



TIBSHELF NEIGHBOURHOOD PLAN 2017 — 2033

Basic Conditions Statement



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Front Cover Photos:
Banner outside the church, Silverhill Trail, Village sign,
Tibshelf Infant School



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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 (September 2022).

Further information about the Plan is available at tibshelfneighbourhoodplan.org

View looking west from High Street



1 INTRODUCTION

- 1¹ This Basic Conditions Statement has been prepared to accompany the Tibshelf Neighbourhood Plan (*the Plan*) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (*the Regulations*). It has been prepared by **Andrew Towler** on behalf of **Tibshelf Parish Council**.

1² In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended), the Parish Council, as the **qualifying body** must include a statement explaining how the proposed neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

1³ Paragraph 8 (1) states that the examiner must consider the following:

 - whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2));
 - whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L, as amended by s38C(5)(b);
 - whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates;

and

 - such other matters as may be prescribed.
- 1⁴ Paragraph 8 (2) (as amended) states that a draft neighbourhood development plan meets the basic conditions if:

 - a having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - b the making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - c the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d the making of the neighbourhood development plan does not breach, and is otherwise compatible with, retained EU obligations;
 - e prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.
 - f the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

1⁵ This Statement sets out sets out how the Plan meets the Basic Conditions.



Tibshelf from Five Pits Trail

2 LEGAL REQUIREMENTS

- 2¹ The Plan complies with legal requirements as described below.
- The Plan is being submitted by a qualifying body**
- 2² The Plan has been submitted by Tibshelf Parish Council, which is a qualifying body and entitled to submit a Neighbourhood Plan for its own parish. The preparation of the Plan has been led by a Steering Group comprising members of the Parish Council and other members of the community under the auspices of the Parish Council.
- What is being proposed is a neighbourhood plan**
- 2³ The Plan contains policies relating to the development and use of land within the neighbourhood plan area and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning Regulations 2012 (as amended).
- The proposed neighbourhood plan states the period for which it is to have effect**
- 2⁴ The Plan states that the period which it relates to is from 2017 until 2033. The period has been chosen to align with the approved Bolsover Local Plan.

The policies do not relate to excluded development

- 2⁵ The Plan does not deal with mineral extraction, waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990. Derbyshire County Council was consulted as part of the Regulation 14 consultation and did not raise any concerns that the Plan is not compatible with the local mineral and waste planning policies.
- The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood plans in place within the neighbourhood area
- 2⁶ The Plan does not relate to more than one neighbourhood area, and there are no other neighbourhood plans in place within the neighbourhood area.
- 2⁷ In August 2016 Tibshelf Parish Council submitted an application to Bolsover District Council (Bolsover DC) to be designated as a Neighbourhood Plan Area. The Parish was formally designated as a Neighbourhood Plan area by Bolsover DC on 21 October 2016.



High Street from the church tower

3 CONSIDERATION OF NATIONAL AND STRATEGIC LOCAL PLANNING POLICIES

- 31 The Plan has been prepared having regard to national policies and advice set out in the **National Planning Policy Framework 2021** (NPPF) as well as relevant strategic local planning policies contained in the Local Plan for Bolsover District (March 2020).
- 32 Having regard to national policies and advice
- 32.1 The Plan has been developed having regard to the NPPF (2021). In broad terms:

Plan Making and Decision Making
(NPPF paragraphs 15 — 59)

The Plan and the policies it contains are based on robust and proportionate evidence that provide a practical framework within which planning can be made, with a high degree of predictability and efficiency and are unambiguous. It avoids unnecessary duplication of existing policies that apply to the Parish and is consistent with national planning policy. Further, it has been prepared positively in a way that is aspirational but deliverable and contributes to the achievement of sustainable development.

Delivering a sufficient supply of homes
(NPPF paragraphs 60 — 80)

The Plan’s housing policies seek to meet housing needs. The Housing section generally supports appropriate housing development which means a local need, including the provision of affordable housing. **Policy H1** supports a mix of market housing types and sizes to reflect local needs. **Policy H2** supports the provision of good quality affordable housing.

