply 'relocating' the social housing- to will just more the problem.

Long Term Empty Properties

- 16 These need addressing urgently. Landlords should be enforced to tidy up and made to make premises less of an eyesore. Tibshelf is a disgrace I am ashamed to say.
- 17 It would help if D. Rye didn't own all the 'dead' buildings.

Comments posted on one of the exhibition boards

Built Heritage & Design

- 18 Empty properties eye sore. Unsafe? RE-purpose?
- 19 Totally agree please address this. D. Rye problem.
- 20 Yes, totally agree.
- 21 These properties should at least be maintained to a certain order.
- Unsafe. Wood rotten, flooring, slippy and unsafe. Not as well used as could be. Steps onto trail need to be maintained.
- 23 100% agree, empty property also become dangerous when dilapidated.
- 24 Yes, this needs addressing!! In the current state, these buildings make the village look run down and unloved.
- 23 Refurbishing/renovating empty properties may be worthwhile.
- Section 215 notice to improve visual amenity-78 High Street.
- Put pressure on owners of empty premises to sell or rent out space for near businesses and shops.
- 28 All the buildings photographed are in appalling condition and have been for many years. D. Rye a key factor.
- 29 The High Street now looks a bit of an eyesore with co-op moving down the bottom. Can the fronts be tidied up, even if the properties are empty?
- 30 Why is the miner's welfare still in such a state?
- 31 Miners Welfare derelict for too many years.
- (above comment) Ditto!
- 33 Easy to complain but please do something about the flats opposite the Post Office, the old co-op, the Neddy etc. The drainage.
- 24 Derelict buildings brought back to life sympathetically can really enhance an area.
- 35 Support access and reuse of old school site and library.
- 36 Will legal action be taken to force owners of empty properties to refurbish/develop those properties.
- 37 Long term empty buildings could maybe used to make a hub for the youth of the village. Somewhere they can go on a regular basis instead of on the streets gaining ASBOS.

Natural Environment & Local Green Spaces (27 comments)



- 1 Cemetery is a green pathway! How can it not be important to wildlife? Please observe the wildlife there.
- 2 Re criteria/wildlife: strongly disagree with your comments and rating. Vegetation and plants provide a haven for birds, insects and small animals. Someone needs to observe.
- 3 What can be done to support and enhance richness of wildlife. For all Tibshelf green spaces.
- 4 Location next to foretops trail supports wildlife and benefits of the trail.
- **5** Appeal for students and local residents to form a group to do up junior school old wildlife garden.
- 6 Drains/ new water supply for allotments.
- **7** Fully support protection of Tibshelf views.
- 8 I find the green corridors and footpaths extremely important and would like to see these remain and cared for. I have to say, the burnt out car at Doe Hill country park is an eye sore and walking round the park recently, I didn't find it a nice place to be.
- 9 Has already asked the plot holders about wildlife. Something is enjoying my cabbages!
- 10 Area/field behind Elm Tree Row, leading to brookmuch wildlife including buzzards nesting, snakes, badgers, foxes and amphibians (especially frogs).
- 11) Perfect- now can these areas be registered as this should have happened years ago! Is there a danger of fracking here?
- 12 Agree. I think it Is very important to maintain the green corridors Tibshelf already has and replace/extend them if needed.
- 13 Plantation- create ponds, picnic areas, leisure area.

Natural Environment & Local Green Spaces

- Make more use of the cricket field for sports activities
- 15 Development of pocket park at Station Road.
- 16 The beautiful walks and trails should be promoted.
- (17) Change to green? Play equipment being installed.
- 18 Use the cricket pavilion more for refreshments and toilets for walkers.
- 19 New seating near cricket field.
- 20 Do up the 'Tibshelf Town End playing field' and open to the public. Get the young people involved and get active.
- 21) Play equipment needs regular maintenance and updating for the park which is 19 years old.
- 22 Playing fields should be kept as much as possible for the not so sports clubs and public use.

Comments received on specific proposed Local Green Spaces

- Green spaces also behind 2,3,4 Mansal Cree and in front of 7-12 Monsal.
- 24 No.5 Much used and loved
- 25 No.6 This area is not well maintained and as a consequence has lost its main purpose as a children's play area
- No.6 This slide isn't hardly used. Not many people and children went on the slide. Green spaces 6.
- 27 No.6 The slide if unsafe, the wooden steps are rotting/splintering



Wildlife in the Parish.

