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To: Chair & Members of the Planning
Committee

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Wednesday, 1st April 2026

Dear Councillor,

PLANNING COMMITTEE

You are hereby summoned to attend a meeting of the Planning Committee of the Bolsover District Council to be held in the Council Chamber on Wednesday, 15th April, 2026 at 10:00 hours.

Register of Members' Interests - Members are reminded that a Member must within 28 days of becoming aware of any changes to their Disclosable Pecuniary Interests provide written notification to the Authority's Monitoring Officer.

You will find the contents of the agenda itemised on page 3 onwards.

Yours faithfully,



Solicitor to the Council & Monitoring Officer

Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

Access for All statement

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- **Phone:** [01246 242424](tel:01246242424)
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- Call with [Relay UK](#) - a free phone service provided by BT for anyone who has difficulty hearing or speaking. It's a way to have a real-time conversation with us by text.
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**PLANNING COMMITTEE
AGENDA**

*Wednesday, 15th April, 2026 at 10:00 hours taking place in the Council Chamber, The Arc,
Clowne*

Item No.		Page No.(s)
1.	Apologies For Absence	
2.	Urgent Items of Business	
	To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972.	
3.	Declarations of Interest	
	Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:	
	a) any business on the agenda	
	b) any urgent additional items to be considered	
	c) any matters arising out of those items	
	and if appropriate, withdraw from the meeting at the relevant time.	
4.	Minutes	4 - 18
	To consider the minutes of the last meeting held on 18 th March 2026.	
	<u>APPLICATIONS TO BE DETERMINED UNDER THE TOWN & COUNTRY PLANNING ACTS</u>	
5.	Application no. 24/00067/FUL - Land North of Sookholme Road Junction, Portland Drive, Shirebrook	19 - 37
6.	Application no. 26/00033/FUL - 49 Pattison Street, Shuttlewood, Chesterfield, S44 6QZ	38 - 49
7.	Application no. 26/00034/FUL - 48 Pattison Street, Shuttlewood, Chesterfield, S44 6QZ	50 - 61
	<u>REPORTS OF THE INTERIM STRATEGIC DIRECTOR OF ECONOMIC GROWTH</u>	
8.	Historic Environment Supplementary Planning Document	62 - 152
9.	National Grid 400 kilovolt (kV) Overhead Electricity Line from Chesterfield to Willington (South Derbyshire) - Stage 2 Consultation	153 - 186

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Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber on Wednesday, 18th March 2026 at 10:00 hours.

PRESENT:-

Members:-

Councillor John Ritchie in the Chair

Councillors Catherine Tite (Vice-Chair), Steve Fritchley, Chris Kane, Tom Munro, Phil Smith, Janet Tait and Deborah Watson.

Officers:- Jim Fieldsend (Director of Governance and Legal Services & Monitoring Officer), Sarah Kay (Interim Strategic Director of Economic Growth), Chris Whitmore (Development Management and Land Charges Manager), Chris McKinney (Senior Devolution Lead for Planning Policy, Strategic Growth and Housing), Coby Bunyan (Scrutiny Officer) and Matthew Kerry (Governance and Civic Officer).

PL76-25/26 APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillors Rob Hiney-Saunders and Sally Renshaw.

PL77-25/26 URGENT ITEMS OF BUSINESS

There was no urgent business to be considered at the meeting.

PL78-25/26 DECLARATIONS OF INTEREST

Members were requested to declare the existence and nature of any disclosable pecuniary interests and/or other interests, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

There were no declarations made at the meeting.

PL79-25/26 MINUTES

Moved by Councillor Tom Munro and seconded by Councillor Phil Smith
RESOLVED that the minutes of a meeting of the Planning Committee held on 18th February 2026 be approved as a true and correct record.

Councillor John Ritchie left the meeting at 10:04 hours.

Councillor Catherine Tite in the Chair

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PL80-25/26

APPLICATION NO. 25/00454/OUT - LAND AT HILL TOP FARM, CHESTERFIELD ROAD, NEW HOUGHTON

Committee considered a report in relation to the above application presented by the Development Management and Land Charges Manager, who gave details of the application and highlighted the location and features of the site and key issues. The application sought approval for the erection of 6 dwellings. The application had originally been referred to the Committee by Councillor John Ritchie for reasons outlined in the report.

At the Committee's January 2026 meeting, Members were minded to approve the application (contrary to officer recommendation) and resolved that delegated approval be given to the Development Management and Land Charges Manager and Principal Planners to grant planning permission with conditions to cover all matters raised, and conditions recommended by consultees, following advertisement of the application in the press as a departure from the development plan and subject to no further comments being received.

The application had been advertised by a press notice, and 1 representation had been received from Councillor Tom Kirkham. The application was therefore referred back to the Committee for consideration and determination.

Stuart Hill (the applicant) spoke in favour of the application.

Members had no further questions of Stuart Hill nor the Development Management and Land Charges Manager.

Members maintained that the development would not detract from the openness, character and appearance of this part of the countryside, having regard to the remnants of a farmstead, including a dwelling that had occupied the site and resolved to grant planning permission subject to conditions recommended by consultees, contrary to the officer recommendation.

6 in favour
1 abstention

Moved by Councillor Phil Smith and seconded by Councillor Steve Fritchley

RESOLVED that planning application no. 25/00454/OUT be **APPROVED** subject to the following planning conditions:

1. Application of the details of layout, appearance, landscaping, and scale (hereinafter called 'the reserved matters') must be obtained from the Local Planning Authority, in writing, before the development is commenced.
2. Application for the approval of the reserved matters must be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development to which this permission relates must be begun before either, the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the land of the reserved matters to be approved, whichever is the later.

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3. The development hereby approved must be carried out in accordance with the following approved plans:
 - Site Location Plan - Drawing 2025-845-000 dated October 2025;
 - Access Plan - Drawing 2025-845-002 dated October 2025.
 4. No part of the development hereby approved shall be occupied until the access has been provided as shown on drawing 2025-845-002 dated October 2025.
 5. The development hereby approved shall not be occupied until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 160 metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.
 6. No tree, scrub or hedgerow clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.
 7. As part of any reserved matters application, updated badger surveys shall be undertaken and submitted in line with recommendations set out in the Preliminary Ecological Appraisal (Fenland Ecology, October 2025). The surveys shall be carried out at a suitable time of year by a suitably qualified ecologist, following standard methodology. A Badger Mitigation Strategy shall then be submitted to the Local Planning Authority for approval in writing with any reserved matters application. The Strategy shall include:
 - The status of badger setts within 30m of the site boundary;
 - An impact assessment of proposals;
 - A rationale for the site layout and how this has been informed by the badger survey results;
 - Any requirement for a licence from Natural England;
 - Details of mitigation, including buffer zones, timing of works, lighting, landscaping, boundary treatments etc.
- Any approved mitigation shall be provided in full prior to the first occupation of the development and be maintained thereafter.
8. Site clearance shall be undertaken in a manner by which to safeguard common amphibians, reptiles and hedgehogs. All rubble piles, dense vegetation and other general debris that could be used for shelter shall be carefully cleared by hand to a location such as a skip, other container or raised pallets. This shall be undertaken prior to machinery entering site and avoiding the core hibernation period (November-February). Where wildlife is encountered during clearance, it shall either be allowed to move away of its own volition or it shall be moved

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carefully and immediately with gloved hands and clean container to an area of shelter, such as adjacent woodland or scrub. A short statement of compliance shall be submitted to the Local Planning Authority for approval in writing upon completion of clearance works to discharge this condition, including records of any wildlife encountered.

9. Prior to the installation of any external lighting fixtures, a detailed lighting strategy must be submitted to and approved in writing by the Local Planning Authority to avoid lightspill to active badger setts and the offsite northern woodland. This will provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. The approved external lighting scheme shall then be implemented in full and then maintained thereafter.
10. Prior to building works commencing above foundation level, a Species Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:
 - universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022;
 - integrated bat boxes in 3No. dwellings;
 - insect bricks in 3No. dwellings and / or towers in public open space;
 - habitat piles or hibernacula, where appropriate for the site layout.

A statement of good practice including photographs shall be submitted to the local planning authority prior to the discharge of this condition, demonstrating that the approved enhancements have been selected and installed in full.

11. Prior to the commencement of the development a Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and approved in writing by the Local Planning Authority. If the standard HMMP template is not used, the HMMP checklist shall be consulted to ensure all appropriate information is included. The HMMP shall identify the habitats to be retained, created and / or enhanced on the site over the mandatory 30-year period and specify the appropriate management prescriptions to secure the predicted condition targets, as per the approved biodiversity metric for the application. The HMMP shall also set out a monitoring schedule to ensure targets are met and remedial actions to take if not.
12. Development other than that required to be carried out as part of an approved scheme of remediation must not commence until:
 - a. A Phase I contaminated land assessment (desk-study) shall be undertaken and approved in writing by the local planning authority.
 - b. The contaminated land assessment shall include a desk-study with details of the history of the site use including:
 - the likely presence of potentially hazardous materials and substances;
 - their likely nature, extent and scale;
 - whether or not they originated from the site;

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- a conceptual model of pollutant-receptor linkages;
- an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments;
- details of a site investigation strategy (if potential contamination is identified) to effectively characterise the site based on the relevant information discovered by the desk study and justification for the use or not of appropriate guidance. The site investigation strategy shall, where necessary, include relevant soil, ground gas, surface and groundwater sampling/monitoring as identified by the desk-study strategy

The site investigation shall be carried out by a competent person in accordance with the current U.K. requirements for sampling and analysis. A report of the site investigation shall be submitted to the local planning authority for approval.

13. Before the commencement of the development hereby approved:

Where the site investigation identifies unacceptable levels of contamination, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall have regard to relevant current guidance. The approved scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The developer shall give at least 14 days' notice to the Local Planning Authority (Environmental Health Division) prior to commencing works in connection with the remediation scheme.

14. No dwelling hereby approved shall be occupied until:

- a. The approved remediation works required by 13 above have been carried out in full in compliance with the approved methodology and best practice;
- b. If during the construction and/or demolition works associated with the development hereby approved any suspected areas of contamination are discovered, which have not previously been identified, then all works shall be suspended until the nature and extent of the contamination is assessed and a report submitted and approved in writing by the local planning authority and the local planning authority shall be notified as soon as is reasonably practicable of the discovery of any suspected areas of contamination. The suspect material shall be re-evaluated through the process described in 1b to 2 above and satisfy 3a above;
- c. Upon completion of the remediation works required by 13 and 14a above a validation report prepared by a competent person shall be submitted to and approved in writing by the local planning authority. The validation report shall include details of the remediation works and Quality Assurance/Quality Control results to show that the works have been carried

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out in full and in accordance with the approved methodology. Details of any validation sampling and analysis to show the site has achieved the approved remediation standard, together with the necessary waste management documentation shall be included.

Councillor Janet Tait left the meeting and Councillor John Ritchie returned to the meeting at 10:12 hours.

Councillor John Ritchie in the Chair

PL81-25/26 APPLICATION NO. 25/00446/FUL - 8 MAIN STREET, SHIREBROOK, MANSFIELD, NG20 8AW

Committee considered a report in relation to the above application presented by the Development Management and Land Charges Manager, who gave details of the application and highlighted the location and features of the site and key issues. The application sought approval for the change of use of the first and second floors from ancillary accommodation (previously used in association with the existing ground-floor takeaway) to a 3-bedroom house in multiple occupation (HMO) which falls within use class C4. The application had been referred to the Committee by Councillor Jane Yates for the reason outlined in the report.

Parish Councillor Andrew Stevens spoke against the application on behalf of Shirebrook Town Council.

A statement on the application was read out on behalf of Councillor Jane Yates.

Rayan Qureshi (the applicant) spoke in favour of the application.

To a question on parking, Rayan Qureshi informed 1 parking space remained available with the other 2 having been offered freely for public use.

In answer to a question, Rayan Qureshi informed work on the property's exterior envelope would include insulation, the replacement of the roof and the improvement of the frontage.

The number of en-suite bedrooms intended was confirmed.

The Development Management and Land Charges Manager informed, if approval was given, subsequent building regulation requirements would ensure all safety (including fire safety), energy efficiency and sanitary standards were met.

Members acknowledged the concerns raised on the concentration of the District's HMOs in Shirebrook.

The Senior Devolution Lead for Planning Policy, Strategic Growth and Housing reported the current numbers of Licensed and non-licensed HMOs in Shirebrook and data on the number of enquiries, complaints and investigations relating to HMOs across the District as provided by the Joint Environmental Health Team, the Council's core service relating to HMOs. This information highlighted that the small number of complaints received for

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2025, less than one a month, reflected that based on available evidence the scale of reported registered remained low.

It was added that despite this low level of complaints, the Council took the disturbance that could be created by residential and commercial properties seriously and that the Council would be promoting the services of its Joint Environmental Health Team to ensure that members of the public were aware of how to report any problems to the Council.

All reports were treated seriously and would be investigated and responded to by the Joint Environmental Health Team.

A clarification was sought on the access points of the property. Access to the HMO would be via the front and rear doors serving the ground floor takeaway use.

The Development Management and Land Charges Manager reassured that, as detailed in the list of recommendations, a management plan for the accommodation (which must include the vetting of occupants, day-to-day management of the site and methods for dealing with and reporting of incidents of anti-social behaviour) would need to be submitted to the Council before any first occupation.

5 in favour
2 against

Moved by Councillor Tom Munro and seconded by Councillor Phil Smith

RESOLVED that planning application no. 25/00446/FUL be **APPROVED** subject to the following planning conditions:

1. The development must be begun before the expiration of three years from the date of this permission.
2. The development must be carried out in accordance with the following plans and details submitted with the application:
 - Existing / Proposed Site Plan (KAP-SITE-001);
 - Existing Elevations (No External Changes) (KAP-EX-002);
 - Proposed Floor Plans (KAP-PRO-001);
 - Noise Impact Assessment;
 - Odour Impact Assessment received on the 28th January 2026.
3. Prior to the commencement of development, a scheme of extraction, dispersal and control of cooking odour, together with details of all elements of the inlet and extract systems must be submitted to and approved in writing by the Local Planning Authority. The approved scheme must be implemented in full prior to the occupation of the development hereby approved and must be permanently retained as such thereafter.
4. Notwithstanding the existing noise mitigation measures, prior to the occupation of the development hereby permitted, the mitigation measures recommended in noise assessment project number NALPRO241125.01 must be implemented in full. The extraction unit must be maintained to ensure that at no time noise from the system exceeds the internal plant noise levels provided in table 4.

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5. Prior to the first occupation of the HMO accommodation hereby approved, a management plan for the accommodation which must include the vetting of occupants, day-to-day management of the site and methods for dealing with and reporting of incidents of anti-social behaviour must be submitted to and approved in writing by the Local Planning Authority. The accommodation must thereafter be managed in accordance with the approved details in perpetuity.

Reasons for Conditions:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning of the local area.
3. To ensure acceptable amenity impacts for existing and future residents and in compliance with policies SC3 and SC11 of the Local Plan for Bolsover District.
4. To ensure acceptable amenity impacts on existing and future residents and in compliance with policies SC3 and SC11 of the Local Plan for Bolsover District.
5. In order to reduce incidences of anti-social behaviour and to ensure appropriate management of the HMO.

