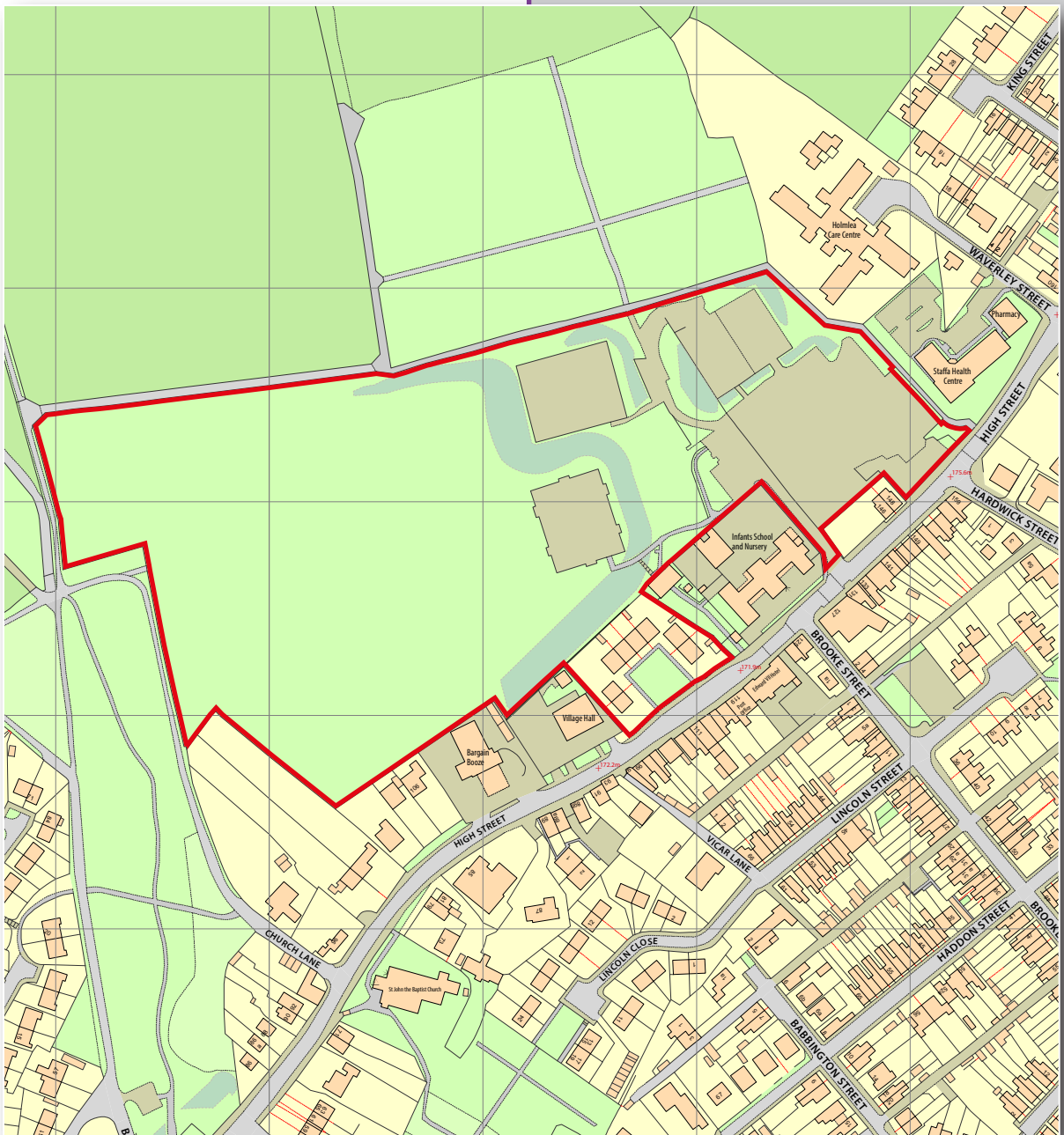


# TIBSHELF NEIGHBOURHOOD PLAN

## Appendix One Design Code for Former School and Playing Fields Site





Aerial view of the area covered by this Design Code.