Building a strong, competitive economy
(NPPF paragraphs 81 — 85)

The Plan proactively supports sustainable economic growth especially through the thriving local economy section. This provides general support for the development of suitable new and existing small scale businesses, especially homeworking (see **Policy EB1** specifically deals with homeworking). **Policy EB1** seeks to protect suitable and appropriate important employment sites.

Ensuring the vitality of town centres
(NPPF paragraphs 86 — 91)

The is not a theme of the Plan, especially as it does not contain any town centres.

Promoting healthy and safe communities
(NPPF paragraphs 92 — 103)

A range of Plan policies seek to ensure that Tibshelf is a healthy and safe parish. The Housing section, specifically Policies H1 and H2 supports the provision of new housing to meet local housing needs, especially affordable. **Policy H3** 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. **Policy CF1** protects and encourages the provision of important community facilities, including health related ones that meet a local need. **Policy ENV1** protects Local Green Spaces, which are important for sport and wellbeing and **Policies BE1** and **BE2** seeks to ensure that all development proposals are of good quality and design and protect local amenity.

Promoting sustainable transport
(NPPF paragraphs 104 — 113)

The Plan’s transport policies promote the use of sustainable transport. **Policy T1** requires development proposals to demonstrate that they will not adversely affect vehicular or pedestrian safety and not result in severe adverse cumulative traffic impacts and **Policy T2** supports Ultra Low Emissions Vehicle Infrastructure.

Supporting high quality communications
(NPPF paragraphs 114 — 118)

This is not a major theme of the Plan.

Making effective use of land
(NPPF paragraphs 119 — 125)

Actively ensuring effective of use in meeting local need, while safeguarding and improving the environment and ensuring safe and healthy living conditions is at the heart of the Plan as reflected in the several policies in it aimed at supporting this such as **Policies BE1** and **BE2** both of which deal with promoting and

ensuring good design. **Policy H3** 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 and **Policy S1** supports suitable development proposals that maintain and enhance the attractiveness, vitality and viability of Tibshelf Village Centre.

Achieving Well-Designed Places
(NPPF paragraphs 126 — 136)

This is a major theme of the Plan especially supporting and encouraging distinctive and well-designed places through setting out locally formulated design standards and conserving important heritage assets. **Policies BE1** and **BE2** Seeks to ensure that all development proposals both in and outside of Tibshelf Conservation Area are of good quality and designed with regard to local character and amenity. **Policy S2** supports attractive and visually shop fronts in Tibshelf Village Centre. **Policy BE3** protects identified locally important heritage assets as well as their appreciation.

Protecting Green Belt land
(NPPF paragraphs 137 — 151)

This is not a major theme reflecting that there is no land designated as Green Belt in the Parish.

Meeting the challenge of climate change, flooding and coastal change
(NPPF paragraphs 152 — 173)

Policy ENV 4 seeks to protect and provide gains in biodiversity by ensuring development conserve, enhance and incorporate biodiversity in and around them. **Policy T2** supports Ultra-Low Emissions Vehicles.

Conserving and enhancing the natural environment
(NPPF paragraphs 174 — 188)

This is a major theme of the Plan. In particular, **Section 7.1** and supporting policies contribute to and enhance the local natural environment. **Policy ENV1** protects identified important Local Green Spaces; **Policy ENV2** identifies important views for protection, and **Policy ENV3** important sites of nature conservation and

biodiversity value. **Policy ENV5** sees to minimise light pollution.

Conserving and enhancing the historic environment
(NPPF paragraphs 189 — 208)

Similar to the above, the Plan’s built environment and design policies contribute to and enhance the local historic environment. **Section 7.3** deals with Design, Heritage and Built Environment. This includes **Policy BE3** which conserves locally important heritage assets, and **Policies BE1** and **BE2** which seeks to ensure that all development proposals are of good quality both within and outside of Tibshelf Conservation Area. **Policy S2** supports attractive and visually shop fronts in Tibshelf Village Centre.

Facilitating the Sustainable Use of Materials
(NPPF paragraphs 209 — 217)

This is not a major theme of the Plan.

- 32.2 A summary explanation of how each of the Plan policies has shown regard to the NPPF is shown in Appendix 1.
- 33 **Achieving sustainable development**
- 33.1 The Plan is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development. In this regard, the Plan supports the strategic development needs in existing and emerging local planning policies, shaping and directing development in the area.