Advisory Note:

1. The applicant is reminded that the granting of planning permission for the house in multiple occupation (Use class C4) permits the use of the property by not more than six residents. Should the number of residents exceed six, this would constitute a breach in planning control.
2. It is advised that the applicants seek advice from other statutory bodies such as Building Control and Derbyshire Fire and Rescue Service, to determine whether other permissions or consents are required to operate the HMO.

Statement of Decision Process

1. Officers have worked positively and pro-actively with the applicant to address issues raised during the consideration of the application. The proposal has been considered against the policies and guidelines adopted by the Council and the decision has been taken in accordance with the guidelines of the Framework.

Equalities Statement

Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e., "the Public Sector Equality Duty").

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic.

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Human Rights Statement

The specific Articles of the European Commission on Human Rights ('the ECHR') relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this 'balancing exercise' in the above report, officers are satisfied that the potential for these proposals to affect any individual's (or any group of individuals') human rights has been addressed proportionately and in accordance with the requirements of the ECHR.

Councillor Janet Tait returned to the meeting at 10:55 hours.

PL82-25/26 APPLICATION NO. 25/00329/FUL - LAND AND BUILDINGS TO THE REAR OF 41 APPLETREE ROAD, STANFREE

Committee considered a report in relation to the above application presented by the Development Management and Land Charges Manager, who gave details of the application and highlighted the location and features of the site and key issues. The application sought approval for the erection of 4 dwellings: 2 single-storey detached dwellings; and 1 pair of semi-detached two-storey dwellings. The proposal was outside the development envelope and within an area of open countryside. Judgement was therefore necessary on the planning balance having regard to the issues related to the development.

8 in favour
0 against

Moved by Councillor Steve Fritchley and seconded by Councillor Phil Smith

RESOLVED that planning application no. 25/00329/FUL be **APPROVED** subject to the following planning conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development (including finished ground and floor levels) must be carried out in accordance with the plan number:
 - SLH-1-15-07-2025: Proposed floor plans and elevations;
 - SLH-2-15-07-2025: Proposed floor plans and elevations;
 - SLH-3-15-07-2025: Proposed floor plans and elevations;
 - SLH-4A-15-07-2025: Proposed block plan.
3. Before any other operations are commenced, space must be provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and

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visitors vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

4. Before the construction of the dwelling above foundation level, samples of the materials to be used in all external wall and roof areas must be submitted to and approved in writing by the Local Planning Authority. The dwellings must be constructed in the approved materials and must be maintained as such thereafter.
5. Before the dwellings hereby approved are first occupied, a scheme for the boundary treatments within and around the site must be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments must be provided on site in accordance with the approved scheme before the dwellings are first occupied and must be maintained as such thereafter.
6. Prior to occupation of each of the dwellings hereby approved, the two parking spaces for that dwelling shown on the approved plans must be provided on site in accordance with the approved plans and must be maintained available for parking thereafter.
7. Before development first commences on site, a landscaping scheme including a programme of implementation and details of the maintenance and management of the landscaping (including any on site habitat creation) for a 30-year period must be submitted to the Local Planning Authority for approval. The landscaping scheme must be provided and maintained on site in accordance with the approved scheme.
8. Before any dwelling on the site is first occupied, the access and turning area shown on the approved plans must be provided on site in accordance with those plans and must be maintained as such thereafter.
9. Before any dwelling is first occupied, the site frontage must be made clear of obstruction over 1m in height for the first 2m back from the highway boundary. This area must be maintained free from obstruction over 1m in height thereafter.
10. Before any of the dwellings hereby approved are first occupied, details of arrangements for storage of bins and collection of waste must be submitted to and approved by the Local Planning Authority. The approved arrangements must be implemented on site before the dwellings are first occupied and the facilities retained for the designated purposes at all times thereafter.
11. Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan must be submitted to and approved in writing by the Local Planning Authority. The approved enhancements must be implemented in full before the dwelling hereby approved is first occupied and must be maintained as such thereafter.
12. Prior to the installation of any external lighting fixtures, a detailed lighting strategy must be submitted to and approved in writing by the Local Planning Authority to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers,

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PIR sensors and timers. The lighting scheme must be installed in accordance with the approved details and must be maintained as such thereafter.

13. Development other than that required to be carried out as part of an approved scheme of remediation must not commence until:

- a) A Phase I contaminated land assessment (desk-study) shall be undertaken and approved in writing by the local planning authority.
- b) The contaminated land assessment shall include a desk-study with details of the history of the site use including:
 - the likely presence of potentially hazardous materials and substances;
 - their likely nature, extent and scale;
 - whether or not they originated from the site;
 - a conceptual model of pollutant-receptor linkages;
 - an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments;
 - details of a site investigation strategy (if potential contamination is identified) to effectively characterise the site based on the relevant information discovered by the desk study and justification for the use or not of appropriate guidance. The site investigation strategy shall, where necessary, include relevant soil, ground gas, surface and groundwater sampling/monitoring as identified by the desk-study strategy.

The site investigation shall be carried out by a competent person in accordance with the current U.K. requirements for sampling and analysis. A report of the site investigation shall be submitted to the local planning authority for approval.

14. Before the commencement of the development hereby approved, where the site investigation identifies unacceptable levels of contamination, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall have regard to relevant current guidance. The approved scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The developer shall give at least 14 days notice to the Local Planning Authority (Environmental Health Division) prior to commencing works in connection with the remediation scheme.

15. No dwelling hereby approved shall be occupied until:

- a) The approved remediation works required by 14 above have been carried out in full in compliance with the approved methodology and best practice.

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- b) If during the construction and/or demolition works associated with the development hereby approved any suspected areas of contamination are discovered, which have not previously been identified, then all works shall be suspended until the nature and extent of the contamination is assessed and a report submitted and approved in writing by the local planning authority and the local planning authority shall be notified as soon as is reasonably practicable of the discovery of any suspected areas of contamination. The suspect material shall be re-evaluated through the process described in condition 13b to 14 above and satisfy 15a above.
- c) Upon completion of the remediation works required by conditions 14 and 15a, a validation report prepared by a competent person shall be submitted to and approved in writing by the local planning authority. The validation report shall include details of the remediation works and Quality Assurance/Quality Control results to show that the works have been carried out in full and in accordance with the approved methodology. Details of any validation sampling and analysis to show the site has achieved the approved remediation standard, together with the necessary waste management documentation shall be included.

Notes

1. BNG 1
2. All works should be undertaken in a manner by which to safeguard common reptiles, amphibians, nesting birds and hedgehogs. Immediately prior to commencement, the footprint of works should be checked for any wildlife. If any active bird nest is discovered, works must be delayed until chicks have fledged. Active nests are protected by law. Any scrub or shrubs requiring removal should be cut by hand to ground level and removed from the footprint of works so as not to create habitat piles. If common amphibians or reptiles are discovered, they should be allowed to move away freely or can be carefully collected with gloved hand and clean container and moved to an area of safety. Should great crested newt be found at any point during construction works, works must cease immediately, and an ecologist will be sought. All rubble piles, leaf piles, compost heaps, dense vegetation and other general debris that could be used for shelter by hedgehogs shall be carefully cleared by hand to a location such as a skip, other container or raised pallets. This shall be undertaken prior to machinery entering site and avoiding the core hibernation period (November-February). If a hedgehog is discovered during clearance, it shall be moved immediately and carefully with gloved hands to an area of shelter such as beneath adjacent hedgerow/bushes. A short statement of compliance should be provided.
3. All proposals regarding drainage will need to comply with Part H of the Building Regulations 2010. In addition, any connections or alterations to a watercourse will need prior approval from the Derbyshire County Council Flood Team, who are the Lead Local Flood Authority.
4. The applicant is advised that no demolition of buildings or structures should take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone should be implemented and monitored until the chicks have fledged. No works should be

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undertaken within exclusion zones whilst nesting birds are present.

5. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.
6. The applicant is advised that no building demolition works should take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present. Comments: The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.
7. The applicant is advised that the biodiversity enhancement scheme submitted under condition 11 should include a Plan which clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:
 - universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022;
 - integrated bat boxes (as stipulated within anticipated mitigation licence);
 - insect bricks / towers;
 - fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs;
 - summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

A statement of good practice including photographs should be submitted to the local planning authority prior to the discharge of this condition, demonstrating that the enhancements have been selected and installed in accordance with the above.

8. The applicant is advised that, dependent on the scale of proposed lighting, details submitted to discharge condition 12 above, may need to include a lux contour plan may be required to demonstrate acceptable levels of light spill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023).
9. The applicant is advised they should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of the development. This should include not working outside regular day time hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works.
10. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health service.

PLANNING COMMITTEE

11. The applicant is advised that to protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. The applicant is also advised to seek approval for any proposed piling operations.
12. The applicant is advised that the granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health section.

Statement of Decision Process

Officers have worked positively and pro-actively with the applicant to address issues raised during the consideration of the application. The proposal has been considered against the policies and guidelines adopted by the Council and the decision has been taken in accordance with the guidelines of the Framework.

Equalities Statement

Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e., "the Public Sector Equality Duty").

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic.

Human Rights Statement

The specific Articles of the European Commission on Human Rights ('the ECHR') relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this 'balancing exercise' in the above report, officers are satisfied that the potential for these proposals to affect any individual's (or any group of individuals') human rights has been addressed proportionately and in accordance with the requirements of the ECHR.

PL83-25/26 REVIEW OF PROCEDURE FOR PUBLISHING DETAILS OF PLANNING APPLICATIONS RECEIVED IN THE PRESS

The Development Management and Land Charges Manager presented the report to the Committee to set out the Planning Team's intention to review the procedure for publishing details of planning applications received in the press.

PLANNING COMMITTEE

A Member thanked Councillor Deborah Watson for raising the issue at the previous meeting and highlighting the requirement for a review.

The Development Management and Land Charges Manager advised that a review and any recommendations on changes to current practice would be presented to the Committee for consideration and that Members were welcome to share their views with the Planning Team in the interim.

8 in favour

0 against

Moved by Councillor Tom Munro and seconded by Councillor Phil Smith

RESOLVED that it be noted that a review of the procedure for publishing details of planning applications received in the press will be undertaken within the next 3 months and that any changes will be reported to a future Planning Committee meeting.

The Chair thanked all those present for their attendance.

The meeting concluded at 11:04 hours.

PARISH Shirebrook Parish

APPLICATION Erection of 2 industrial units, 22 parking spaces service yard for the loading and unloading of LGV/HGVs and alterations to the access
LOCATION Land North of Sookholme Road Junction Portland Drive Shirebrook
APPLICANT Natalie Etches, Bolsover District Council, The Arc, Clowne, S43 4JY

APPLICATION NO. 24/00067/FUL **FILE NO.**
CASE OFFICER Mrs Karen Wake
DATE RECEIVED 13th February 2024

SUMMARY

The application is for the erection of 2 industrial units with service yard, 24 parking spaces, a cycle store, bin store and sustainable drainage system. The proposal also includes alterations to the existing access, changes to existing ground levels and extensive landscaping.

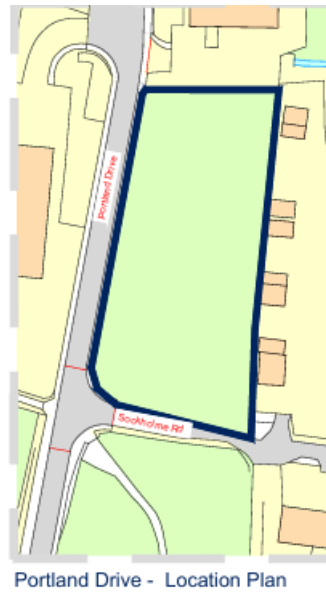
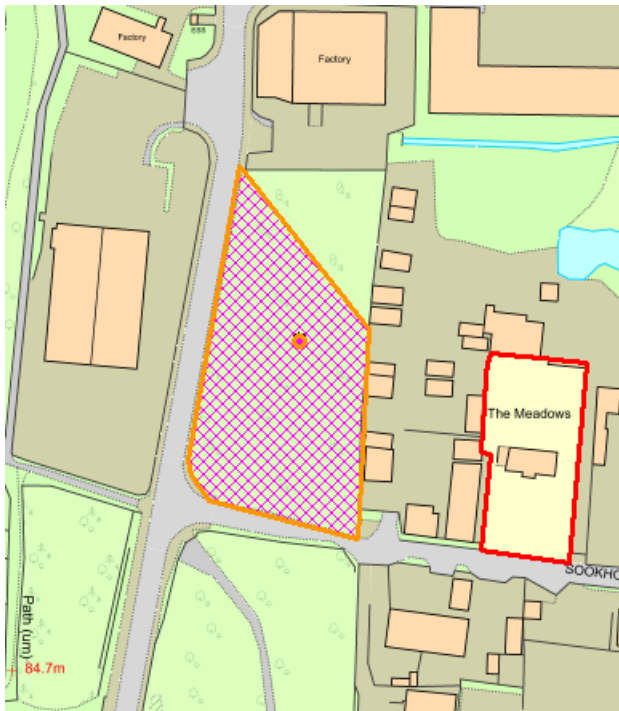
The application was considered at planning committee on the 22nd January 2025. It was resolved at that meeting that the development proposed at that time be granted subject to the submission of an acceptable drainage strategy and no concerns that could not be overcome by conditions requested by Natural England. Subject to compliance with the above delegated authority was given to the Development Management and Land Charges Manager to approve the application subject to conditions.

Natural England have since confirmed no objections to the proposals and do not require the imposition of any conditions.

Although a suitable drainage strategy has been submitted, this requires amendments to site levels, landform, the layout of the development and landscaping. The colour of the cladding to the exterior of the building has also changed. The application is re-presented to planning committee on this basis, so that members can consider such changes and determine whether it alters their earlier resolution in January 2025.

The application is recommended for approval, subject to conditions.