The Tibshelf Design Code is funded by grant aid from **Locality**.

The Tibshelf Design Code is facilitated by Tibshelf Parish Council.  
Planning Consultants: Andrew Towler Associates.

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All information correct at time of publication (February 2020).



Cover map shows the area related to this Design Code.



## 1 INTRODUCTION, BACKGROUND AND PURPOSE

The purpose of this Design Code is to provide design guidance to inform the development options for the former school playing fields site in Tibshelf (shown in pink and orange on the map).

It is essential that if the site is developed it is done in a way that responds positively to the local context and needs. This is especially important as the site occupies a sensitive and prominent location close to the village centre, and if it goes ahead is likely to be the biggest new development in Tibshelf for many years to come.

The code will set out the detailed design principles and rules such as housing mix and type, green space, landscape and highway consideration that should the site be developed, it will be expected to follow taking into account issues such

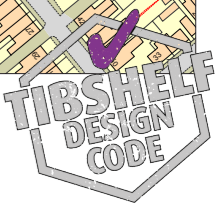
as landscape, known constraints, community needs and preferences and viability, etc. It takes a **master planning** approach which considers how its potential development could support and integrate with wider development opportunities to provide for a more comprehensive and holistic scheme

A number of draft design principle suggestions follow which any development must comply with to ensure that good quality and locally responsive design can be achieved.

Any prospective applicant should have regard to the content of the Design Code and other relevant local and national planning policies and other considerations in advance of submitting any planning application for the development of the site.



As well as the main area of possible development, a peripheral area has also been identified which may be impacted by any proposals for the main area.



## How It Has Been Developed

The Design Code has been prepared by Bolsover District Council and has been informed by the following:

- The characteristics of the site.
- The needs, priorities and character of Tibshelf.
- National and local (eg Derbyshire County Council and Bolsover District Council) planning policies.
- The views of the community.



Site view from the northeast corner.

## 2 NATIONAL AND LOCAL DESIGN CONTEXT

In preparing a Design Code for a site, legislation requires that it must have regard to and generally conform with any relevant national and local planning policies. These should, therefore, form the starting point in establishing the design principles for the development of the site.

The key national and local planning documents and policies are summarised as follows:

### National Planning Policy Framework (2019)

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

The relevant paragraphs are:

- **Paragraph 7** states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- **Paragraph 10** creates a presumption in favour of sustainable development.
- **Paragraph 16** states that Plans should be prepared positively, and in a way that is aspirational but deliverable.

- **Paragraph 28** establishes that Neighbourhood Plans can establish local design standards.
- **Paragraph 124** considers that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.
- **Paragraph 126** supports and encourages the uses of design codes to provide maximum clarity about design expectations at an early stage, adding that their level of detail and degree of prescription should be tailored to local circumstances in each place.
- **Paragraph 128** encourages early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes and that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

Site view from the church tower.



## Local Policy

The current Local Plan comprises the Local Plan for Bolsover (adopted March 2020) and associated plan and policies.

### Adopted Local Plan

The Local Plan for Bolsover (adopted March 2020), *is about providing for the future development of an area in a way that benefits people the most. It helps to deliver places with a high quality of life where people want to live, work and visit. Perhaps most importantly it offers a means for people to shape the future of the communities in which they live* (p10). It allocates sites, protects other areas from development and gives the Council a raft of policies to help it deliver its planning objectives for the benefit of residents, businesses and visitors up to 2033.