Tibshelf Ponds in winter

33.2 Whilst there is no legal requirement for a neighbourhood plan to have a sustainability appraisal, this section of the Statement demonstrates in broad terms how the Plan fulfils the basic condition that a neighbourhood plan contributes to achieving sustainable development.

33.3 The NPPF sets out three objectives to sustainable development: -

- a** an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b** a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c** an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

33.4 The Plan, and the policies it contains, by guiding development to sustainable solutions contribute to the achievement of sustainable development. Broadly, the Plan seeks to contribute to sustainable development by ensuring schemes will protect local distinctiveness; will serve economic needs; will protect and enhance social facilities; and generally seek positive improvements to the quality of the natural, built and historic environment, as well as in people’s quality of life, in particular:

- supporting the transition to a low carbon future through actively managing patterns of growth within existing settlements, supporting sustainable modes of transport and local employment opportunities.
- supporting strong, vibrant, healthy and inclusive communities by facilitating the right mix of housing (including affordable housing) to meet local need.
- protecting and enhancing the distinctive character of the built and natural environment through promoting good design, protection of important open green space and views and protection and enhancement of heritage assets.
- conserving and enhancing the natural environment by prioritising development in the built-up area, protecting important green spaces and improving biodiversity and nature conservation, dark skies and important views.
- supporting a strong economy by ensuring the ongoing vitality of the economy and general support for small and start-up businesses and local employment opportunities.
- safeguarding and enhancing existing open space, community facilities and pedestrian, cycling and horse riding facilities for the health, social and cultural wellbeing of the community.



View to the church from the allotments

View to the church from the allotments

34 General conformity with the strategic policies of the development plan for the area

34.1 There has been a positive working relationship and close collaboration and cooperation between Bolsover District, Derbyshire County Council and the Parish Council. This included meetings and regular dialogue with officers and councillors and at the various planning departments to support and guide the preparation of the Plan, with a particular focus on minimising the risk of any ‘conformity issues’ between the Plan and local planning policies.

34.2 The Plan has been developed in general conformity with the approved strategic plan for the Parish. These are contained in the Local Plan for Bolsover District (March 2020). In their response to the Regulation 14 consultation on the draft Plan “*I can provide the following view from the District Council that the Tibshelf Neighbourhood Plan is considered to meet the basic conditions as set out in paragraph 82 (b) of Schedule 4B to the Town and Country Planning Act (1990) as applied to neighbourhood plans by Section 38A of the Planning and Compulsory Purchase Act 2004*”.

34.3 It should be noted that the Derbyshire Minerals and Waste Development plans whose development is led by Derbyshire County Council are considered to have no direct relevance to the Plan.

34.4 The Plan has been developed having regard to and in general conformity with the strategic policies covering the Parish. A summary explanation of how each of the Plan policies has regard to the particularly relevant approved strategic policies are shown in Appendix 1.

35 Is Compatible with Retained EU obligations Strategic Environmental Assessment (SEA)

35.1 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may require a Strategic Environmental Assessment under the relevant EU Directive. DCLG planning guidance suggests that, whether a neighbourhood plan requires a strategic environmental assessment and (if so) the level of detail needed will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development;
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan;
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

35.2 In the case of the Plan:

- it does not allocate any sites for development.
- there are no sensitive natural or heritage assets that may be adversely affected by the policies in the Plan.
- it does not have significant environmental effects as defined by the criteria set out in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004.

- it does not contain significant proposals beyond those which have already been the subject of a SEA within the Sustainability Appraisal carried out for Bolsover’s Core Strategy and emerging Local Plan.
- 35.3 The Parish Council has screened the Plan to determine whether an SEA is required. They considered that one is not required. The Parish Council also consulted with Historic England, Environment Agency and Natural England on their opinion on whether a SEA was not required, and they have each confirmed that they do not consider that one is not required. A view shared by Bolsover District Council

Habitats Directive

- 35.4 A similar Habitats Regulation Assessment (HRA) screening of the Plan has been undertaken by the Parish Council. This did not identify any significant effects arising from the proposals contained in it.
- 35.5 It is considered, therefore, that the Plan is not in breach of the EU Habitats Directive.