Site Location Plan



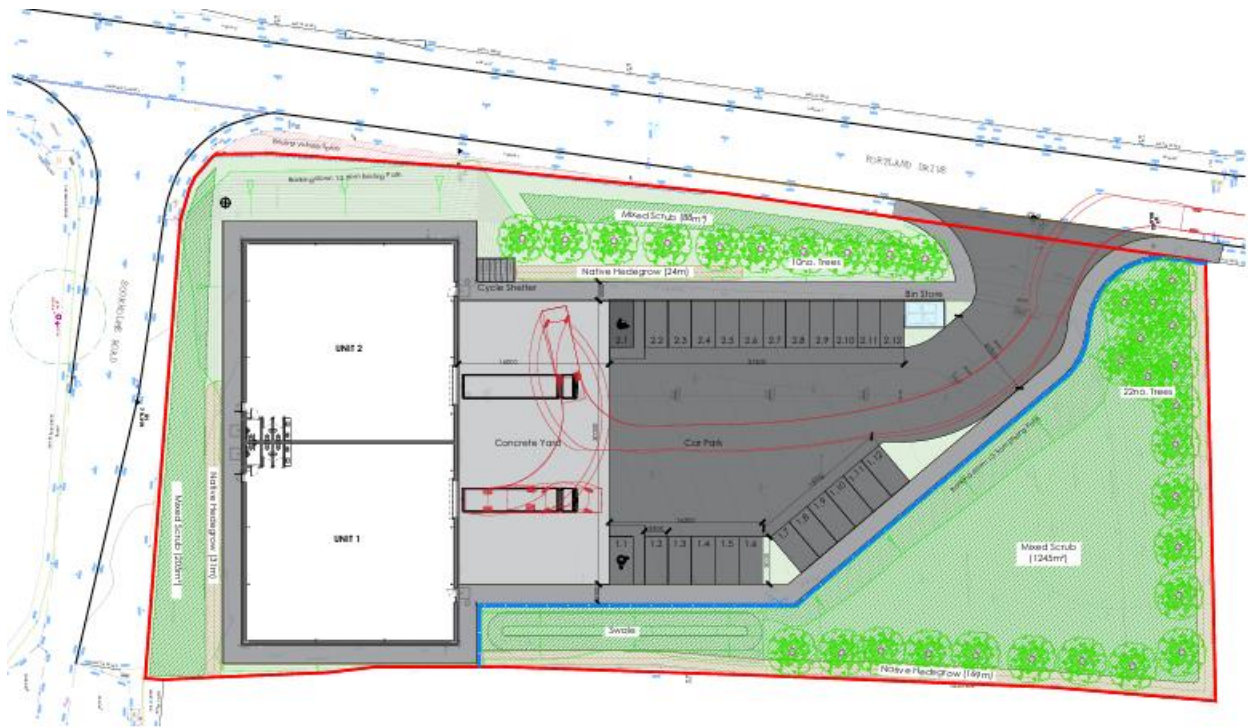
OFFICER REPORT ON APPLICATION NO. 24/00067/FUL

SITE & SURROUNDINGS

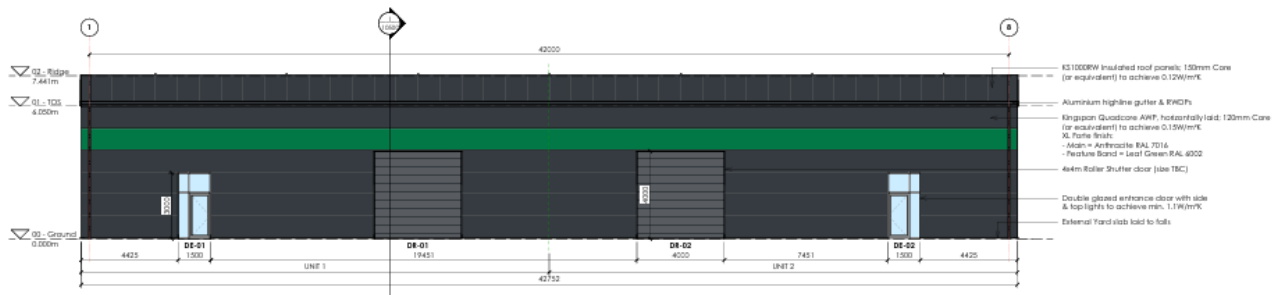
The site is a vacant, overgrown site with Portland Drive bordering the western boundary and Sookholme Road bordering the southern boundary. The site is located within an industrial area with storage facilities and industrial units to the north, east and west. An area of open space is also present beyond the roads to the south and west. The site is fairly level and is set slightly lower than the adjacent highways. The site is set lower than the one to the north and but higher than the site to the east.

PROPOSAL

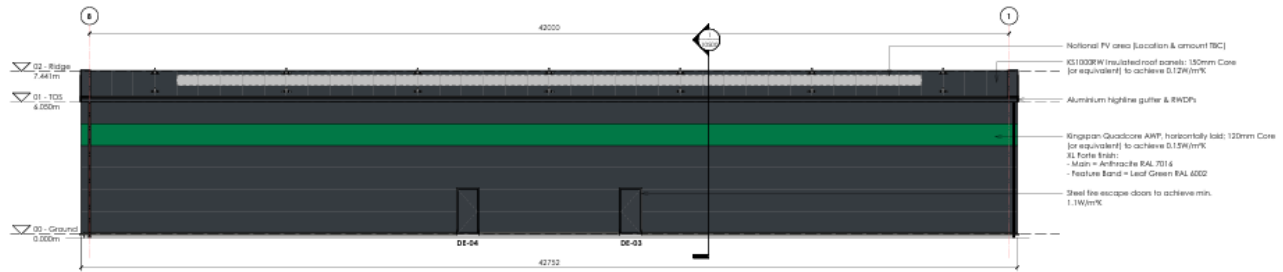
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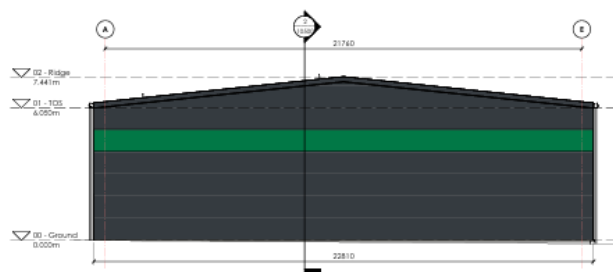
Proposed Site Layout Plan



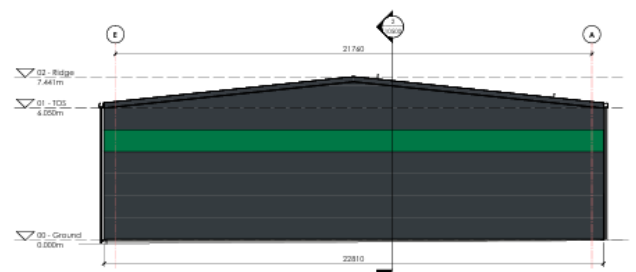
A - NORTH ELEVATION
1 : 100



C - SOUTH ELEVATION
1 : 100

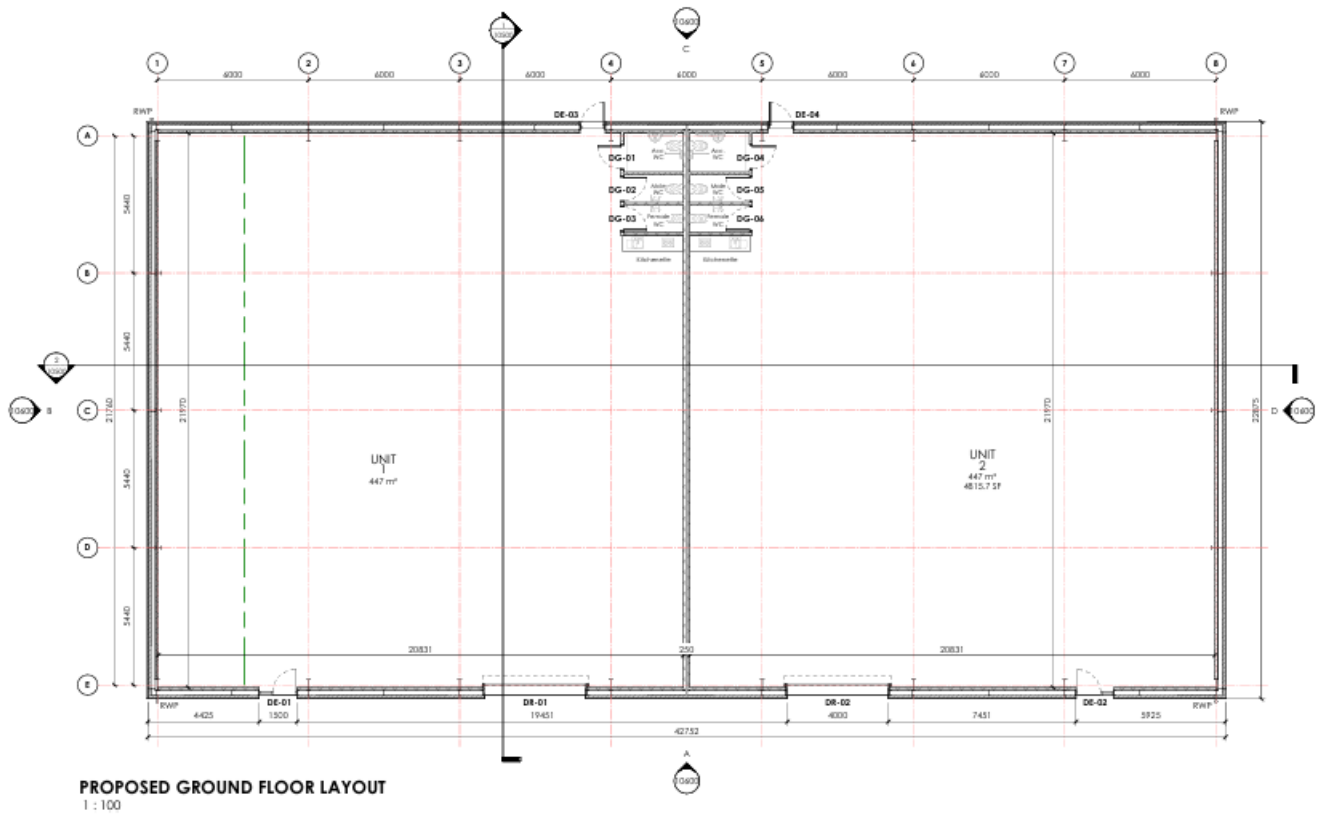


B - EAST ELEVATION
1 : 100



D - WEST ELEVATION
1 : 100

Proposed Elevations



Proposed Floor Layout Plan

1. The development shall be begun before the expiration of three years from the date of this permission.
2. Approved in accordance with the approved plan numbers.
3. Samples of materials to be submitted.
4. Submission, approval and implementation of a Landscaping and Biodiversity Enhancement and Management Plan based on the amended landscaping scheme plan and as described in the small site metric submitted.
5. Submission, approval and implementation of a construction environmental management plan
6. Access, parking and turning to be provided in accordance with the approved plans before the use is first implemented and maintained as such thereafter.
7. Surface water drainage to be in accordance with the approved scheme and any other associated drainage conditions necessary.
8. Any information and conditions recommended by Natural England

Since that time Natural England have confirmed no objections to the proposal and do not require the implementation of any conditions.

A number of drainage strategies have been considered based on up to date flood risk assessments and hydraulic modelling reports and the proposal has now been agreed with the Lead Local Flood Authority, subject to conditions requiring submission of a detailed design and associated management and maintenance plan of the surface water drainage for the site and details indicating how additional surface water run-off from the site will be avoided during the construction phase.

AMENDMENTS

The scheme has been amended to include a sustainable drainage scheme which incorporates amended site levels. The amount and type of landscaping is unaltered but the way it is incorporated on site has been amended. The layout has been amended to incorporate a landscaped banking on the highway boundaries rather than the gabion baskets originally proposed and provide a better on site manoeuvring space. The colour of the cladding of the proposed building has also been amended

An amended flood risk assessment has also been submitted, together with hydraulic modelling report and flood flow routes diagram.

EIA SCREENING OPINION

The proposals that are the subject of this application are not EIA development.

HISTORY

23/00018/FUL	Withdrawn	Erection of 14 industrial units, bin store, car parking with additional space of loading & unloading of LGV/HGV's. Alterations to access with a new T-Junction with Portland Drive
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CONSULTATIONS

Shirebrook Town Council

No comments received

Environment Agency

The development falls within flood zone 1 and therefore there are no fluvial flood risk concerns associated with the site.

Derbyshire County Council Highway Authority

No objection subject to conditions requiring implementation of the submitted travel plan, access, parking and turning to be provided in accordance with the approved plan and submission of a construction management plan.

Derbyshire County Council Flood Authority

No objections subject to conditions requiring submission of a detailed design and associated management and maintenance plan of the surface water drainage for the site and details indicating how additional surface water run-off from the site will be avoided during the construction phase. Confirm that the applicant has demonstrated there is an existing flood risk to the site and outside of the site in its current condition. The surface water drainage system has been demonstrated to manage the onsite risk and provide storage for flows from outside the site boundary. This reduces the volume of flows crossing the site to neighbouring areas this can reduce, but not remove, the flood risk outside of the site.

Environmental Health Officer

Recommend condition requiring a contamination watching brief which requires if, during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed, and an appropriate remediation scheme submitted to and approved in writing by the Local Planning Authority.

Derbyshire Wildlife Trust

Recommend any net loss to biodiversity is addressed to ensure no net loss. Recommend conditions requiring submission of a Landscaping and Biodiversity Enhancement and Management Plan and a Construction Environmental Management Plan.

Senior Engineer

The sewer records do not show any public sewers within the curtilage of the site. However, the applicant should be made aware of the possibility of unmapped public sewers which are not shown on the records but may cross the site of the proposed works. If any part of the proposed works involves connection to / diversion of / building over / building near to any public sewer the applicant will need to contact Severn Trent Water in order to determine their responsibilities under the relevant legislation. There is actually a private sewer marked on our copy of STW's records in magenta (enclosed for information).

All proposals regarding drainage will need to comply with Part H of the Building Regulations 2010. In addition, any connections or alterations to a watercourse will need prior approval from the Derbyshire County Council Flood Team, who are the Lead Local Flood Authority. It is essential that any work carried out does not detrimentally alter the structure or surface of the ground and increase or alter the natural flow of water to cause flooding to neighbouring

properties. The developer must also ensure any temporary drainage arrangements during construction gives due consideration to the prevention of surface water runoff onto the public highway and neighbouring properties.

Natural England

No objections. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

PUBLICITY

Site notice, press notice and 10 neighbours notified. Objection received from one resident which raises the following issues:

1. The land is subject to heavy flooding throughout the year and if the land is raised the flood water will be pushed further into adjacent property causing more flooding.
2. The flood risk assessment documents are inaccurate. All of the mapping does not show the land surrounding has had the levels substantially raised and is not representative of where the water goes. The models show risk for 1 in 30, 1 in 100 and 1 in 1000 years. In fact, flooding is more like 1 in 2 weeks and is substantial.
3. The watercourse to the north of the land that runs Eastwards, where the proposed drainage from the application is planned to be pumped, discharges from a 900mm culvert. The property downstream has illegally without consent installed a 600mm culvert in their land. The flow of water is now severely restricted and already floods adjacent property most weeks during rainfall. The proposed application will therefore increase the flooding to this land. The flood models are based on the watercourse being unrestricted which it isn't and this can be evidenced.
4. A previous planning application was rejected on grounds of flood risk.
5. The site floods and the water from the land runs straight into the adjacent yard. This causes immense problems and damages the yard and back garden of the adjacent house which is private land.
6. The flooding from the land has previously been raised with the applicant but no response has given to these concerns.
7. The council should ensure a full, and thorough, flood risk assessment is carried out, and that any approval of the development is strictly conditional on the installation of an adequate and effective drainage system - preferably one designed to reduce current flooding issues rather than exacerbate them.