Specific policies relevant to a proposal at the former playing fields site at Tibshelf include, but are not limited to:

- **Policy SS1: Sustainable Development** requires that development proposals should contribute to sustainable development. This includes that they should create well designed places that are accessible, durable, adaptable and enhance local distinctiveness.
- **Policy SS3: Spatial Strategy and Distribution of Development** identifies and designates the built-up part of Tibshelf Parish as a *Large Village*, within which urban forms of development will generally be acceptable in principle.
- **Policy SS9: Development in the Countryside** The site is outside the designated built-up part of Tibshelf as defined in the Local Plan. In planning terms, it is considered to be within the *countryside*. Development proposals in the countryside will only be allowed where it falls into one or more specified categories. These include, for example, where it involves the re-use of land and buildings and secures the retention and/or enhancement of a community facility.

- **Policy LC2: Affordable Housing Through Market Housing** requires applications for residential development comprising of 25 or more dwellings to provide 10% as affordable housing on site subject to viability considerations.

- **Policy LC3: Type and Mix of Housing Development** seeks that development proposals for new housing should provide 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.

- **Policy SC2: Sustainable Design and Construction** supports new development that feature high standards of sustainable design and construction and protects and enhances the distinctiveness, character, townscape and setting of settlements, amongst other things.

- **Policy SC3: High Quality Development** requires that all development will be required to achieve a high quality of design in terms of place making, buildings and landscaping.

- **Policy SC4: Comprehensive Development** supports the comprehensive development of sites. It requires that on large sites (3 hectares or more) a masterplan will be required to be submitted as part of any planning application.

Site view from the allotments.



- **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 ITCR5: Green Space and Play Provision** seeks to protect and improve green space and play provision and sets out detailed green space and play provision standards that development proposals must have regard to.
- **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 Playing Pitches or Playing Field Land, as identified on the Policies Map unless they provide replacement provision equivalent or better in terms of quantity and quality in a suitable location. It also identifies and designates much of the eastern part of the site as 'Protected Playing Fields'.
- **Policy ITCR10: Supporting Sustainable Transport Patterns** gives general support to development proposal that support sustainable transport patterns. It states that all development proposals should provide convenient, safe and attractive access via footpaths, footways, bridleways, cycle paths and public realm areas

### Other Local Planning Policy Documents

Whilst not part of the Development Plan, certain policies of the Bolsover Local Plan are currently supported by the following Supplementary Planning Documents (SPD). SPDs and other planning documents that are relevant to the site include:

- A Draft Parking Standards SPD has been prepared by Bolsover DC that will provide local detail and context to **Policy ITCR11: Parking Provision** in the Local Plan.
- **The Successful Places SPD: A Guide to Sustainable Housing Layout and Design** (adopted October 2013) seeks to promote and achieve high quality residential development within the District by providing practical advice to all those involved in the design, planning and development of housing schemes.
- Derbyshire County Council's **Manual For Streets** provides design guidance in respect of highways and transport infrastructure associated with new development. Derbyshire County Council is the Local Highway Authority for the County which means that it has strategic responsibility for local public roads in the County and is a statutory consultee on all planning applications.

### Tibshelf Neighbourhood Plan

The site falls within the designated Tibshelf Neighbourhood Plan Area. This Plan is in preparation; although a draft plan has not yet been published. This is anticipated later in 2021. However, the reasoning and evidence (including from the detailed consultation undertaken to date) informing the development of the Neighbourhood Plan has been used to shape and guide the Design Code.

Please note this is not an exhaustive list and any planning application will be assessed against all relevant national and local planning policies.

### 3 ENGAGEMENT

Ongoing dialogue has been maintained between officers and members at Bolsover District Council, officers from Derbyshire County Council, representatives from Staffa Health and other interested bodies and individuals to ensure a sound relationship and shared understanding. The aim is to prepare a joint Design Code to which all partners are in agreement with the design and development principles contained within it.

As a result of the Public Exhibition in June 2019 concerning the Neighbourhood Plan and subsequent meetings with Derbyshire County Council, Bolsover District Council and Staffa Health, several issues have been raised concerning the regeneration of the village centre.