Convention on Human Rights

- 35.6 A neighbourhood plan must have regard to, and is compatible with, the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights (ECHR).

36 Other Relevant Basic Conditions

- 36.1 An additional basic condition prescribed under Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 is that: The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3) (either alone or in combination with other plans or projects).

- 36.2 Bolsover DC, Derbyshire County Council, Natural England, Environment Agency and Historic England have formally been consulted on the draft Plan and did not raise any concerns that the Plan would adversely affect an internationally or nationally designated nature conservation sites within the Parish or the surrounding area. It is, therefore, considered that the Plan meets the additional prescribed basic condition.

37 Consultation

- 37.1 The Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. The draft Plan was consulted on and publicised in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses were recorded and the Plan amended as appropriate. The Statement of Consultation has been prepared and meets the requirements set out in Paragraph 15 (2) of the Regulations.

4 Conclusions

- 41 The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 are considered to have been met by the Tibshelf Neighbourhood Plan.
- 412 The Plan has regard to national policy, will contribute towards the achievement of sustainable development, and is in general conformity with the approved policies for the Parish – specifically those contained in the approved Local Plan for Bolsover (March 2020).



View from High Street to the west

APPENDIX 1

How each Neighbourhood Plan policy is in general conformity with the National Planning Policy Framework (2021)

Legislation that Neighbourhood Plans must have regard to national policies and advice. The Neighbourhood Plan has been prepared to ensure its general conformity with the National Planning Policy Framework (2021) and associated guidance. The table below sets out how each Neighbourhood Plan policy is in general conformity with the National Planning Policy Framework. The paragraph(s) considered most relevant are those listed.

Policy and Brief Description	Relevant Paragraph(s)	Why it is in Accordance
Policy ENV1 Protecting Local Green Spaces - Designates important Local Green Spaces.	101	It is in accordance with “The designation of land as a Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them”.
Policy ENV2 Protecting Important Views - Identifies distinctive views for protection.	130 and 153	It is in accordance with “Planning policies and decisions should ensure that developments.... are sympathetic to local character and history, including the surrounding built environment and landscape setting” (section 130).
Policy ENV3 Dark Skies - Seeks to minimise light pollution through the management of external lighting.	185	It is in accordance with “Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should . . .c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”
Policy ENV4 Biodiversity and Nature Conservation - Seeks to protect and provide net gains in biodiversity by ensuring development conserve, enhance and incorporate biodiversity in and around them.	153 and 174.	It is in accordance with section 174 with its emphasis on “Planning policies and decisions should contribute to and enhance the natural and local environment by: A protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); B recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland . . . D minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”
Policy H1 Housing Mix - Supports housing development proposals that provide for the existing and future needs of the Parish.	62	It is in accordance with and provides local detailed and context to “. . . the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies . . .”
Policy H2 Affordable Housing – Supports the provision of good quality affordable housing.	62 and 63	It is in accordance with and provides local detailed and context to “Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required” (section 174)