Shops & Tibshelf Village Centre (21 comments)

- 1 Is there a way to bring in local tradesmen to support or help refurbishment of shops?
- 2) It's not the parking it's the state of the shops.
- 3 Bakery/deli/antiques etc. Quality shops must be encouraged and to convenience of safe village parking sites.
- 4 Shop fronts to have individual character. Create a good visual frontage.
- 5 Need to improve look of High Street as a lot of it is an eyesore.
- 6 High Street needs more car parking space and is very dirty.
- 7 Much of the High Street is in need of a facelift and I would welcome any plans for the reopening of shops, but they need to reflect the needs of the local people and to be long term businesses, not just fly by night ones.
- 8 Main focus needs to be the High Street- creation of a hub would improve business potential and hopefully remove the undesirable element in flats.
- Old co-op building needs to be occupied.
- 10 Our high street could look so much better and there were some excellent suggestions for shop fronts displayed.
- 11 A general shop top end of the village- really good.
- 12 If there is no call for the shops don't do nothing.
- 13 No more takeaways.
- 14 By providing a more active High Street, people will visit and enjoy their time in Tibshelf.
- **15** Speak to Tesco or similar an express store would be ideal for the top end people.
- 16 Encourage change of use for empty retail. Pressure councils they only listen to shouting. Toilet and café facilities next to spits trail crossing.
- 17 More shops or at least one shop at the North end of the village i.e. Towards Meadow Close. Bus facilities too Clay Cross are non-existent now. Bigger Doctor's surgery and parking facilities. Encourage and protect 'wild' areas for nature. Nice shop frontage to as they are currently. Crack down on anti-social behaviour.

Shops & Tibshelf Village Centre

- 18 Section 215 planning tool notice on Edward VII Hotel, High Street. Roof- slipped tiles (dangerous). Masonry- windows and doors need repainting. Adverts- improve/remove banners (clutter). Remove vegetation. Check structural integrity of chimney tacks. Rainwater foods- clear guttering. Shop fronts/ high street tired.
- 19 Contact owners of empty properties- could they improve their appearance in some way e.g. Shop windows covered with enlarged posters etc?
- 20 Regeneration of High Street Tibshelf: Need to identify why empty shops? Parking (lack of) already identified as an issue. Rents - may need incentives to attract businesses. Incentives to landlords to make properties more attractive. Support to set up small artisan businesses and workshops. Empty buildings needs to be challenged: This needs to be addressed with landlords who buy properties and leave them empty to deteriorate. Put pressure on landlords to improve and upkeep neglected buildings and areas of land. Incentives to landlords to encourage upkeep of buildings and out into use. Possible name and shame. Support for owners of properties struggling with upkeep. Consideration of the impact on visitors entering Tibshelf: Entering Tibshelf on Morton Road- derelict vehicles, broken wall missing coping stones, shabby street furniture (bench) and telephone box. Mansfield Road- Salvage yard and pub with dead plants.
- (21) 'Shelter area' could in conjunction with very poor/ dilapidated shops be developed to make new village centre.





Employment (6 comments)

- 1 Home workers need high speed internet. Not available in all areas.
- 2 Encourage industrial and commercial development for local employment.
- 3 In Heanor at St Lawrence Church every 1st Saturday of the month they have a cottage industry fair on 9-1pm, for the likes of people who maybe paint, sew, crochet (cottage industry) they can sell, Its successful in Heanor why not here. I am happy to help in anyway.
- 4 EB3 delete after (fibre optic connection).
- **5** EB1 'suitably marketed for 6 months'- too easy to get around this.
- 6 Staffa Steel is a bloody mess! Stop reed renovation.

Community Facilities (23 comments)

- 1 Fantastic idea to use the grounds of the old comprehensive school for a new health centre.
- 2 Old Methodist Church could be used as a youth centre and community space. Plenty of space.
- 3 Use the old school site on High Street for a new bigger surgery.
- 4 A need to crack on with new school building. Nice idea of surgery/health centre. But general lack of GPs/nurses nationally. Can we staff it.
- on the old school field this could be used as an opportunity to redevelop High Street. Remove the old flats and out in an access road to the school. A new village hall and hub could then be built on the existing plot using some of the land from the flats. A new health centre could be built on the old school comp school site. New housing could then be built on the old infant school and health centre sites.
- 6 Exercise for all. Could this be brought and used as a local get together plus a gym again it was a great asset to the elderly, disabled and young for health reasons.
- 7 Old High Street school site to be used for new Doctor's Surgery.