The main issues of concern are:

- Requirement for new schools
- Improved Health Centre facilities
- Better parking facilities
- Improved community facilities based around the village centre
- Improved appearance of the village centre
- Levels of traffic along High Street
- Long term empty shops on High Street

The current Town End Junior School and the Tibshelf Infants School and Nursery have reached maximum capacity and are no longer fit for future purpose. Extending or enhancing the existing premises is not commercially viable.

It makes sound commercial and financial sense to build a new complex which incorporates both of the Schools. The only available site for this is in the centre of the village and would involve release of DCC owned land to developers to help offset building costs of the new school complex.

Staffa Health Centre is experiencing challenging spacial problems for both parking and extra accommodation for treatment rooms and administration areas. As our village population is increasing this has become a serious and pressing issue.



The Public Exhibition held in June 2019 in the local church.



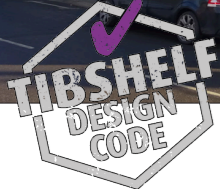
Meeting with DCC, BDC and Staffa Health, August 2019 at the Village Hall.



Long term empty shops on High Street.

For several years there has been an issue with empty retail spaces in the main shopping area. This has resulted in a very run down look to High Street and needs addressing for the health of the village centre.

Long term empty shops on High Street.



## 4 DESIGN CODE PRINCIPLES

A number of draft design code principles have been developed which any development must comply with to ensure that good quality and locally responsive design can be achieved.

### Site Access

- Ideally the site should be served by two road entrances, one opposite 111 High Street and the other opposite Hardwick Street. Both junctions would be mini roundabouts.
- The provision of dedicated cycle/pedestrian routes through the site linking the school to the High Street. This could be adjacent to the vehicular access or incorporated into the wider green infrastructure network.
- The existing pedestrian and vehicular access to the allotments north of the site should be retained and discussions with Tibshelf Allotments Association regarding access during construction should be carried out.



Possible access points: one here where the flats are currently . . . .



. . . . and one here opposite Hardwick Street

### Schools Area

Within this area (the indicative area is shown in pink on page 9) provision should be made for:

- Adequate parking facilities should be provided including those for visitors.
- Consideration should be given for a parent pick up/drop off parking area on the site to avoid street congestion.
- Consideration should be given for a coach pick up/drop off point without the need for reversing.
- Provision for including the Multi Use Games Area (MUGA) and changing rooms (if required).
- Adequate provision for access to the outdoor sports facilities by other local groups and clubs.