POLICY

Local Plan for Bolsover District ("the adopted Local Plan")

Planning law requires that applications for planning permission be determined in accordance with policies in the adopted Local Plan, unless material considerations indicate otherwise. In this case, the most relevant Local Plan policies include:

- SS1: Sustainable Development
- WC2: Existing Employment Sites
- SC1: Development within the Development Envelope
- SC2: Sustainable Design and Construction
- SC3: High Quality Development
- SC7: Flood Risk
- SC9: Biodiversity and Geodiversity
- SC11: Environmental Quality (Amenity)

National Planning Policy Framework ("the Framework")

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The Framework is therefore a material consideration in the determination of this application and policies in the Framework most

relevant to this application include:

- Chapter 2 (paras. 7 – 14): - Achieving sustainable development.
- Paragraphs 48 - 51: Determining applications.
- Paragraphs 56 - 59: Planning conditions and obligations.
- Paragraphs 85 - 87: Building a strong, competitive economy.
- Paragraphs 109 - 118: Promoting sustainable transport.
- Paragraphs 124 - 128: Making effective use of land.
- Paragraphs 131 – 141: Achieving well-designed places.
- Paragraph 161, 163, 164, and 166: Meeting the challenge of climate change.
- Paragraph 170 - 182: Planning and Flood Risk.
- Paragraphs 196 - 201: Ground conditions and pollution.

Supplementary Planning Documents

Successful Healthy Places: A Guide to Sustainable and Healthy Housing Layout and Design: To provide a guide to those promoting developments on how they can create sustainable places that deliver a good quality of life for the people that live there and preventing poor design that comes at a cost to the environment. This requires that our neighbourhoods are designed around the linked concepts of good place making and sustainability.

Local Parking Standards:

This document relates to Policy ITCR11 of the Local Plan by advising how the parking standards contained in appendix 8.2 of the local plan should be designed and implemented with development proposals. This SPD does not revise the standards contained in the Local Plan but does provide suggested new standards for parking matters not set out in the Local Plan, such as cycle parking.

Biodiversity Net Gain Design Note:

In light of the requirement for mandatory 10% biodiversity net gain, the Council has prepared a planning advice note to provide advice on the background to the introduction of mandatory 10% Biodiversity Net Gain, how this statutory provision relates to policy SC9: Biodiversity and Geodiversity in the Local Plan for Bolsover District, and how we will expect those preparing applications to approach this new legal requirement.

ASSESSMENT

Key issues

It is considered that the key issues in the determination of this application are:

- The Principle of The Development
- The Impact of The Proposed Development on The Character and Appearance of the Street Scene
- Residential Amenity
- Whether The Development Would Be Provided with a Safe and Suitable Access and Impacts on Highway Safety
- Impact on Biodiversity
- Flood Risk

- Issues Raised by Residents.

These issues are addressed in turn in the following sections of this report

Principle of the development

The application site is within an established industrial area, where the general principles for economic development are identified, as defined by policy WC2 of the adopted local plan.

This policy identifies the site to be an 'existing employment site' allocated on the Policies Map and is therefore a site which should be protected for employment generating uses in the future. The policy states that proposals for alternative employment generating uses at existing employment areas and allocated employment land will be treated on their merits.

Policy SS1 of the Local Plan states that development proposals should support the local economy by providing employment opportunities suitable for local people, contributing towards business expansion and growth in key sectors and promote the efficient use of land and the re-use of previously developed land in sustainable locations.

Policy SC2 states that the Council will permit proposals which promote the efficient use of land and infrastructure, including developments which include a sustainable and complementary mix of uses.

It is therefore considered that the principle of erecting purpose built industrial units to be used for employment generating uses is acceptable in principle, subject to compliance with other relevant local plan policies and material planning considerations.

The impact of the proposed development on the character and appearance of the area

The proposed development is considered to be in keeping with the adjacent industrial buildings and the street scene in terms of character, scale, design and materials. The site is fairly level. The adjacent highway is set slightly higher such that the proposed building will be set slightly lower than the road and a landscaped banking is proposed along the highway boundaries of the site. The proposed building is set slightly back from the Portland Drive frontage but is close to the Sookholme Road frontage, however there are existing buildings on Sookholme Road which are adjacent to the highway and the appearance of the building will be softened by the proposed landscaping. The proposal is therefore not considered to be unduly prominent or out of character in the existing street scene.

Access/Highways

The proposal utilises the existing dropped kerb access to the site but strengthens that crossing and provides it with suitable visibility splays. The proposal includes sufficient car parking and manoeuvring space within the site to serve the proposed development and there are no objections to the proposal from the Highway Authority subject to conditions requiring compliance with the transport plan submitted with the application and the parking and turning to be provided on site in accordance with the approved plan.

A transport statement has been submitted with the application which considered that the site is located within a reasonable walking distance of the majority of Shirebrook and within a reasonable cycle ride of the whole of Shirebrook as well as Mansfield, Bolsover and Warsop.

It also concluded that the bus stops on Market Place, offered a regular service into the centre of Mansfield and Chesterfield and Shirebrook Rail Station offering a regular service between Nottingham and Worksop. The site is therefore considered to be in a sustainable location, accessible by modes of transport other than the car and a Travel Plan has also been submitted which provides a strategy for encouraging sustainable travel.

The Transport statement also considered that there are no existing road safety issues pertinent to the development of the site and that the proposal is not considered to generate a significant number of vehicular movements to and from the site.

The transport statement concluded that the proposed development would not be expected to have a severe impact on the operation of the local highway network in accordance with the requirements of the National Planning Policy Framework which states that “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

On this basis, subject to conditions requiring the parking and turning areas to be provided on site in accordance with the approved plans, the proposal is not considered to be detrimental to highway safety and is considered to meet the requirements of Policy SC3 of the Local Plan for Bolsover District.

The Highway Authority have also asked for a condition requiring implementation of the submitted travel plan. However, given that the amended application is no longer classed as a major application and the travel statement submitted with the application concludes that the proposal would not generate significant movements, such a condition would be unreasonable and as such would not meet the tests for conditions. This is because Planning Guidance advises that travel plans are only required for developments which generate a significant number of vehicle movements.

The Highway Authority originally also requested further construction details about the access and proposed gabion wall retaining structure. However, the Gabion wall has been removed from the proposal and replaced with a landscaped banking. The Highway Authority have confirmed that the proposal is acceptable in principle and these construction details would be the subject of a separate Section 184 Agreement with the Highway Authority. A note can be added to advise the applicant of the need for such agreement and given that these details are covered under this section of The Highways Act it is not considered reasonable to require further construction details by condition.

Impact on Biodiversity and Ecology

The site is overgrown and as a result an ecology report was requested and has been submitted. The report found the habitat was of low ecological value and low ecological importance and that the habitat lost could be compensated through landscaping and tree planting on site. Site clearance works will need to be undertaken outside the bird nesting season Oct – Feb or a nesting bird check undertaken prior to vegetation removal and post development nest boxes should be incorporated into the building in the northeast corner. The report also advised good practice working methods will also be required for rabbit and hedgehog and should be outlined within a Construction and Environmental Management Plan (CEMP). This can be required by condition.

The site is close to two SSSI's and as such consultation with Natural England was required in relation to the impact of the development on these the SSSI's. Natural England have confirmed no objections to the proposal.

The application as originally submitted had a floor area which was just over 1000sqm which made it a major application which was received after 12th February making it subject to the mandatory requirement for a 10% net gain for biodiversity. The application has subsequently been amended to remove some of the floor area proposed such that the development is now just under 1000sqm floor area. This means the amended application is not defined as a major application and was received before 2nd April 2024 when the mandatory requirement for 10% net gain for biodiversity for non-major applications came into force. There is therefore no requirement for the development to achieve a 10% net gain for biodiversity. There is, however, a requirement to achieve no net loss for biodiversity in order to meet the requirements of Policy SC9 of the Local Plan for Bolsover District Council.

The small site metric for the amended proposal development shows the current baseline units on site, total 3.2860. Post-development, the habitat units are 1.8844, indicating a loss according to the metric.

However, it is important to note that the metric does not account for the site enhancements proposed in the landscaping scheme. Post-development, there will be an additional 1.5159 units of hedgerow and 32 newly planted trees. Currently, there are no trees on the site.

As a development which is exempt from mandatory Biodiversity Net Gain, there is no requirement for like-for-like habitat replacement. The proposed hedgerow units and new trees are considered to be an enhancement to the biodiversity on the site and these enhancements ensure there is no net loss on site, supporting biodiversity and contributing to the environmental value of the site. On this basis, the proposal is considered to meet the requirements of Policy SC9 of the adopted Local Plan.

Key Biodiversity Information	
Reason if exempt from the biodiversity gain plan condition	Planning Application submitted before the mandatory requirement for 10%BNG

Flood risk

A Flood Risk Assessment has been carried out in accordance with the requirements of the NPPF and policy SC7 of the adopted local plan because the site is in an area which in part is in a high risk of surface water flooding zone and in part is in a medium risk zone.

Extensive information has been provided in the form of drainage strategies, up to date flood risk assessments, hydraulic modelling reports and a flood flow diagram and a site specific drainage scheme have been submitted to indicate how the development can be accommodated on site without increasing flooding problems from surface water on or adjacent to the site.

The LLFA have confirmed that the applicant has demonstrated there is an existing flood risk

to the site and outside of the site in its current condition. The surface water drainage system has been demonstrated to manage the onsite risk and provide storage for flows from outside the site boundary. This reduces the volume of flows crossing the site to neighbouring areas and this can reduce, but not remove, the flood risk outside of the site. On this basis the Lead Local Flood Authority have confirmed no objections to the proposal, subject to conditions requiring submission of a detailed design and associated management and maintenance plan of the surface water drainage for the site and details indicating how additional surface water run-off from the site will be avoided during the construction phase.

Consequently, subject to such conditions, it is concluded that, with regards to the flood risk requirements of the NPPF, the development proposals are acceptable and meet the requirements of policy SC7 of the adopted Local Plan.

Contamination

The Environmental Health Officer has asked for a condition requiring that if, during the works hereby approved being carried out on site, contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed, and an appropriate remediation scheme submitted to and approved in writing by the Local Planning Authority. Subject to such a condition the site is considered to be capable of being developed for its intended use without causing harm to the health of future occupiers of the site from any possible effects of contaminated land. Subject to such a condition the proposal is considered to meet the requirements of Policy SC14 of the adopted local plan.

Issues raised by resident

The issue of the potential increase in flooding from surface water of the adjacent site is covered in the above assessment.

The issue of the previous application being refused due to flood risk has not been considered because the previous application was materially different to the current application and included land which was within flood zone 3 and the current application does not. In addition, the previous application wasn't refused it was withdrawn.

CONCLUSION / PLANNING BALANCE

The proposal is an employment generating use in a sustainable location of an allocated employment site. The proposal is considered to be in keeping with the existing street scene in terms of scale and design and is not considered to be detrimental to the amenity of residents of adjacent dwellings over and above the existing situations. Subject to a condition requiring access, parking and turning to be provided in accordance with the approved plans the proposal is not considered to be detrimental to highway safety.

Additional information is necessary to fully address potential surface water flood risks but this can be required by condition and the LLFA have confirmed that there are no objections to the proposal, subject to such conditions as the applicant has demonstrated there is an existing flood risk to the site and outside of the site in its current condition. The surface water drainage system has been demonstrated to manage the onsite risk and provide storage for flows from outside the site boundary. This reduces the volume of flows crossing the site to neighbouring areas this can reduce, but not remove, the flood risk outside of the site.

Subject to conditions, the proposal is not considered to result in a net loss for biodiversity and

the low ecological value habitat lost can be compensated through landscaping and tree planting on site.

RECOMMENDATION

That the application be APPROVED subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development must be carried out in accordance with the approved plan numbers:
12941-WMS-ZZ-XX-D-C-39201-S8-Rev P2: Revised proposed drainage layout
12941-WMS-ZZ-XX-D-A-10001-S3-Rev P4: Revised proposed site plan
12941-WMS-ZZ-XX-D-A-10400-S3-Rev P3: Revised proposed ground floor plan
12941-WMS-ZZ-XX-D-A-10401-S3-Rev P2: Revised proposed roof plan
12941-WMS-ZZ-XX-D-A-10500-S3-Rev P2: Revised proposed sections
12941-WMS-ZZ-XX-D-A-10600-S3-Rev P2: Revised proposed elevations
3. The external walls of the building must be constructed using Before the construction of the external walls of the building commences on site, samples of the materials to be used on the external walls and roof must be submitted to and approved in writing by the Local Planning Authority. The building must be constructed using the approved materials and must be maintained as such thereafter.
4. Before development starts on site, a Landscape and Biodiversity Enhancement and Management Plan (LBEMP) to provide details for the creation, enhancement and management of habitats and species post development, in accordance with the proposals set out in the submitted Biodiversity Metric, combining both the ecology and landscape disciplines must be submitted to, and approved in writing by, the Local Planning Authority. The approved plan must be implemented in full in accordance with the approved details.
5. No development shall take place (including demolition, ground works, vegetation clearance and movement of plant, machinery and materials) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the measures detailed in the Ecological Impact Assessment (Futures Ecology, July 2022.) The approved CEMP must be implemented in full in accordance with the approved details.
6. Before the development hereby approved is first occupied, the access, parking and turning shown on the approved plan must be provided on site in accordance with that plan and must be maintained as such thereafter.
7. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:
 - a. a. William Saunders. (Nov 2025). *Flood Flow Routes*. 12941-WMS-ZZ-XX-D-C-39203-S8-P1.
 - b. William Saunders. (Nov 2025). *Drainage Strategy*. 12941-WMS-ZZ-XX-T-C-39201-S8-P2. "including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team"
 - c. And DEFRA's National standards for sustainable drainage systems (2025), have been submitted to and approved in writing by the Local Planning Authority. The approved scheme must be implemented on site before the development hereby

- approved is first occupied and must be maintained as such thereafter.
8. Prior to commencement of the development, the applicant shall submit for approval to the Local Planning Authority, details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the Local Planning Authority, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.
 9. If during the works hereby approved being carried out on site, contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed, and an appropriate remediation scheme submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme must be implemented on site in full before the development hereby approved is first occupied

Reasons

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interest of visual amenity, highway safety and biodiversity enhancement in accordance with Policies, SC2, SC3, and SC9 of the Local Plan for Bolsover District.
3. In the interest of visual amenity in accordance with policies SC2 and SC3 of the Local Plan for Bolsover District.
4. To protect and enhance biodiversity interest on the site and to result in no net loss for biodiversity in accordance with Policy SC9 of the local Plan for Bolsover District
5. To protect and enhance biodiversity interest on the site and to result in no net loss for biodiversity in accordance with Policy SC9 of the local Plan for Bolsover District
6. In the interest of Highway Safety in accordance with Policy SC3 of the Local Plan for Bolsover District.
7. To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal, and sufficient detail of the construction, operation and maintenance/management of the sustainable drainage systems are provided in accordance with policy SC7 of the Local Plan for Bolsover District
8. To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development in accordance with policy SC7 of the Local Plan for Bolsover District.
9. To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Policy SC14 of the Local plan for Bolsover District.