Policy and Brief Description	Relevant Paragraph(s)	Why it is in Accordance
Policy H3 Long Term Empty Housing and other Properties and Housing Standards - 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.	119 and 120	It is in accordance with the emphasis in the NPPF that <i>“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”</i> (section 119).
Policy BE1 Building Design Principles in Tibshelf Conservation Area and its Immediate Setting – Seeks to ensure that development proposals in the Conservation Area (a designated Heritage Asset) are of good quality and designed with regard to local character and amenity.	126, 127, 132 and 201	It is consistent with NPPF, in particular its emphasis on ensuring high quality and distinctive design (Chapter 12). It specifically 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. Section 199 is explicit that <i>“great weight”</i> should be attached to the conservation of Designated Heritage Assets, which includes conservation areas.
Policy BE2 Building Design Principles for Development outside Tibshelf Conservation Area - Seeks to ensure that all development proposals are of good quality and designed with regard to local character and amenity.	126, 127 and 132	Similar to the above, it is consistent with NPPF, in particular its emphasis on ensuring high quality and distinctive design (Chapter 12). It specifically 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.
Policy BE3 Conserving Tibshelf Character Buildings and Structures of Local Heritage Interest - Identifies and seeks to conserve and enhance the site and setting of assets of local heritage interest.	189, 190 & 203	It is in accordance with <i>“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment”</i> . This includes non-designated heritage assets, as reflected in section 203 of the NPPF.
Policy EB1 Protection of Employment Sites – Seeks to protect suitable and appropriate important employment sites.	8, 81, 84 (a) and 93 (e)	It is in accordance with the NPPF, which places significant weight on positively supporting economic growth but which also includes environmental considerations among its core principles. Facilitating economic growth is also one of the key attributes of sustainable development (section 8 a). It is positively worded and recognises where proposals for alternative uses may be appropriate.
Policy EB2 Homeworking – Supports proposals for small-scale home-based businesses in specified circumstances.	8, 81, 84 (a), 82 and 93 (e)	Similar to the above, it is in accordance with the NPPF, which places significant weight on positively supporting economic growth but which also includes environmental considerations among its core principles. Facilitating economic growth is also one of the key attributes of sustainable development (section 8 a). Section 82 (d) makes specific reference to planning policies should <i>“be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances”</i>
Policy EB3 Connecting Local People to Local Jobs – Supports development proposals that provide opportunities for the training, employment and retention of residents (especially young people).	8, 81, 84 (a), 85 and 93 (e)	Similar to the above, it is in accordance with the NPPF, which places significant weight on positively supporting economic growth but which also includes environmental considerations among its core principles. Facilitating economic growth is also one of the key attributes of sustainable development (section 8 a).

Policy and Brief Description	Relevant Paragraph(s)	Why it is in Accordance
Policy S1 Tibshelf Village Centre – Supports suitable development proposals that maintain and enhance the attractiveness, vitality and viability of Tibshelf Village Centre	84, 92 and 93	This is in accordance with, and provides local detail and context, with national planning policy which recognises the importance of village centres as the heart of communities and encourages policies that <i>“plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”</i> (section 93a).
Policy S2 Design of Shop Fronts in Tibshelf Village Centre – Supports visually attractive and distinctive shop fronts in Tibshelf Village Centre.	92 and 125	The Policy supports the NPPF aim of ‘Achieving well designed places’. Para 125 makes specific reference to <i>“Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”</i> . Also, section 92a promotes active street frontages.
Policy S3 Shopping Mix in the Village Centre - Seeks to ensure a good mix of shopping uses in the Village Centre that supports a vibrant and attractive shopping environment.	84, 92 and 93	This Policy conforms with the NPPF with its emphasis on ensuring <i>“that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community”</i> (section 92 d).
Policy S4 Shops Outside of Tibshelf Village Centre – Resists 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.	92	This Policy conforms with the NPPF with its emphasis on ensuring <i>“that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community”</i> (section 92 d).
Policy CF1 New and Enhanced Important Community Facilities - Supports the retention and where appropriate, provision of new or improved community facilities subject to addressing local need, amenity, environmental and transport considerations.	92	It is consistent with planning policies should seek to <i>“guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs”</i> .
Policy CF2 Assets of Community Value - Supports listing and protection of Assets of Community Value.	92	It is consistent with that planning policies should seek to <i>“guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs”</i> . Further, a non-statutory DCLG Policy Statement states that a listing of an Asset of Community Value can be a planning consideration, <i>“The provisions do not place any restriction on what an owner can do with their property, once listed, if it remains in their ownership. This is because it is planning policy that determines permitted uses for particular sites. However, the fact that the site is listed may affect planning decisions – it is open to the Local Planning Authority to decide that listing as an asset of community value is a material consideration if an application for change of use”</i> .

Policy and Brief Description	Relevant Paragraph(s)	Why it is in Accordance
Policy T1 Transport, Highway Safety and Parking - Requires development proposals to demonstrate that they will not adversely affect vehicular or pedestrian safety and not result in severe adverse cumulative traffic impacts.	110 and 111	The NPPF supports the achievement of safe and accessible places (Chapter 8, the Framework, “ <i>Promoting healthy and safe communities</i> ”).
Policy T2 Ultra-Low Emissions Vehicle Infrastructure - Supports Ultra-Low Emissions Vehicles through the requirement for new developments to integrate capability within its electrical infrastructure for future Ultra-Low Emission Vehicle charging opportunities.	20, 152, 153 and 154	It is in accordance with the NPPF’s emphasis that the planning system support the transition to a low carbon future, including the emphasis in section154 that “ <i>Plans should take a proactive approach to mitigating and adapting to climate change</i> ”.