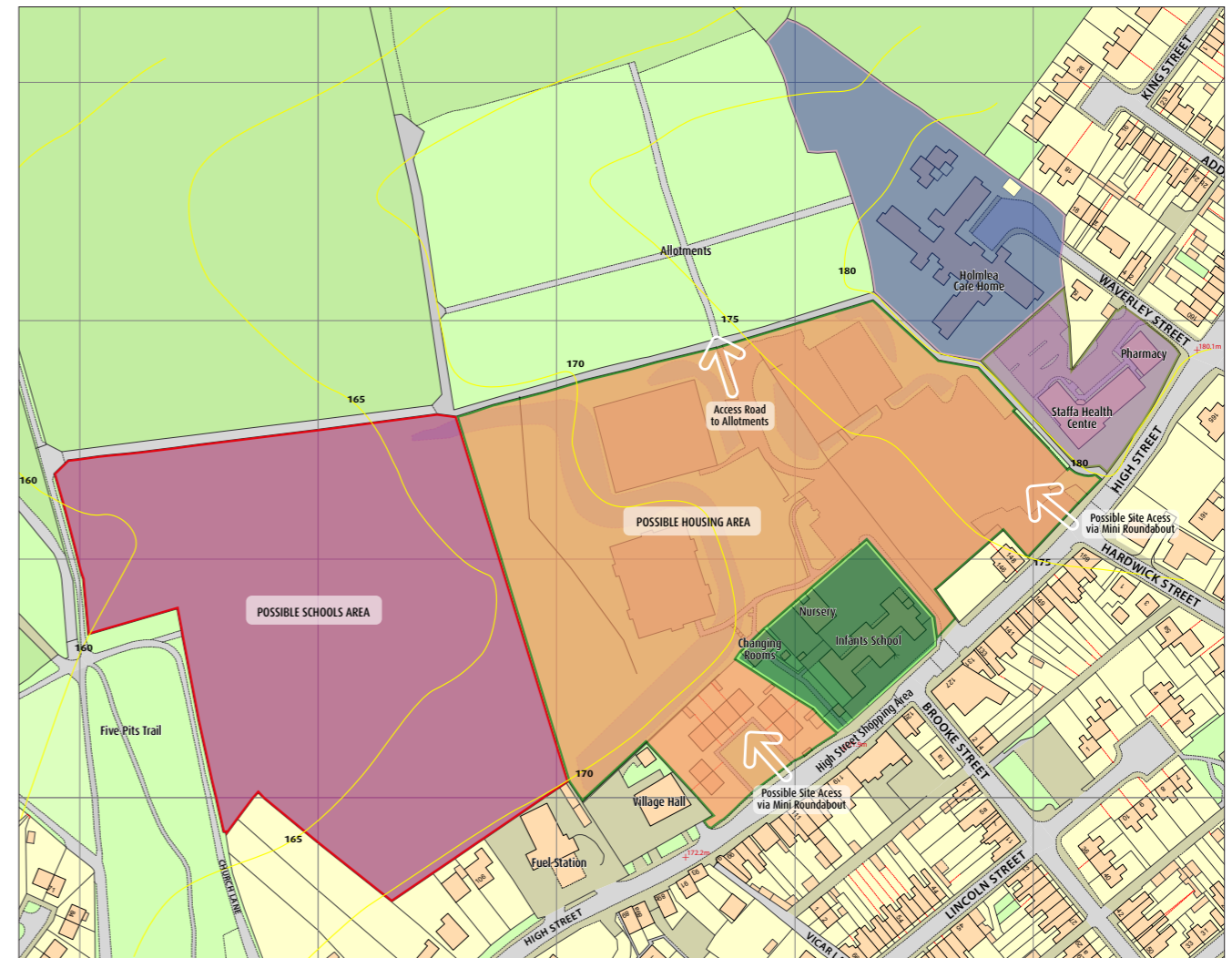


The Multi Use Games Area (MUGA).



The changing rooms.

Looking south over the potential new schools site.

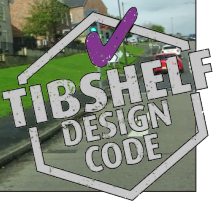


Indicative Plan of the site

Bland and box-like housing - Mill Farm estate, Tibshelf.



Varied and interesting housing at Oakerthorpe.



### Housing Provision

- The housing development should take place on the northern and eastern part of the site (shown in orange on the above map) closest to the High Street and wider built-up part of Tibshelf where there are good and more sustainable travel choices and to help promote the regeneration of High Street and sustainable development more widely.
- There should be a mix of housing types (including affordable) in accordance with emerging policies in the Tibshelf Neighbourhood Plan and Bolsover Local Plan and other guidance and evidence, including that contained in the Bolsover Strategic Housing Market Assessment.
- A lower density housing scheme with diverse architecture that complements the village centre and reflects its historic nature.

- It should integrate functionally and physically with the village centre and wider Tibshelf, including the provision of safe and convenient pedestrian access between the development and the village centre.
- It should respect the heights of adjacent and surrounding buildings, which are typically one and two storeys in height.
- Street names are to have local historic connections or a meaningful name relevant to the village.



New build in Shirland: Good architectural detailing with a variety of house designs and spacious verges

Most of the housing at the north end of Tibshelf is terraced:



Hardwick Street



Haddon Street



The site looking towards the church.