Notes

1. BNG2
2. The LBEMP submitted under condition 4 above shall include the following:-
 - a) Description and location of features to be retained, created, enhanced and managed, as per the approved biodiversity metric.
 - b) Aims and objectives of management, in line with desired habitat conditions detailed

in the metric.

- c) Appropriate management methods and practices to achieve aims and objectives.
- d) Prescriptions for management actions.
- e) Preparation of a work schedule (including a 30-year work plan capable of being rolled forward in perpetuity).
- f) Details of the body or organization responsible for implementation of the plan.
- g) A monitoring schedule to assess the success of the habitat creation and enhancement measures at intervals of 1, 3, 5, 10, 20 and 30 years.
- h) Monitoring reports to be sent to the Council at each of the intervals above
- i) A set of remedial measures to be applied if conservation aims and objectives of the plan are not being met.
- j) Detailed habitat enhancements for wildlife, in line with British Standard BS 42021:2022 and the recommendations in the Ecological Impact Assessment (Futures Ecology, July 2022).
- k) Requirement for a statement of compliance upon completion of planting and enhancement works.

The LBEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

- 3. The CEMP submitted under condition 5 above shall be produced by an ecologist and include the following:
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of “biodiversity protection zones”.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.
- 4. The sewer records do not show any public sewers within the curtilage of the site. However, the applicant should be made aware of the possibility of unmapped public sewers which are not shown on the records but may cross the site of the proposed works. If any part of the proposed works involves connection to / diversion of / building over / building near to any public sewer the applicant will need to contact Severn Trent Water in order to determine their responsibilities under the relevant legislation. There is however a private sewer marked on Severn Trent Water’s records which the applicant should be aware of.

All proposals regarding drainage will need to comply with Part H of the Building Regulations 2010. In addition, any connections or alterations to a watercourse will need prior approval from the Derbyshire County Council Flood Team, who are the Lead Local Flood Authority.

It is essential that any work carried out does not detrimentally alter the structure or surface of the ground and increase or alter the natural flow of water to cause flooding to neighbouring properties. The developer must also ensure any temporary drainage

arrangements during construction gives due consideration to the prevention of surface water runoff onto the public highway and neighbouring properties.

5. Advisory notes provided by LLFA

Statement of Decision Process

Officers have worked positively and pro-actively with the applicant to address issues raised during the consideration of the application. The proposal has been considered against the policies and guidelines adopted by the Council and the decision has been taken in accordance with the guidelines of the Framework.

Equalities Statement

Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e., “the Public Sector Equality Duty”).

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic.

Human Rights Statement

The specific Articles of the European Commission on Human Rights (‘the ECHR’) relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this ‘balancing exercise’ in the above report, officers are satisfied that the potential for these proposals to affect any individual’s (or any group of individuals’) human rights has been addressed proportionately and in accordance with the requirements of the ECHR.

PARISH Old Bolsover Parish

APPLICATION Conversion of house (C3) into children home (C2)
LOCATION 49 Pattison Street Shuttlewood, Chesterfield S44 6QZ
APPLICANT Divine Angels Care LTD c/o Anjum Design Ltd 435 Stratford Road
 Solihull B90 4AA
APPLICATION NO. 26/00033/FUL **FILE NO.** PP-14666984
CASE OFFICER Mrs Karen Wake
DATE RECEIVED 2nd February 2026

SUMMARY

The application is for the change of use of the existing dwelling to a children’s home for one child between the age of 6 - 17. The home is intended to operate with two members of staff on site 24hrs a day with a manager also on site during the day. No external changes are proposed to the dwelling.

The application is recommended for approval.

The application is referred to Planning Committee for determination due to a call-in request from Cllr Donna Hales who is concerned about the potential effects of the development on the existing residents, as it is an area for social housing for over 55’s and the impact on the highway, parking and increased traffic as well as the lack of facilities in the area and limited public transport.

Site Location Plan



Location Plan
 Scale 1:1250



OFFICER REPORT ON APPLICATION NO. 26/00033/FUL

SITE & SURROUNDINGS

Three bedroom, two and a half storey semi-detached dwelling (Second floor accommodation in the roof space). Existing access to the front with two parking spaces side by side on the site frontage. To the rear of the property is a garden enclosed by a timber fence. To the northeast, is a pair of semi-detached dwellings which were built at the same time as the one on site, beyond which are flats. To the south and southeast of the site are also flats, to the north are two storey dwellings and an area of open land. To the west are further semi-detached dwellings.

BACKGROUND

Planning permission was granted for 8 dwellings in a row (four pairs of semi-detached dwellings) in 2021 which replaced a public house on the site.

Planning permission was then granted in 2025 for the change of use of two of the dwellings directly to the northeast of this site to children's homes for one child.

PROPOSAL

The application is for the change of use of the existing dwelling to a children's home for one child between the age of 6 - 17. The home is intended to operate with two members of staff on site 24hrs a day with a manager also on site during the day. No external changes are proposed to the dwelling.

AMENDMENTS

None

EIA SCREENING OPINION

The proposals that are the subject of this application are not EIA development.

HISTORY

20/00551/FUL	Granted	Demolition of existing public house and erection of 8 new
	Conditionally	dwellings

CONSULTATIONS

Parish Council: Objects to the proposal on the following grounds:

1. The proposed development would result in four care homes in very close proximity on Pattison Street. Two homes have already been approved at 50 and 51 Pattison Street, and it is understood that the applicant company may have also acquired four additional properties (44, 45, 46, and 47 Pattison Street). Collectively, this demonstrates a clear trend toward an overconcentration of similar uses, even discounting potential future applications, which could fundamentally alter the residential character of the area.
2. Pattison Street is a residential street with limited parking and narrow carriageways. The increase in staff, visitor, and service vehicle traffic would exacerbate congestion and pose risks to both pedestrians and other road users.
3. The development would place additional strain on already limited local services, and cumulative pressure on multiple public services and infrastructure is significant.

4. The proposed use would generate increased noise and disturbance, potentially at unsocial hours and a loss of privacy. The residential amenity of neighbouring properties, including those currently occupied by families, would be materially affected.
5. The property is currently occupied as a family home. If this development proceeds, it would directly displace a family, potentially causing homelessness or forcing relocation outside the area.
6. The concentration of vulnerable individuals in multiple homes on a single street raises questions about best practice in community-based care. Care provision should promote integration rather than the clustering of vulnerable people, which could be detrimental to both residents and neighbours.

DCC Highways: The property has two on-site parking spaces accessed directly off Pattison Street. Each of the proposed children's homes will accommodate one bedroom for the child and one bedroom for associated staff requirements. Whilst there may be some crossover of staff at times, the existing parking provision for the dwelling is considered appropriate to cater for the potential parking demand. Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. Therefore, no justifiable grounds on which an objection could be maintained. Advise a condition requiring the existing parking provision of two parking spaces to be retained in perpetuity.

Environmental Health Officer: No objections, advise condition to require submission, approval and implementation of a noise management plan before the use commences. The plan should include details of how noise would be managed, including the procedure that is followed to terminate the placement of a child in the event they cannot control the behaviour of someone in their care if they cause repeated and excessive noise impacts upon the community.

Force Designing Out Crime Officer: No safeguarding issues which would lead to objection to this proposal. The adjacent pair of houses at number 50/51 have extant permission for the same use, and number 50 is now in active use for the care of one child. The applicant has also purchased the other new semi-detached houses on Pattison Street, (numbers 44/45 and 46/47,) and intend to apply for the same use in time. It's understood that you can only consider the current proposal, but this is perhaps one to bear in mind when looking at the saturation of uses and their impact on neighbour amenity.

Supported Accommodation Review Team: Children's homes do not fall within the remit of the Supported Accommodation Review Team (SART). However, the property in question is in close proximity to other premises proposed for the same use. This is an important consideration, as it may have an impact on the local community, nearby amenities, and wider service provision within the district and across Derbyshire. For matters relating to children's homes, Derbyshire County Council's Children's Commissioning Team, who would be the most appropriate point of contact.

Derbyshire County Council Children's Commissioning Team: There are fewer children's homes across the Derbyshire district than other authorities. DCC have children placed at a distance and therefore any new provision from private organisations could be useful to increase supply in a more local area.

PUBLICITY

Site notice and 7 neighbours notified. Two letters of objection received which raise the following objections:

1. If this proposal proceeds, it will leave two families of four facing homelessness. Does the Council intend to provide rehousing support should the development be approved.

Families are facing significant financial pressures. The costs associated with securing a new tenancy — including deposits, moving expenses, and associated fees — would be extremely difficult to meet.

2. There are currently very limited suitable, affordable properties available within the local area. Relocating would likely require children to change schools, causing further disruption and distress.
3. It is understood that previous applications relating to vacant properties on the street may have been approved, but the properties included in this current proposal are not vacant. They are occupied family homes, which are central to their stability and wellbeing.

POLICY

Local Plan for Bolsover District (“the adopted Local Plan”)

Planning law requires that applications for planning permission be determined in accordance with policies in the adopted Local Plan, unless material considerations indicate otherwise. In this case, the most relevant Local Plan policies include:

- SS1 – Sustainable Development
- SS3 – Spatial Strategy and Distribution of Development
- LC3 – Type and Mix of Housing
- SC1 – Development within the Development Envelope
- SC3 – High Quality Development
- SC9 – Biodiversity and Geodiversity
- ITCR11 – Parking Provision

National Planning Policy Framework (“the Framework”)

The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. The Framework is therefore a material consideration in the determination of this application and policies in the Framework most relevant to this application include:

- Chapter 2 (paras. 7 – 14): - Achieving sustainable development.
- Paragraphs 48 - 51: Determining applications.
- Paragraphs 56 - 59: Planning conditions and obligations.
- Paragraphs 96 - 108: Promoting healthy and safe communities.
- Paragraphs 109 - 118: Promoting sustainable transport.
- Paragraphs 124 - 128: Making effective use of land.
- Paragraphs 196 - 201: Ground conditions and pollution.
- Paragraphs 207 - 221: Conserving and enhancing the historic environment.

Supplementary Planning Documents

Successful Healthy Places: A Guide to Sustainable and Healthy Housing Layout and Design:
To provide a guide to those promoting developments on how they can create sustainable places that deliver a good quality of life for the people that live there and preventing poor design that comes at a cost to the environment. This requires that our neighbourhoods are designed around the linked concepts of good place making and sustainability.

Local Parking Standards:

This document relates to Policy ITCR11 of the Local Plan by advising how the parking standards contained in appendix 8.2 of the local plan should be designed and implemented with development proposals. This SPD does not revise the standards contained in the Local Plan but does provide suggested new standards for parking matters not set out in the Local Plan, such as cycle parking.

Biodiversity Net Gain Design Note:

In light of the requirement for mandatory 10% biodiversity net gain, the Council has prepared a planning advice note to provide advice on the background to the introduction of mandatory 10% Biodiversity Net Gain, how this statutory provision relates to policy SC9: Biodiversity and Geodiversity in the Local Plan for Bolsover District, and how we will expect those preparing applications to approach this new legal requirement.

ASSESSMENT

It is considered that the key issues in the determination of this application are:

- The principle of the development
- The impact on the character and appearance of the area
- The impact on residential amenity
- Whether the development would be provided with adequate parking and a safe and suitable access

These issues are addressed in turn in the following sections of this report.

Principle

The site is within the development envelope within a predominantly residential area. To ensure the Local Plan for Bolsover District contributes to achieving sustainable development, the Council has produced a Settlement Hierarchy Study which assessed the sustainability of existing settlements and ranked them accordingly. This study finds the largest settlements within the district tend to be the most sustainable. The Council's spatial strategy has a strong focus on sustainable development and on this basis, growth will be directed to the district's more sustainable settlements such as Bolsover and Shirebrook.

Within this hierarchy, Shuttlewood is identified as a small village. Beyond the small towns, emerging towns and large villages, Policy SS3 of the Local Plan supports limited development.

The current proposal is considered to be small scale development which involves the change of use of an existing dwelling to the use as a children's home within the development envelope of the village and as such the proposal is considered to meet the requirements of Policy SS3 of the Local Plan for Bolsover District.

Recent Government advice emphasised the provision set out in paragraph 62 (now 63) of the NPPF, which notes that local planning authorities should assess the size, type and tenure of housing needed for different groups in the community and reflect this in planning policies and decisions. Paragraph 63 says the different groups include but are not limited to "those who require affordable housing (including Social Rent); families with children; looked after children;

older people (including those who require retirement housing, housing with-care and care homes; students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes". In her statement the Housing and Planning Minister said that "Local planning authorities should give due weight to and be supportive of applications, where appropriate, for all types of accommodation for looked after children in their area that reflect local needs and all parties in the development process should work together closely to facilitate the timely delivery of such vital accommodation for children across the country.

In addition, Policy LC3 of the Local Plan for Bolsover District states that the Council will support the provision of housing for older people and specialist housing provision across all tenures including extra care schemes in appropriate locations, close to services and facilities.

Derbyshire County Council Children's Service have confirmed there is a lack of children's homes in the county and that the provision of homes by private providers would help to address this shortfall. They also previously confirmed that in some instances a quieter location is more suitable for some children, and it would be for the placing authority and Ofsted to consider this issue when assessing where to appropriately locate a child.

It is acknowledged that Shuttlewood is small rural village with limited facilities. However, there is a primary school, play area, playing fields and a shop with a post office within easy walking distance of the site. The site is also within easy walking distance of bus stops giving access to Bolsover and Clowne where there are services such as secondary schools, doctors, dentists and shops. Whilst the need to travel to nearby towns for facilities is not ideal and is likely to take place by car, there is a regular bus service which could be utilised as an alternative and this is no different for existing Shuttlewood residents who may have children. On this basis, given the identified need for children's homes in all areas in the county, the proposed use is not considered to represent development which would be so unsustainable as to justify refusal of the proposal on this ground.

Whilst it is appreciated that the staff employed at the care home will result in a more transient residency, which will be compounded by the number of care homes in proximity of one another, the housed children will have a more permanent connection to the area. It is not considered that the use would give rise to community imbalance that would be detrimental to the area in this regard.

There are a number of recent planning appeal decisions which indicate that children's homes of this nature and scale are not considered to represent a material change of use of the property from a single dwelling house. As a result of these decisions this council has granted a number of Lawful Development Certificates for such proposed changes of use as the change proposed was not considered to be material. In this instance the applicant has applied for planning permission and the council must determine the application submitted but a material consideration in this determination must be the fact that if an application for a certificate of lawful proposed development certificate was to be submitted, rather than a planning application, the proposed use could be considered lawful and planning permission would not be required. This conclusion has been reached on similar applications within the district following recent appeal decisions nationally.

The impact on the character and appearance of the area

The development utilises an existing dwelling within the development envelope. The development does not propose any external alterations to the building. The development is therefore not considered to be harmful to the character and appearance of this predominantly residential area.

Residential Amenity

The property is a semi-detached, two and a half storey dwelling with an enclosed rear garden. There are dwellings to each side of the site and to the front and rear, in close proximity of the site.