Shops & Tibshelf Village Centre

- 8 New school maybe better where the junior school is now, not in the middle of the village causing more congestion.
- Bigger Doctor's Surgery.
- **10**Support for families with children who have special needs.
- **11**A hub for provision information and workshops. Lead in provision in a rural area.
- 12 Lack of amenities such as: dentist, optician, schools for all ages, park or leisure grounds i.e. Skateboard park, shops i.e. Toys, clothing, shoes maybe a charity shop. Greengrocer, bread/cake shop. But no coffee shops as I believe we have enough already. Parking, to enable this village town to prosper it needs a lot more parking, free preferably. Shops will need to be incentivised to come here i.e. Rate reduction rent allowance, frontages to shops renovated who's going to pay?
- (13) Change of use to some pubs that are not listed?
- 14 Speed up building of new schools.

Comments received relating to facilities for young people

- (15) We need a place where young lads can go to keep them off the streets, e.g. youth centre.
- (6) want a place to go with my friends when it's raining or somewhere to go and socialise. (Age 15)
- 17A café for the youth/young people of the village. Use old buildings like Old Wesleyan Chapel, High Street or 72 High Street. Doing this would give the youth of Tibshelf somewhere to go. (Age 15)
- 13 On the old site of the old racetrack on the cricket field, build a skate park/activity play area.
- 19 Nothing or nowhere for older children to go.
- 20 I want a place to hang with my mates when it's raining.
- 21 There is a need for youth club to move them from the street in order to try and prevent them getting into trouble.
- 22 How about a games café that serves hot chocolate?
- 23 A café for the youth of the village, using old buildings.

Transport (30 comments)

- 1 I am concerned about the increase in HGV traffic past our door in Alfreton Road. I believe that in part this is due to the weight restriction on the bridge over the trail at Wood End. Some of this traffic may be temporary and due to the current excess of house building going on. Can anything be done to reduce this traffic? Can the companies on the Saw Pit sit be asked to encourage their trucks and those of their suppliers and sub contractors to avoid passing through the village?
- 2 Please remove sleeping policemen from Main Road through Tibshelf. Can't drive my 1973 Triumph car over those without leaving the exhaust behind"! This means I must circulate the route to Lowe when I have taken the car out!
- 3 Back Lane traffic calming one way pass. Slow down.
- 4 Back Lane traffic slow down.
- 5 Wickpenny Lane or Harrison Lane must be reopened to traffic in case of emergencies when the road is blocked by school parents.
- 6 Dedicated parking, school places increasing?
- Widen road due to HGVs using High Street.
- 8 Consider allowing electric scooters, which are currently not permitted on public roads or footpaths.
- 9 School parking.
- More parking spaces at Doctor's Surgery.
- 111 Extra parking, GP Surgery.
- 2 Some of the land adjacent to the infant school should be made into additional parking for the Health Centre and for local shops.
- 13 Infrastructure- governed by Tibshelf origin a mining area as is impossible to improve parking on Brooke Street, Hardwick Street, Haddon Street etc??
- 14 Remove speed humps, particularly the cushions. We have a small car with a harsh ride, which means we have to slow down. On many occasions we have been overtaken by other vehicles doing this. This is actually more dangerous than no speed humps. We also have a 4x4 in which there is no need to slow down, as we straddle the humps- so pointless for lower and perhaps more hazardous vehicles. No problem with full width humps.
- **15** Speed bumps are too high. Restrict number of new builds in village unless further infrastructure is provided.

Transport

16 Extra parking in village.

HS2 specific comments

- 17 Fight harder against HS2.
- 18 No to HS2!
- 19 Yes, to HS2 spur. It will bring new and better paid jobs for the next generation. New job opportunities.
- 20 HS2 spur not needed. Spend the money on peak rail/ LMS main line.
- 21 How do you feel about HS2?
- 22 Tibshelf an island in the middle of HS2.
- 23 HS2??
- 24 HS2- London only benefits, not necessary, using our money for increasing school places.
- 25 HS2- Ploughs straight through green corridors.
- Spend our money on schools, NHS, and police, not waste it on a train set.
- 27 No to HS2. Reopen Morton Station and make that pretty again.
- 23 Cancel HS2 and spend money on more projects and ideas as there.
- 29 No to HS2. Will spoil area and village.
- 30 No to HS2. Ruins roads, villages, parklands and all facilities here.

Comments posted on the Imagine panel.



Anti-Social Behaviour (4 comments)

- 1 Work with police to indemnity and close 'drug houses.
- 2 Anti-social behaviour sorted, dog poo's bins.
- 3 Restrict access to stop 'fly tipping' to allotments.
- 4 There is a problem in the village with dog owners not clearing up their dogs' mess on the streets- it needs sorting out.