The plot where the Community School once stood.

## General

- A play area should be created on or adjacent to the site to serve the housing development in accordance with Bolsover DC guidance.
- A dual use public car park should be considered close to the High Street to serve both the housing development and the wider community, including the village centre and to compensate for any loss in public car parking provision as a result of the development.
- The entire site should be safe and secure with streets and open spaces that are overlooked and good provision of street lighting.
- Key views to the open countryside should be retained wherever possible.
- Any mature trees within the site should be retained where possible.
- Consideration should be given to best integrate, physically and functionally, the Staffa Health Facility into the site. This could include the provision of a dedicated private car park to serve the Staffa Health Facility adjoining the site on Waverley Street. This land could also provide for expansion space for the facility to meet a local need.
- While not strictly a design consideration but nevertheless an important part of the overall scheme, the County Council could consider the possibility of Town End School and Tibshelf Infant School and Nursery buildings being transferred over to community use to be maintained and administered by a third party in the best interests of Tibshelf.
- Any development should respect the distinctive character of Tibshelf. Generic non-place specific designs will not be supported.



The vista from the Village Hall car park.



Parking in the village centre is limited to about 16 spaces.



North view on the old school site.



## 5 NEXT STEPS

The aim is that the design guidance provided by this Design Code document will inform the development options for Derbyshire County Council's former school playing fields site in Tibshelf and be taken forward by Bolsover District Council and given weight in the planning system through the District Council's planning policy work and pre-application discussions.



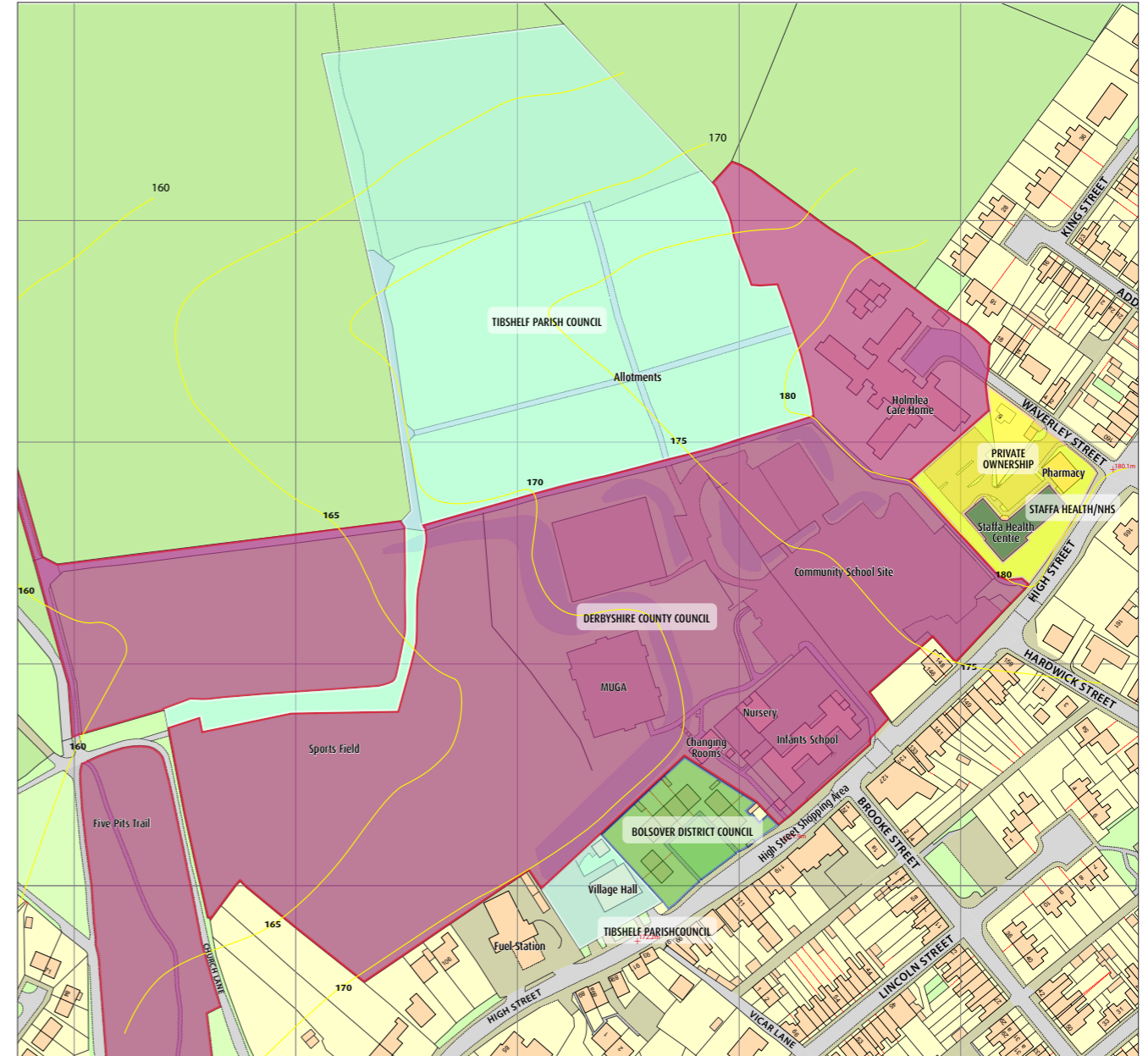
Tibshelf Allotments: an adjacent area that needs proper access