APPENDIX 2

How each Neighbourhood Plan policy is in general conformity with the adopted Local Plan for Bolsover District (March 2020)

The development plan covering Tibshelf Parish is the Local Plan for Bolsover District adopted on 4 March 2020. The Neighbourhood Plan has been prepared to ensure its general conformity with the applicable policies of this development plan. The table below sets out how each Neighbourhood Plan policy is in general conformity with it.

Policy and Brief Description	Relevant Policy(ies)	Why it is in Accordance
Policy ENV1 Protecting Local Green Spaces - Designates important Local Green Spaces.	ITCR6 Protection of Green Space	ITCR6 Protection of Green Space supports the identification and protection of existing recreational green space in the District. Para. 8.35 sates that “ <i>Policy ITCR6 aims to protect the existing recreational green space in the District</i> ”. The policy itself dictates that development proposals will be permitted “ <i>where they do not result in the loss of existing green spaces, including allotments and village greens, as identified on the Policies Map or in the Council’s Green Space Strategy, and associated documents, or any future green space.</i> ”
Policy ENV2 Protecting Important Views - Identifies distinctive views for protection.	SC8 Landscape Character	The Plan supports and provides local detail to the Local Plan with its emphasis in Policy SC8: Landscape Character that permits only “ <i>Proposals for new development where they would not cause significant harm to the character, quality, distinctiveness or sensitivity of the landscape, or to important features or views . . .</i> ”
Policy ENV3 Dark Skies - Seeks to minimise light pollution through the management of external lighting.	SC11 Environmental Quality (Amenity)	It supports and provides local detail and context to Local Plan Policy SC11: Environmental Quality (Amenity) that requires mitigation to be put in place if relevant assessments show that a development is likely to cause a lack of amenity as a result of light (pollution).

Policy and Brief Description	Relevant Policy(ies)	Why it is in Accordance
Policy ENV4 Biodiversity and Nature Conservation - Seeks to protect and provide net gains in biodiversity by ensuring developments conserve, enhance and incorporate biodiversity in and around them.	Policy SC9 Biodiversity and Geodiversity	Policy ENV4 is in direct accord with Policy SC9 of the Local Plan that states that “ <i>Development proposals should seek to conserve and enhance the biodiversity and geodiversity of the District and to provide net gains where possible.</i> ”
Policy H1 Housing Mix - Supports housing development proposals that provide for the existing and future needs of the Parish.	Policy LC3 Type and Mix of Housing	This is in accordance with and provides local detail and context for Policy LC3: Type and Mix of Housing emphasising that “ <i>Development proposals for new housing should seek to ensure 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.</i> ”
Policy H2 Affordable Housing – Supports the provision of good quality affordable housing.	Policy LC2 Affordable Housing Through Market Housing	Policy H2 supports and gives local detail to Policy LC2: Affordable housing through market housing, wherein para 5.46 directs that policy LC2 aims to ensure that market housing development proposals contribute to affordable housing provision where viable with Policy LC2 dictating that “ <i>The Council will require applications for residential development comprising 25 or more dwellings (or which form part of a larger development site with a potential capacity of 25 or more dwellings) to provide 10% as affordable housing on site. This should be in the form of affordable housing for rent.</i> ”
Policy H3 Long Term Empty Housing and other Properties and Housing Standards - 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.	Policy SS1 Sustainable Development	This support and provides local detail and context to Policy SS1: Sustainable Development with its emphasis on “ <i>Promote the social and economic wellbeing of Bolsover District’s communities, contribute to reducing social disadvantages and inequalities and create a positive image of the District</i> ”.
Policy BE1 Building Design Principles in Tibshelf Conservation Area and its Immediate Setting – Seeks to ensure that development proposals are of good quality and designed with regard to local character and amenity.	Policy SC3 High Quality Development	Policy BE1 supports Policy SC3: High quality development which requires that “ <i>Development will be required to achieve a high quality of design in terms of place making, buildings and landscaping: Create good quality, attractive, durable and connected places through well designed locally distinctive development that will integrate into its setting; Accord with and respond to the established character and local distinctiveness of the surrounding landscape.</i> ”
Policy BE2 Building Design Principles for Development outside Tibshelf Conservation Area - Seeks to ensure that all development proposals are of good quality and designed with regard to local character and amenity.	Policy SC3 High Quality Development	As with Policy BE1 above, Policy BE2 supports Policy SC3: High quality development which requires that “ <i>Development will be required to achieve a high quality of design in terms of place making, buildings and landscaping: Create good quality, attractive, durable and connected places through well designed locally distinctive development that will integrate into its setting; Accord with and respond to the established character and local distinctiveness of the surrounding landscape.</i> ”