The proposal does not include any external alterations to the building and as such no new windows are being introduced. The proposed use is therefore not considered to result in any additional overlooking of adjacent dwellings over and above the existing use of the property as a dwelling and as such the proposal is not considered to result in a loss of privacy for adjacent residents.

The proposed use of the site is to home children (one child at a time). These children could need homing for many reasons and may suffer from learning difficulties, emotional difficulties and/or behavioural issues and these issues cannot be specified at this stage as the children would be allocated to the home by the placing authority based on the provision available and the suitability for the child. If planning permission was to be granted for the change of use of the property, the child living there now or in the future could not be controlled by planning condition. As such the use of the property as a children's home needs to be considered in general terms, rather than trying to focus on the specific circumstances of potential future occupiers as this would be controlled by the placing authority and Ofsted. The proliferation of homes within the area and the impact this may have on future residents, whether that be positive or negative impact, would also be a consideration for the placing authority and Ofsted when deciding the suitability of the home for the placement of a child.

As a worst case scenario, the home could be occupied by a child, who could have extremely challenging behavioural issues, if the placing authority deemed that this was an appropriate placement of that child. If this was the case, there is potential for noise and disturbance from the property on a regular basis and potential for aggressive or anti-social behaviour. This would potentially be detrimental to the amenity of local residents.

However, if the residents of the home cause noise and disturbance for adjacent residents this could be investigated and controlled by an abatement notice. The Environmental Health Officer advises this is a protracted process, but they do have the statutory powers to control this issue. In addition, if residents are showing aggressive or anti-social behaviour, this is a matter to be controlled by the Police, not by planning legislation. Furthermore, such disturbances at the home would be an indication that the placement is not suitable and may not be in the best interest of the child. This would be a matter for the placing / local authority (responsible for children's services) to resolve.

Policy SC11 of the Local Plan for Bolsover District states that development likely to cause a loss of residential amenity as a result of, amongst other things, noise, must be supported by a relevant assessment. In addition, paragraph 198 of the NPPF states that planning decisions should mitigate and reduce to a minimum, potential adverse impacts resulting from noise from

new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.

In this case a noise assessment has not been submitted with the application. However, the existing property can continue to be used as a three-bedroom dwelling without the need for planning permission. There is nothing to say that the occupiers of the dwelling would not have children with challenging behaviours or wouldn't foster children with challenging behaviours and this would not require any planning permission at all. On this basis, it could be argued that the use of the property as a children's home may not be materially different from its occupation as a dwelling in this respect and as such this is not considered to be a reason to justify refusal of the proposal. However, the probability of this happening is unlikely, and it is the Environmental Health Officer's advice that whilst the two uses are similar, they are not the same and it is therefore considered reasonable and necessary to condition the submission and implementation of a noise management plan to address how the potential for noise issues arising from the site are to be managed.

As set out above, the use of the property as a children's home could increase the potential for anti-social/aggressive behaviour in the area. Policy SC3 of the Local Plan for Bolsover District requires development to take account of the need to reduce the opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promote safe living environments. In addition, paragraph 96 of the NPPF states planning decisions should aim to achieve healthy, inclusive and safe places which, amongst other things, are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. Whilst this policy is aimed primarily at larger, new built development, it is clear that these issues are considered to be material planning issues which need to be taken into account.

The details of the child who will potentially be occupying the property is not known, nor is their reason for being in care and as such the challenges presented by these children is unknown because this is a matter for the placing authority who allocate children to suitable homes. Even if the details of the child were known, the child occupying the property could change at any time without any need for planning permission. There is therefore no evidence that the use of this property will result in an increase in crime or anti-social behaviour and whilst there is potential for this to happen in some cases there are also many cases where small scale children's homes operate successfully in residential areas with children settling into community life. In addition, there is always the possibility for the property to be occupied by residents who may bring crime and/or anti-social behaviour to the area and again this cannot be controlled by planning legislation. For this reason, the proposal is not considered to represent a use which would result in an unsafe living environment for existing residents.

The success of the home's residents to integrate into the community will largely depend on the child living there at the time and the management of the home itself, and both matters are controlled by the placing authority and Ofsted. A proliferation of homes in the area may aid or hinder this integration depending on a particular child, but again this is an issue for the placing authority who would match each child with a suitable placement, not a planning issue.

The issue of the impact of the home in terms of noise and disturbance for residents is not restricted to noise and disturbance from residents of the home. It could also be as result from the comings and goings associated with the use of the property as a children's home in terms

of staff, visitors, etc.

Information has been submitted which explains how the home will operate in terms of staff, visitors, etc. However, this information is not particularly detailed, but this is likely to be because of the fact that exact figures cannot be produced because this will partly be dependent on the needs and requirements of the resident and their family at the time of occupation and the staff who are employed at any one and each of these things can vary.

For example, some children may have more family visitors than others, children will have different needs in terms of care and assessment, for example the need for medical attention or psychologist/health and well-being support. Most carers and managers are likely to travel to work by car but on occasion may travel by taxi or bus. Children may be taken to appointments in the carers' cars or by taxi or bus. The precise details of the number and timings of these movements therefore cannot be quantified or qualified and are likely to vary on a regular basis. The impact of any noise and disturbance from such comings and goings would also therefore vary.

It is considered likely that the comings and goings from the property because of its use as a care home could be greater than if the property was a single dwelling. However, if the dwelling was occupied by a family with grown up children/dependant relatives/foster children/occupiers working shift patterns etc this would require no planning permission at all. Such a family would also result in numerous comings and goings and would also have visits from friends/relatives/carers/support workers etc., such that the comings and goings would also be difficult to quantify. On this basis it is considered that the proposed use would not result in such an increase in comings and goings from the site over and above what could be reasonably expected in a residential area that it would result in noise and disturbance to residents of adjacent dwellings of a level that would cause harm to their residential amenity.

Residential amenity for future residents

The home is proposed to accommodate one child. There is a primary school in the village and a secondary school in Bolsover which is accessible by bus. The dwelling on site has a garden which is considered to provide adequate open space to meet the needs of its occupier. Many residents have raised and are raising families in Shuttlewood because they feel it is a safe and healthy environment in which to raise children. In addition, DCC Children's services have previously confirmed that Ofsted will consider the location, amongst other things, when considering the appropriateness of the home. On this basis, the site is considered to be capable of providing an adequate standard of amenity for its future residents.

Access/Highways

As set out earlier in the report, in terms of staff change over patterns, visitors to the home, vehicular movements to and from the home etc is not wholly quantifiable or predictable and will be dependent upon the needs to individual children in occupation at any one time.

The site can accommodate two cars on the site frontage on existing parking spaces. These spaces could be required to be maintained by condition. These parking spaces could accommodate the managers car and the car of one of the two care workers on shift. This would result in the cars of 1 carer parking on the road and potentially 1 or 2 carers parking on the road during the shift hand over period and any visitors to the site would also need to park on the road.

This is not an ideal situation, particularly given the narrowness of the cul-de-sac. However, the existing dwelling could feasibly be occupied by two parents with two grown up children who all drive, resulting in the need for two cars to park on-street on a regular basis, not counting any visitors that dwelling may attract. For this reason, subject to a condition requiring no more than one child with two carers plus one manager based on site at any one time, the proposal is not considered to have a materially greater impact on street parking or highway safety than its occupation as a dwelling. On this basis the proposal is not considered to be harmful to highway safety and is considered to comply with the requirements of Policy SC3 of the Local Plan for Bolsover District and paragraph 115 of the NPPF in this respect.

Ecology and Biodiversity Considerations

The proposal falls below the threshold of needing to provide the mandatory 10% net gain for biodiversity because it doesn't impact on a priority habitat and impacts on less than 25 square metres (5m by 5m) of on-site habitat and less than 5 metres of on-site linear habitats such as hedgerows.

The proposal does not result in external alterations to the building and as such does not result in a net loss for biodiversity in accordance with Policy SC9 of the Local Plan for Bolsover District.

Key Biodiversity Information	
Reason if exempt from the biodiversity gain plan condition	Subject to the de minimis exemption

Issues raised by residents

The issues raised by residents are noted but are not material planning matters which can be taken into account.

The houses are privately owned and who the owner of the properties chooses to rent them to cannot be controlled by the council or planning legislation. The property owner/landlord could terminate the rental contract with the tenant regardless of whether planning permission is granted for the current proposal and the granting of planning permission on the property has no impact on the legality of the existing rental agreement. Whether the property is currently occupied or vacant also makes no difference, in planning terms, to whether the proposed use is acceptable in terms of planning policy. There is no remit within planning legislation to interfere with rental agreements/contracts between private landlords and tenants.

The issue of help from the council to find alternative accommodation sits outside of the scope of this application for planning permission. Any grant of planning permission would be subject to a three-year commencement time limit. Appropriate notice would need to be served on any existing tenants within this period if the permission is implemented.

CONCLUSION / PLANNING BALANCE

There is an identified need for the provision of care homes for children within the county. It is acknowledged that Shuttlewood is not the most sustainable location for such a home, but DCC Children's Services have previously confirmed that a quieter location may be required for some children. The suitability of the location is a matter for Ofsted to assess, having regard to the operators Statement of Purpose, and the placing authority will place children according to their needs and in accordance with their care plan. The proposed development is therefore considered to help contribute towards this need.

There is potential for the proposal to result in noise and disturbance for adjacent residents, particularly given the potential cumulation of such uses in the area but, subject to an appropriate noise management plan being put in place, this impact is not considered to be materially greater than could occur from the continued use of the site as a dwelling.

The potential for anti-social behaviour and the fear of crime as a result of the cumulation of homes is acknowledged but equally the home may provide much needed accommodation for children who would benefit and thrive within a close-knit community, and it is a matter for Ofsted to ensure that children are homed in an appropriate location to suit their needs.

The proposal will likely result in some on street parking, but this is not considered to be significantly greater than if the property remains a dwelling and as such the proposal is not considered to be detrimental to highway safety and there are no objections to the proposal from the Highway Authority.

A children's home of this nature and scale may not be considered to represent a material change of use of the property. As a result, if an application for a certificate of lawful proposed development was to be submitted, rather than a planning application, it could be determined that planning permission would not be required. Such conclusions have been reached on similar applications within the district following recent appeal decisions and this must be a material consideration in the determination of this application.

RECOMMENDATION

The current application be APPROVED subject to the following conditions:

1. The development must be begun before the expiration of three years from the date of this permission.
2. Before the use hereby approved is first implemented, a noise management plan must be submitted to and approved in writing by the Local Planning Authority. The approved noise management plan must be implemented in full concurrent with the first occupation of the site and must continue to be implemented in accordance with the approved scheme thereafter.
3. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that order with or without modification) the premises must be used only as a children's care home for 1 child and for no other purpose (including any other use falling within Class C2 of the Order).
4. There must be no more than three members of staff on shift at the premises at any time unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interest of residential amenity in accordance with policies SC3 and SC11 of the Local Plan for Bolsover District.
3. In the interest of residential amenity and highway safety in accordance with policies SC3 and SC11 of the Local Plan for Bolsover District.
4. In the interest of highway safety in accordance with policy SC3 of the Local Plan for Bolsover District.

Notes

1. BNG 2
2. The three members of staff on shift must include the manager and carers on site.

Statement of Decision Process

Officers have worked positively and pro-actively with the applicant to address issues raised during the consideration of the application. The proposal has been considered against the policies and guidelines adopted by the Council and the decision has been taken in accordance with the guidelines of the Framework.

Equalities Statement

Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e., “the Public Sector Equality Duty”).

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic.

Human Rights Statement

The specific Articles of the European Commission on Human Rights (“the ECHR”) relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this ‘balancing exercise’ in the above report, officers are satisfied that the potential for these proposals to affect any individual’s (or any group of individuals’) human rights has been addressed proportionately and in accordance with the requirements of the ECHR.

PARISH Old Bolsover Parish

APPLICATION Conversion of house (C3) into children home (C2)
LOCATION 48 Pattison Street Shuttlewood, Chesterfield S44 6QZ
APPLICANT Divine Angels Care LTD c/o Anjum Design Ltd 435 Stratford Road
 Solihull B90 4AA
APPLICATION NO. 26/00034/FUL **FILE NO.** PP-14667155
CASE OFFICER Mrs Karen Wake
DATE RECEIVED 2nd February 2026

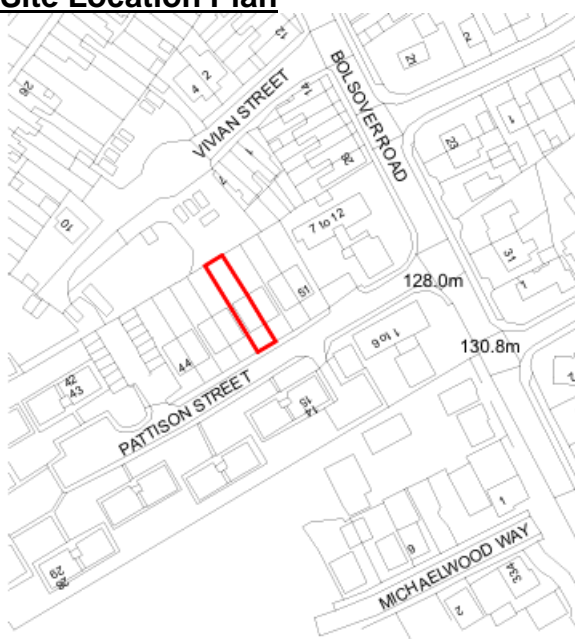
SUMMARY

The application is for the change of use of the existing dwelling to a children’s home for one child between the age of 6 - 17. The home is intended to operate with two members of staff on site 24hrs a day with a manager also on site during the day. No external changes are proposed to the dwelling.

The application is recommended for approval.

The application is referred to Planning Committee for determination due to a call-in request from Cllr Donna Hales who is concerned about the potential effects of the development on the existing residents, as it is an area for social housing for over 55’s and the impact on the highway, parking and increased traffic as well as the lack of facilities in the area and limited public transport.

Site Location Plan



Location Plan
 Scale 1:1250

 North

OFFICER REPORT ON APPLICATION NO. 26/00034/FUL

SITE & SURROUNDINGS

Three bedroom, two and a half storey semi-detached dwelling (Second floor accommodation in the roof space). Existing access to the front with two parking spaces side by side on the site frontage. To the rear of the property is a garden enclosed by a timber fence. To the northeast, is a pair of semi-detached dwellings which were built at the same time as the one on site, beyond which are flats. To the south and southeast of the site are also flats, to the north are two storey dwellings and an area of open land. To the west are further semi-detached dwellings.

BACKGROUND

Planning permission was granted for 8 dwellings in a row (four pairs of semi-detached dwellings) in 2021 which replaced a public house on the site.

Planning permission was then granted in 2025 for the change of use of two of the dwellings directly to the northeast of this site to children's homes for one child.

PROPOSAL

The application is for the change of use of the existing dwelling to a children's home for one child between the age of 6 - 17. The home is intended to operate with two members of staff on site 24hrs a day with a manager also on site during the day. No external changes are proposed to the dwelling.