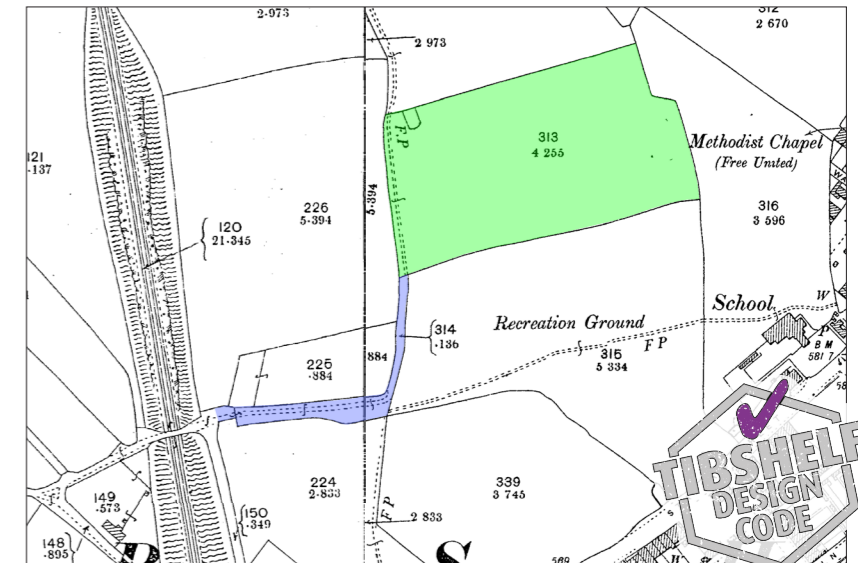
Women's football on the playing fields 2019.



Tibshelf Community School in 2005 and (inset) the site as it is 15 years later.



Above: The area concerned with this Design Code involves five different land owners: Tibshelf Parish Council, Derbyshire County Council, Bolsover District Council, Staffa Health (NHS) and a private land owner.



Right 1878 OS map showing the track of land known as Straws Lane (shown in blue) that was used as access to the current allotments (shown in green), skirting around the Recreation Ground.



Tibshelf Community School 2005

APPENDIX ONE  
**TIBSHELF DESIGN CODE**  
TIBSHELF NEIGHBOURHOOD PLAN