Policy and Brief Description	Relevant Policy(ies)	Why it is in Accordance
Policy BE3 Conserving Tibshelf Character Buildings and Structures of Local Heritage Interest - Identifies and seeks to conserve and enhance the site and setting of assets of local heritage interest.	Policy SC21 Non-Designated Local Heritage Assets	The policy is in accordance with and provides local detail to Policy SC21 with its emphasis on <i>“Development proposals which positively sustain or enhance the significance of any local heritage asset and its setting will be permitted.”</i>
Policy EB1 Protection of Employment Sites – Seeks to protect suitable and appropriate important employment sites.	Policy WC1 Employment Land Allocations	Supports and provides local detail to Policy WC1: Employment Land Allocations. Para. 6.8 in the Local Plan makes reference to Policy WC1 which allocates just under 92 hectares of B1, B2 and B8 employment land.
Policy EB2 Homeworking – Supports proposals for small-scale home-based businesses in specified circumstances.	Policy SS1 Sustainable Development, WC2: General Principles for Economic Development and Policy II2: Employment and Skills	Supports and provides local detail and context to policies SS1: Sustainable Development, WC2: General Principles for Economic Development and Policy II2: Employment and Skills, in particular SS1 with its emphasis on <i>“Support the local economy by providing employment opportunities suitable for local people’ and ‘Locate development in close proximity to trip generators with the aim of reducing the need to travel by non sustainable modes of transport”.</i>
Policy EB3 Connecting Local People to Local Jobs – Supports development proposals that provide opportunities for the training, employment and retention of residents (especially young people).	Policy SS1 Sustainable Development, WC2: General Principles for Economic Development and Policy II2: Employment and Skills	Supports and provides local detail and context to policies SS1: Sustainable Development and Policy II2: Employment and Skills that <i>“Support(s) the local economy by providing employment opportunities suitable for local people, contributing towards business expansion and growth in key sectors, and providing for lifelong learning and skills development” and directing developers “to submit for approval an “Employment and Skills Plan’ (ESP) which will set out opportunities for, and enable access to, employment and up-skilling of local people . .”</i> Also, WC2: General Principles for Economic Development with its emphasis on <i>“Job creating developments will be encouraged to demonstrate how they will maximise opportunities for employing local people and developing skills”</i> and SS1 <i>“Support the local economy by providing employment opportunities suitable for local people”.</i>
Policy S1 Tibshelf Village Centre – Supports suitable development proposals that maintain and enhance the attractiveness, vitality and viability of Tibshelf Village Centre	Policy WC5 Retail, Town Centre and Local Centre Development	Supports and gives local context to Policy WC5 that aims to <i>“Support...proposals which maintain or enhance the vitality and viability of the following hierarchy of town and local centres...shops designed to meet the needs of local residents, compatible in scale and character to the locality, and which do not materially harm the vitality and viability of town or local centres, will be approved”.</i> This policy identified Tibshelf as a Local Centre.
Policy S2 Design of Shop Fronts in Tibshelf Village Centre – Supports visually attractive and distinctive shop fronts in Tibshelf Village Centre.	Policy SS1 Sustainable Development and SC3 High Quality Development	Is in accordance with and provides local context to Policy SS1: Sustainable Development which <i>“Support the hierarchy of centres and / or enhance their role as a focus for new services and facilities. Create well designed places that are accessible, durable, adaptable and enhance local distinctiveness”.</i>