AMENDMENTS

None

EIA SCREENING OPINION

The proposals that are the subject of this application are not EIA development.

HISTORY

20/00551/FUL	Granted	Demolition of existing public house and erection of 8 new
	Conditionally	dwellings

CONSULTATIONS

Parish Council: Objects to the proposal on the following grounds:

1. The proposed development would result in four care homes in very close proximity on Pattison Street. Two homes have already been approved at 50 and 51 Pattison Street, and it is understood that the applicant company may have also acquired four additional properties (44, 45, 46, and 47 Pattison Street). Collectively, this demonstrates a clear trend toward an overconcentration of similar uses, even discounting potential future applications, which could fundamentally alter the residential character of the area.
2. Pattison Street is a residential street with limited parking and narrow carriageways. The increase in staff, visitor, and service vehicle traffic would exacerbate congestion and pose risks to both pedestrians and other road users.
3. The development would place additional strain on already limited local services, and cumulative pressure on multiple public services and infrastructure is significant.

4. The proposed use would generate increased noise and disturbance, potentially at unsocial hours and a loss of privacy. The residential amenity of neighbouring properties, including those currently occupied by families, would be materially affected.
5. The property is currently occupied as a family home. If this development proceeds, it would directly displace a family, potentially causing homelessness or forcing relocation outside the area.
6. The concentration of vulnerable individuals in multiple homes on a single street raises questions about best practice in community-based care. Care provision should promote integration rather than the clustering of vulnerable people, which could be detrimental to both residents and neighbours.

DCC Highways: The property has two on-site parking spaces accessed directly off Pattison Street. Each of the proposed children's homes will accommodate one bedroom for the child and one bedroom for associated staff requirements. Whilst there may be some crossover of staff at times, the existing parking provision for the dwelling is considered appropriate to cater for the potential parking demand. Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. Therefore, no justifiable grounds on which an objection could be maintained. Advise a condition requiring the existing parking provision of two parking spaces to be retained in perpetuity.

Environmental Health Officer: No objections, advise condition to require submission, approval and implementation of a noise management plan before the use commences. The plan should include details of how noise would be managed, including the procedure that is followed to terminate the placement of a child in the event they cannot control the behaviour of someone in their care if they cause repeated and excessive noise impacts upon the community.

Force Designing Out Crime Officer: No safeguarding issues which would lead to objection to this proposal. The adjacent pair of houses at number 50/51 have extant permission for the same use, and number 50 is now in active use for the care of one child. The applicant has also purchased the other new semi-detached houses on Pattison Street, (numbers 44/45 and 46/47,) and intend to apply for the same use in time. It's understood that you can only consider the current proposal, but this is perhaps one to bear in mind when looking at the saturation of uses and their impact on neighbour amenity.

Supported Accommodation Review Team: Children's homes do not fall within the remit of the Supported Accommodation Review Team (SART). However, the property in question is in close proximity to other premises proposed for the same use. This is an important consideration, as it may have an impact on the local community, nearby amenities, and wider service provision within the district and across Derbyshire. For matters relating to children's homes, Derbyshire County Council's Children's Commissioning Team, who would be the most appropriate point of contact.

Derbyshire County Council Children's Commissioning Team: There are fewer children's homes across the Derbyshire district than other authorities. DCC have children placed at a distance and therefore any new provision from private organisations could be useful to increase supply in a more local area.

PUBLICITY

Site notice and 7 neighbours notified. Two letters of objection received which raise the following objections:

1. If this proposal proceeds, it will leave two families of four facing homelessness. Does the Council intend to provide rehousing support should the development be approved.

Families are facing significant financial pressures. The costs associated with securing a new tenancy — including deposits, moving expenses, and associated fees — would be extremely difficult to meet.

2. There are currently very limited suitable, affordable properties available within the local area. Relocating would likely require children to change schools, causing further disruption and distress.
3. It is understood that previous applications relating to vacant properties on the street may have been approved, but the properties included in this current proposal are not vacant. They are occupied family homes, which are central to their stability and wellbeing.

POLICY

Local Plan for Bolsover District (“the adopted Local Plan”)

Planning law requires that applications for planning permission be determined in accordance with policies in the adopted Local Plan, unless material considerations indicate otherwise. In this case, the most relevant Local Plan policies include:

- SS1 – Sustainable Development
- SS3 – Spatial Strategy and Distribution of Development
- LC3 – Type and Mix of Housing
- SC1 – Development within the Development Envelope
- SC3 – High Quality Development
- SC9 – Biodiversity and Geodiversity
- ITCR11 – Parking Provision

National Planning Policy Framework (“the Framework”)

The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. The Framework is therefore a material consideration in the determination of this application and policies in the Framework most relevant to this application include:

- Chapter 2 (paras. 7 – 14): - Achieving sustainable development.
- Paragraphs 48 - 51: Determining applications.
- Paragraphs 56 - 59: Planning conditions and obligations.
- Paragraphs 96 - 108: Promoting healthy and safe communities.
- Paragraphs 109 - 118: Promoting sustainable transport.
- Paragraphs 124 - 128: Making effective use of land.
- Paragraphs 196 - 201: Ground conditions and pollution.
- Paragraphs 207 - 221: Conserving and enhancing the historic environment.

Supplementary Planning Documents

Successful Healthy Places: A Guide to Sustainable and Healthy Housing Layout and Design: To provide a guide to those promoting developments on how they can create sustainable places that deliver a good quality of life for the people that live there and preventing poor design that comes at a cost to the environment. This requires that our neighbourhoods are designed around the linked concepts of good place making and sustainability.

Local Parking Standards:

This document relates to Policy ITCR11 of the Local Plan by advising how the parking standards contained in appendix 8.2 of the local plan should be designed and implemented with development proposals. This SPD does not revise the standards contained in the Local Plan but does provide suggested new standards for parking matters not set out in the Local Plan, such as cycle parking.

Biodiversity Net Gain Design Note:

In light of the requirement for mandatory 10% biodiversity net gain, the Council has prepared a planning advice note to provide advice on the background to the introduction of mandatory 10% Biodiversity Net Gain, how this statutory provision relates to policy SC9: Biodiversity and Geodiversity in the Local Plan for Bolsover District, and how we will expect those preparing applications to approach this new legal requirement.

ASSESSMENT

It is considered that the key issues in the determination of this application are:

- The principle of the development
- The impact on the character and appearance of the area
- The impact on residential amenity
- Whether the development would be provided with adequate parking and a safe and suitable access

These issues are addressed in turn in the following sections of this report.

Principle

The site is within the development envelope within a predominantly residential area. To ensure the Local Plan for Bolsover District contributes to achieving sustainable development, the Council has produced a Settlement Hierarchy Study which assessed the sustainability of existing settlements and ranked them accordingly. This study finds the largest settlements within the district tend to be the most sustainable. The Council's spatial strategy has a strong focus on sustainable development and on this basis, growth will be directed to the district's more sustainable settlements such as Bolsover and Shirebrook.

Within this hierarchy, Shuttlewood is identified as a small village. Beyond the small towns, emerging towns and large villages, Policy SS3 of the Local Plan supports limited development.

The current proposal is considered to be small scale development which involves the change of use of an existing dwelling to the use as a children's home within the development envelope of the village and as such the proposal is considered to meet the requirements of Policy SS3 of the Local Plan for Bolsover District.

Recent Government advice emphasised the provision set out in paragraph 62 (now 63) of the NPPF, which notes that local planning authorities should assess the size, type and tenure of housing needed for different groups in the community and reflect this in planning policies and decisions. Paragraph 63 says the different groups include but are not limited to "those who require affordable housing (including Social Rent); families with children; looked after children;

older people (including those who require retirement housing, housing with-care and care homes; students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes". In her statement the Housing and Planning Minister said that "Local planning authorities should give due weight to and be supportive of applications, where appropriate, for all types of accommodation for looked after children in their area that reflect local needs and all parties in the development process should work together closely to facilitate the timely delivery of such vital accommodation for children across the country.

In addition, Policy LC3 of the Local Plan for Bolsover District states that the Council will support the provision of housing for older people and specialist housing provision across all tenures including extra care schemes in appropriate locations, close to services and facilities.

Derbyshire County Council Children's Service have confirmed there is a lack of children's homes in the county and that the provision of homes by private providers would help to address this shortfall. They also previously confirmed that in some instances a quieter location is more suitable for some children, and it would be for the placing authority and Ofsted to consider this issue when assessing where to appropriately locate a child.

It is acknowledged that Shuttlewood is small rural village with limited facilities. However, there is a primary school, play area, playing fields and a shop with a post office within easy walking distance of the site. The site is also within easy walking distance of bus stops giving access to Bolsover and Clowne where there are services such as secondary schools, doctors, dentists and shops. Whilst the need to travel to nearby towns for facilities is not ideal and is likely to take place by car, there is a fairly regular bus service which could be utilised as an alternative and this is no different for existing Shuttlewood residents who may have children. On this basis, given the identified need for children's homes in all areas in the county, the proposed use is not considered to represent development which would be so unsustainable as to justify refusal of the proposal on this ground.

Whilst it is appreciated that the staff employed at the care home will result in a more transient residency, which will be compounded by the number of care homes in proximity of one another, the housed children will have a more permanent connection to the area. It is not considered that the use would give rise to community imbalance that would be detrimental to the area in this regard.

There are a number of recent planning appeal decisions which indicate that children's homes of this nature and scale are not considered to represent a material change of use of the property from a single dwelling house. As a result of these decisions this council has granted a number of Lawful Development Certificates for such proposed changes of use as the change proposed was not considered to be material. In this instance the applicant has applied for planning permission and the council must determine the application submitted but a material consideration in this determination must be the fact that if an application for a certificate of lawful proposed development certificate was to be submitted, rather than a planning application, the proposed use could be considered lawful and planning permission would not be required. This conclusion has been reached on similar applications within the district following recent appeal decisions nationally.

The impact on the character and appearance of the area

The development utilises an existing dwelling within the development envelope. The development does not propose any external alterations to the building. The development is therefore not considered to be harmful to the character and appearance of this predominantly residential area.

Residential Amenity

The property is a semi-detached, two and a half storey dwelling with an enclosed rear garden. There are dwellings to each side of the site and to the front and rear, in close proximity of the site.

The proposal does not include any external alterations to the building and as such no new windows are being introduced. The proposed use is therefore not considered to result in any additional overlooking of adjacent dwellings over and above the existing use of the property as a dwelling and as such the proposal is not considered to result in a loss of privacy for adjacent residents.

The proposed use of the site is to home children (one child at a time). These children could need homing for many reasons and may suffer from learning difficulties, emotional difficulties and/or behavioural issues and these issues cannot be specified at this stage as the children would be allocated to the home by the placing authority based on the provision available and the suitability for the child. If planning permission was to be granted for the change of use of the property, the child living there now or in the future could not be controlled by planning condition. As such the use of the property as a children's home needs to be considered in general terms, rather than trying to focus on the specific circumstances of potential future occupiers as this would be controlled by the placing authority and Ofsted. The proliferation of homes within the area and the impact this may have on future residents, whether that be positive or negative impact, would also be a consideration for the placing authority and Ofsted when deciding the suitability of the home for the placement of a child.

As a worst case scenario, the home could be occupied by a child, who could have extremely challenging behavioural issues, if the placing authority deemed that this was an appropriate placement of that child. If this was the case, there is potential for noise and disturbance from the property on a regular basis and potential for aggressive or anti-social behaviour. This would potentially be detrimental to the amenity of local residents.

However, if the residents of the home cause noise and disturbance for adjacent residents this could be investigated and controlled by an abatement notice. The Environmental Health Officer advises this is a protracted process, but they do have the statutory powers to control this issue. In addition, if residents are showing aggressive or anti-social behaviour, this is a matter to be controlled by the Police, not by planning legislation. Furthermore, such disturbances at the home would be an indication that the placement is not suitable and may not be in the best interest of the child. This would be a matter for the placing / local authority (responsible for children's services) to resolve.

Policy SC11 of the Local Plan for Bolsover District states that development likely to cause a loss of residential amenity as a result of, amongst other things, noise, must be supported by a relevant assessment. In addition, paragraph 198 of the NPPF states that planning decisions should mitigate and reduce to a minimum, potential adverse impacts resulting from noise from

new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.

In this case a noise assessment has not been submitted with the application. However, the existing property can continue to be used as a three-bedroom dwelling without the need for planning permission. There is nothing to say that the occupiers of the dwelling would not have children with challenging behaviours or wouldn't foster children with challenging behaviours and this would not require any planning permission at all. On this basis, it could be argued that the use of the property as a children's home may not be materially different from its occupation as a dwelling in this respect and as such this is not considered to be a reason to justify refusal of the proposal. However, the probability of this happening is unlikely, and it is the Environmental Health Officer's advice that whilst the two uses are similar, they are not the same and it is therefore considered reasonable and necessary to condition the submission and implementation of a noise management plan to address how the potential for noise issues arising from the site are to be managed.

As set out above, the use of the property as a children's home could increase the potential for anti-social/aggressive behaviour in the area. Policy SC3 of the Local Plan for Bolsover District requires development to take account of the need to reduce the opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promote safe living environments. In addition, paragraph 96 of the NPPF states planning decisions should aim to achieve healthy, inclusive and safe places which, amongst other things, are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. Whilst this policy is aimed primarily at larger, new built development, it is clear that these issues are considered to be material planning issues which need to be taken into account.

The details of the child who will potentially be occupying the property is not known, nor is their reason for being in care and as such the challenges presented by these children is unknown because this is a matter for the placing authority who allocate children to suitable homes. Even if the details of the child were known, the child occupying the property could change at any time without any need for planning permission. There is therefore no evidence that the use of this property will result in an increase in crime or anti-social behaviour and whilst there is potential for this to happen in some cases there are also many cases where small scale children's homes operate successfully in residential areas with children settling into community life. In addition, there is always the possibility for the property to be occupied by residents who may bring crime and/or anti-social behaviour to the area and again this cannot be controlled by planning legislation. For this reason, the proposal is not considered to represent a use which would result in an unsafe living environment for existing residents.

The success of the home's residents to integrate into the community will largely depend on the child living there at the time and the management of the home itself, and both matters are controlled by the placing authority and Ofsted. A proliferation of homes in the area may aid or hinder this integration depending on a particular child, but again this is an issue for the placing authority who would match each child with a suitable placement, not a planning issue.

The issue of the impact of the home in terms of noise and disturbance for residents is not restricted to noise and disturbance from residents of the home. It could also be as result from the comings and goings associated with the use of the property as a children's home in terms

of staff, visitors, etc.

Information has been submitted which explains how the home will operate in terms of staff, visitors, etc. However, this information is not particularly detailed, but this is likely to be because of the fact that exact figures cannot be produced because this will partly be dependent on the needs and requirements of the resident and their family at the time of occupation and the staff who are employed at any one and each of these things can vary.