Imagine Project (13 comments)

- 1 No 3 might work.
- 2 Location of health centre on 2 and 3 is great. Not so keen on the location of the social housing.
- 3 Yes, to imagine 3. Gym included in the village hall community centre.
- Imagine 3 please. Present parking at Doctor's totally inadequate.
- **5** Love the look of number 3.
- 6 We support aims of maximum development area.
- 7 This would make an amazing community space with tearooms/bistro and space for youth/village activities. At night there could be community evenings, open mics, themed evenings etc.
- Phase 3 looks good.
- 9 3 Looks great.
- 10 Get imagine 3 done, brilliant.
- 11 Thumbs up for imagine 3.
- 12 The vision on imagine 3 sounds good. Pull the flats down. Tidy High Street up, at the moment it looks very scruffy. Make the Doctor's Surgery larger, plus a larger car park. A public library would be good. Lastly, there are too many weeds growing along the High Street.
- 13 Excellent idea for the new Health Centre.

6 Summary of Findings

General

The main themes in this section were general support for the Plan and praise for the quality of the content and presentation of the exhibition.

A few ideas were made about next steps in terms of the Plan's progress, including more publicity and the delivery of some of the key actions.

Housing and Development

Several people commented on the ability of the infrastructure and the community's facilities in the Parish to cope with the new housing and resulting increase in the population (especially roads, schools, medical centre and the village hall). A few people considered that there should be no further house building in the Parish.

Built Heritage and Design

This theme attracted the highest number of comments. The main theme was the need to address the long-term empty properties, many of which were detracting from the character of the Parish. Several comments were also received about the flats on the High Street and their physical appearance. There was concern to promote the use of sustainable energy.

Natural Environment

This attracted the third highest number of the comments. The dominant theme was that the green spaces in the Parish were important, valued and should be protected. Measures to conserve wild flowers and wildlife and important views were supported. Some respondents made suggestions on how the existing green spaces could be improved.

Shops and the village centre

The dominant theme was the need to improve the attractiveness of the Village Centre and support for actions aimed at achieving this.

Businesses and Employment

This theme received the fewest number of comments. Comments were received on the general need to promote economic development, including homeworking, as well as with specific business uses in the Parish and the wording of some of the draft policies.

Community Facilities

This topic received the third highest number of responses, including many from young people. There was a general view that community facilities were important and that there may be scope to improve the existing provision, especially school and health care, as well as specific facilities for children and young people. Several potential ideas were made about the type of facilities that could be provided. The provision of a youth cafe/centre was mentioned by several respondents as was a combined and centrally located surgery/health centre.

Transport

While beyond the remit of a neighbourhood plan to control, many people expressed concerns about the impact of HS2, the proposed route of which would pass through the Parish. Other comments were received about a lack of parking in certain locations in the Parish especially near to the schools and the health centre. The removal of the speed bumps on High Street was mentioned by a few people.

Anti-Social Behaviour

Though not a specific theme, some people commented on the issue of anti-social behaviour. In particular, that more could be done to address this.

7 Conclusion

These two days were very successful. Their timings coupled with the accessible location and extensive publicity meant that they were well attended with over 300 people looking at the displays.

Over 180 comments were recorded. These comments were wide and diverse in their content.

Some of the major themes were that Tibshelf has a strong sense of community and identity but would benefit from improvement physically and economically. In particular, there should be more done to address empty properties especially in the village centre. The importance the community placed on the many green spaces in the Parish and the need to protect and enhance these were emphasised.

Community facilities featured strongly.
Several suggestions were received on how these could be enhanced. Improved health provision and facilities for young people was mentioned frequently in this respect.

Another major concern was transport. Many residents were opposed to HS2, others were concerned about lack of parking provision in parts of the village and the problems associated with this. Concerns about the effectiveness of the speed bumps within the village was also highlighted by a few people.

Several respondents praised the quality of the content and presentation of the exhibition.

Where comments were specifically made on the draft Plan these were in support or in relation to point of detail. No major objections were received to the Plan.

There was a reasonable level of awareness of the Plan amongst residents and the event will have raised this awareness further.

The findings provide a solid platform and sounding board for the development of the Draft Neighbourhood Plan.

Examples of Exhibition Graphics





JUNE 2019 OUTCOMES ANALYSIS TIBSHELF NEIGHBOURHOOD PLAN