Policy and Brief Description	Relevant Policy(ies)	Why it is in Accordance
Policy S3 Shopping Mix in the Village Centre - Seeks to ensure a good mix of shopping uses in the Village Centre that supports a vibrant and attractive shopping environment.	Policy SS1 Sustainable Development and Policy WC5: Retail, Town Centre and Local Centre Development	Is in accordance with and provides local context to Policy SS1: Sustainable Development which <i>“Support the hierarchy of centres and / or enhance their role as a focus for new services and facilities. Create well designed places that are accessible, durable, adaptable and enhance local distinctiveness”.</i> Similar to the above, it is again in accordance with and provides local context to Policy SS1: Sustainable Development which <i>“Support the hierarchy of centres and / or enhance their role as a focus for new services and facilities. Create well designed places that are accessible, durable, adaptable and enhance local distinctiveness”</i> and Policy WC5 with its emphasis on <i>“Retail and other town centre 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”.</i>
Policy S4 Shops Outside of Tibshelf Village Centre – Resists 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.	Policy SC1 Development within the Development Envelope	Is in accordance with Policy SC1: Development within the Development Envelope, whereby <i>“Development proposals... will be permitted, provided that the proposed development... Does not result in the loss of a settlement’s last remaining community building or facility of that type unless it can be demonstrated that it is no longer viable and is compatible with, and does not prejudice any existing or intended use of adjacent sites”</i>
Policy CF1 New and Enhanced Important Community Facilities - Supports the retention and where appropriate, provision of new or improved community facilities subject to addressing local need, amenity, environmental and transport considerations.	Policy SC1 Development within the Development Envelope and Policy ITCR4: Local Shops and Community Facilities	Is in accordance with and adds local context to Policy ITCR4: Local Shops and Community Facilities which protects community facilities from development except where it can be demonstrated that the loss of the specific facility would not create, or add to, a shortfall in the provision or quality of such facilities within the locality or appropriate replacement facilities are provided in a suitable alternative location.
Policy CF2 Assets of Community Value - Supports listing and protection of Assets of Community Value.	Policy ITCR4 Local Shops and Community Facilities	This in support of and in accordance with Policy ITCR4: Local Shops and Community Facilities which protects community facilities from development except where it can be demonstrated that the loss of the specific facility would not create, or add to, a shortfall in the provision or quality of such facilities within the locality or appropriate replacement facilities are provided in a suitable alternative location.

Exhibition in the church 2021



Policy and Brief Description	Relevant Policy(ies)	Why it is in Accordance
Policy T1 Transport, Highway Safety and Parking - Requires development proposals to demonstrate that they will not adversely affect vehicular or pedestrian safety and not result in severe adverse cumulative traffic impacts.	Policy SC3 High Quality Development and ITCR10: Supporting Sustainable Transport Solutions	This is in general conformity with Policy SC3: High Quality Development that declares that “ <i>Development will be required . . . Create conditions for active travel choices through provision of connected places that are easy to move around, integrated with their surroundings and which facilitate access through sustainable forms of transport including walking, cycling, and bus and rail public transport</i> ” and Policy TCR10: Supporting Sustainable Transport Solutions, which requires “ <i>All development proposals should provide convenient, safe and attractive access via footpaths, footways, bridleways, cycle paths and public realm areas</i> ”
Policy T2 Ultra-Low Emissions Vehicle Infrastructure - Supports Ultra-Low Emissions Vehicles through the requirement for new developments to integrate capability within its electrical infrastructure for future Ultra-Low Emission Vehicle charging opportunities.	Policy ITCR11 Parking Standards	This is in accordance with this Policy especially Appendix 8.2 which impresses the importance of forward looking regarding electric vehicle charging facilities. It directs that “ <i>it is necessary for all new homes to, as a minimum, have a suitable electricity circuit that allows for the future fitment of charging facilities with minimum work and disruption</i> ”. Additionally, it advises that “ <i>planning applications should demonstrate the ability to retrofit charging facilities to the exterior wall of a dwelling or safe, suitable and convenient place within its parking area.</i> ”





Site of Britain's first inland oilwell



TIBSHELF NEIGHBOURHOOD PLAN
BASIC CONDITIONS STATEMENT