For example, some children may have more family visitors than others, children will have different needs in terms of care and assessment, for example the need for medical attention or psychologist/health and well-being support. Most carers and managers are likely to travel to work by car but on occasion may travel by taxi or bus. Children may be taken to appointments in the carers' cars or by taxi or bus. The precise details of the number and timings of these movements therefore cannot be quantified or qualified and are likely to vary on a regular basis. The impact of any noise and disturbance from such comings and goings would also therefore vary.

It is considered likely that the comings and goings from the property because of its use as a care home could be greater than if the property was a single dwelling. However, if the dwelling was occupied by a family with grown up children/dependant relatives/foster children/occupiers working shift patterns etc this would require no planning permission at all. Such a family would also result in numerous comings and goings and would also have visits from friends/relatives/carers/support workers etc., such that the comings and goings would also be difficult to quantify. On this basis it is considered that the proposed use would not result in such an increase in comings and goings from the site over and above what could be reasonably expected in a residential area that it would result in noise and disturbance to residents of adjacent dwellings of a level that would cause harm to their residential amenity.

Residential amenity for future residents

The home is proposed to accommodate one child. There is a primary school in the village and a secondary school in Bolsover which is accessible by bus. The dwelling on site has a garden which is considered to provide adequate open space to meet the needs of its occupier. Many residents have raised and are raising families in Shuttlewood because they feel it is a safe and healthy environment in which to raise children. In addition, DCC Children's services have previously confirmed that Ofsted will consider the location, amongst other things, when considering the appropriateness of the home. On this basis, the site is considered to be capable of providing an adequate standard of amenity for its future residents.

Access/Highways

As set out earlier in the report, in terms of staff change over patterns, visitors to the home, vehicular movements to and from the home etc is not wholly quantifiable or predictable and will be dependent upon the needs to individual children in occupation at any one time.

The site can accommodate two cars on the site frontage on existing parking spaces. These spaces could be required to be maintained by condition. These parking spaces could accommodate the managers car and the car of one of the two care workers on shift. This would result in the cars of 1 carer parking on the road and potentially 1 or 2 carers parking on the road during the shift hand over period and any visitors to the site would also need to park on the road.

This is not an ideal situation, particularly given the narrowness of the cul-de-sac. However, the existing dwelling could feasibly be occupied by two parents with two grown up children who all drive, resulting in the need for two cars to park on-street on a regular basis, not counting any visitors that dwelling may attract. For this reason, subject to a condition requiring no more than one child with two carers plus one manager based on site at any one time, the proposal is not considered to have a materially greater impact on street parking or highway safety than its occupation as a dwelling. On this basis the proposal is not considered to be harmful to highway safety and is considered to comply with the requirements of Policy SC3 of the Local Plan for Bolsover District and paragraph 115 of the NPPF in this respect.

Ecology and Biodiversity Considerations

The proposal falls below the threshold of needing to provide the mandatory 10% net gain for biodiversity because it doesn't impact on a priority habitat and impacts on less than 25 square metres (5m by 5m) of on-site habitat and less than 5 metres of on-site linear habitats such as hedgerows.

The proposal does not result in external alterations to the building and as such does not result in a net loss for biodiversity in accordance with Policy SC9 of the Local Plan for Bolsover District.

Key Biodiversity Information	
Reason if exempt from the biodiversity gain plan condition	Subject to the de minimis exemption

Issues raised by residents

The issues raised by residents are noted but are not material planning matters which can be taken into account.

The houses are privately owned and who the owner of the properties chooses to rent them to cannot be controlled by the council or planning legislation. The property owner/landlord could terminate the rental contract with the tenant regardless of whether planning permission is granted for the current proposal and the granting of planning permission on the property has no impact on the legality of the existing rental agreement. Whether the property is currently occupied or vacant also makes no difference, in planning terms, to whether the proposed use is acceptable in terms of planning policy. There is no remit within planning legislation to interfere with rental agreements/contracts between private landlords and tenants.

The issue of help from the council to find alternative accommodation sits outside of the scope of this application for planning permission. Any grant of planning permission would be subject to a three-year commencement time limit. Appropriate notice would need to be served on any existing tenants within this period if the permission is implemented.

CONCLUSION / PLANNING BALANCE

There is an identified need for the provision of care homes for children within the county. It is acknowledged that Shuttlewood is not the most sustainable location for such a home, but DCC Children's Services have previously confirmed that a quieter location may be required for some children. The suitability of the location is a matter for Ofsted to assess, having regard to the operators Statement of Purpose, and the placing authority will place children according to their needs and in accordance with their care plan. The proposed development is therefore considered to help contribute towards this need.

There is potential for the proposal to result in noise and disturbance for adjacent residents, particularly given the potential cumulation of such uses in the area but, subject to an appropriate noise management plan being put in place, this impact is not considered to be materially greater than could occur from the continued use of the site as a dwelling.

The potential for anti-social behaviour and the fear of crime as a result of the cumulation of homes is acknowledged but equally the home may provide much needed accommodation for children who would benefit and thrive within a close-knit community, and it is a matter for Ofsted to ensure that children are homed in an appropriate location to suit their needs.

The proposal will likely result in some on street parking, but this is not considered to be significantly greater than if the property remains a dwelling and as such the proposal is not considered to be detrimental to highway safety and there are no objections to the proposal from the Highway Authority.

A children's home of this nature and scale may not be considered to represent a material change of use of the property. As a result, if an application for a certificate of lawful proposed development was to be submitted, rather than a planning application, it could be determined that planning permission would not be required. Such conclusions have been reached on similar applications within the district following recent appeal decisions and this must be a material consideration in the determination of this application.

RECOMMENDATION

The current application be APPROVED subject to the following conditions:

1. The development must be begun before the expiration of three years from the date of this permission.
2. Before the use hereby approved is first implemented, a noise management plan must be submitted to and approved in writing by the Local Planning Authority. The approved noise management plan must be implemented in full concurrent with the first occupation of the site and must continue to be implemented in accordance with the approved scheme thereafter.
3. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that order with or without modification) the premises must be used only as a children's care home for 1 child and for no other purpose (including any other use falling within Class C2 of the Order).
4. There must be no more than three members of staff on shift at the premises at any time unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interest of residential amenity in accordance with policies SC3 and SC11 of the Local Plan for Bolsover District.
3. In the interest of residential amenity and highway safety in accordance with policies SC3 and SC11 of the Local Plan for Bolsover District.
4. In the interest of highway safety in accordance with policy SC3 of the Local Plan for Bolsover District.

Notes

1. BNG 2
2. The three members of staff on shift must include the manager and carers on site.

Statement of Decision Process

Officers have worked positively and pro-actively with the applicant to address issues raised during the consideration of the application. The proposal has been considered against the policies and guidelines adopted by the Council and the decision has been taken in accordance with the guidelines of the Framework.

Equalities Statement

Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e., “the Public Sector Equality Duty”).

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic.

Human Rights Statement

The specific Articles of the European Commission on Human Rights (“the ECHR”) relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this ‘balancing exercise’ in the above report, officers are satisfied that the potential for these proposals to affect any individual’s (or any group of individuals’) human rights has been addressed proportionately and in accordance with the requirements of the ECHR.

Bolsover District Council

Meeting of the Planning Committee on 15th April 2026

Historic Environment Supplementary Planning Document

Report of the Assistant Director: Planning & Planning Policy

Classification	This report is Public
Report By	Julie-Anne Middleditch Principal Planning Policy Officer

PURPOSE / SUMMARY OF REPORT

- To update Members on the outcome of the consultation exercise on the draft Historic Environment Supplementary Planning Document and seek their approval to make appropriate revisions and refer to Council the adoption of the revised document as a material consideration in planning decisions

REPORT DETAILS

1. Background

- 1.1 In accordance with the Council's approved Local Development Scheme (April 2024) and Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012, work is ongoing on the preparation of a number of Supplementary Planning Documents (SPDs) to provide more detailed advice or guidance on policies of the Local Plan for Bolsover District (March 2020).
- 1.2 The Historic Environment SPD (2006) is a guidance document for all involved in making decisions on planning matters as they relate to the historic built environment as well as the general public / developers who may want to submit a formal enquiry or application.
- 1.3 Since the adoption of the Historic Environment SPD in 2006, there have been significant changes in national heritage policy and guidance and changes in local plan policy with the adoption of the Local Plan for Bolsover District (2020). Although the Local Plan for Bolsover District reflects the changes in national heritage policy and guidance, the Historic Environment SPD of 2006 does not. To remain effective and relevant, the SPD must reflect these changes in national and local policy to ensure that it continues to support the development management process as it relates to the historic built environment in line with current policies and practice.

- 1.4 The draft of the revised SPD was presented to Planning Committee on 18th February 2026 before being subject to consultation in line with the Town and Country Planning Regulations (2012) and the Council's Statement of Community Involvement (SCI).
- 1.5 A 4-week targeted consultation was held with statutory consultees, developers, agents and others on the Local Plan database between 23rd February and 23rd March. Documents were also made available at libraries and the Council's contact centres. An exhibition and flyers to encourage consultation responses was positioned in The Arc Reception area.

2. Details of Proposal or Information

Outcome of the Consultation Exercise

- 2.1 The Consultation brought forward six submissions comprising 39 representations:
1. Barlborough Hospital Trust
 2. Coal Authority
 3. Derbyshire County Council Highways Authority
 4. Derbyshire County Council Conservation Officer
 5. Historic England
 6. Natural England
- 2.2 The main points are summarised below. Some are considered to merit revisions to the approved consultation draft Historic Environment SPD. The full schedule of representations and the Council's proposed response to the points raised is included as Appendix 1 to this report.

Respondent: Barlborough Hospital Trust

- 2.3 The respondent stated that for various reasons noise should be a core factor in all planning decisions, including in Conservation Areas and should therefore be included in the SPD within the Conservation Areas section.
- 2.4 Considerations relating to noise are outside of the scope of this Supplementary Planning Document. The Historic Environment SPD focuses on the significance of the physical, visual and historic qualities of heritage assets, so it does not provide detailed guidance on noise, which is not usually part of what defines a heritage asset's significance. Only where tranquillity is clearly identified as part of the area's special character would the Council consider whether noise from a proposal result in heritage harm this would be evaluated by the Council when considering the impact of the development. No changes made.

Respondent: Coal Authority

- 2.5 The Coal Authority stated that they have no specific comments on the Historic Environment SPD. No changes made.

Respondent: Derbyshire County Council Highways

- 2.6 Derbyshire County Council Highways department stated that the guidance did not have any impact on them. No changes made.

Respondent: Derbyshire County Council Conservation Officer

- 2.7 The County Council Conservation Officer made 10 representations overall and encourages refining the SPD with the suggestion that some background material, such as detailed designation criteria, could be streamlined. The document has been amended where changes improve clarity or accuracy. Contextual background information has however been retained as it is considered that it adds value and contributes to the document being informative in the widest sense.

Respondent: Historic England

- 2.8 Historic England's welcomes the SPD overall, making 25 representations. It recommends expanding the information and advises adding more detail including images. Overall, Historic England supports the SPD's direction but encourages strengthening it so applicants better understand how to avoid, minimise and assess harm to heritage assets. In response, new explanatory text has been added in certain areas of the document as well as links to other guidance. A number of the representations from Historic England reference adding more photographs to the document. It is considered that including photographs as suggested would significantly increase the size and complexity of the SPD without materially improving its function as a planning guidance document.

Respondent: Natural England

- 2.9 Natural England state that whilst they welcome the opportunity to give their views, the topic of the Supplementary Planning Document does not relate to their interests to any significant extent and therefore they do not wish to comment.

Final Document

- 2.10 A final version of the Historic Environment SPD is attached as Appendix 2. As a result of the consultation the amendments taken on board from the representations made have refined and strengthened the SPD.

3 Reasons for Recommendation

- 3.1 The report updates Members on the feedback received during the consultation exercise and sets out the Council's response to this feedback and any consequential revisions to the SPD. On this basis, it is recommended that Members approve the Historic Environment SPD and refer it to Council for formal adoption.

4 **Alternative Options and Reasons for Rejection**

- 4.1 It would be possible to not approve this final version of the Historic Environment SPD at this time, but this alternative option has been rejected as this would mean that the Council would not provide sufficiently up to date guidance to developers and agents on this matter and may undermine efforts to achieve well designed and beautiful places in Bolsover District.

RECOMMENDATION

That Planning Committee:

- 1) note the outcome of the consultation exercise as set out in the report and set out in Appendix 1;
- 2) approve the proposed responses to the main points and the consequential revisions to the proposed SPD as set out in the report and set out in Appendix 2;
- 3) recommends to Council that the Historic Environment Supplementary Planning Document is adopted as a material consideration in planning decisions.

Approved by Cllr Tom Munro, Portfolio Holder – Growth

IMPLICATIONS:

<u>Finance and Risk</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: The recommendations within this report do not have a significant financial implication for the Council. On behalf of the Section 151 Officer		
<u>Legal (including Data Protection)</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: No legal implications are anticipated to arise from this report. On behalf of the Solicitor to the Council		
<u>Staffing</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: There are no human resources implications arising from this report. On behalf of the Head of Paid Service		
<u>Equality and Diversity, and Consultation</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Details: There are no specific direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic arising from this report.

Environment Yes No

Details: There are no specific environmental implications arising from this report, albeit the Historic Environment SPD will make a notable contribution to enhancing the built environment.

DECISION INFORMATION:

Please indicate which threshold applies:

Is the decision a Key Decision?

A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:

Yes No

Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or **(b)** Results in the Council incurring Revenue Expenditure of £75,000 or more.

(a) **(b)**

Capital (a) Results in the Council making Capital Income of £150,000 or more or **(b)** Results in the Council incurring Capital Expenditure of £150,000 or more.

(a) **(b)**

District Wards Significantly Affected:

(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)

Please state below which wards are affected or tick **All** if all wards are affected:

All

The design guidance contained within the Historic Environment SPD will cover the whole District.

Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/>	Portfolio Holder for Growth and internal stakeholders.

Links to Council Ambition: Customers, Economy, Environment, Housing
<u>Environment</u> <ul style="list-style-type: none"> Ensuring all area, neighbourhoods and streets in the district, irrespective of housing tenure or type, are places where people want to live, feel safe, and are proud to live. <u>Housing</u> <ul style="list-style-type: none"> Enabling housing growth by increasing the supply, quality, and range of housing to meet the needs of the growing population.

DOCUMENT INFORMATION:

Appendix No	Title
1	Consultation Responses
2	Historic Environment SPD

Background Papers
<i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).</i>

DECEMBER 2024

Appendix 1

Historic Environment SPD Summary of Representations received and Council's Response

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Barlborough Hospital Trust (Rep 1)		
1	<p>Some (potentially) harmful characteristics are not addressed in the document. Under Principles of Assessment (Conservation Areas) there is no reference to the potential for harm arising from any proposal that might itself introduce a new and audibly disturbing sound. Currently planning doesn't properly address the harm caused by new or intrusive sounds from proposed developments. Technical noise reports focus on decibel levels and charts, but this misses how people actually experience noise; through disturbed sleep, stress, and loss of quiet enjoyment at home, especially now that many work from home. The distinction between 'sound' and 'noise' is often overlooked, and as a result, the real-world impact on residents is under-recognised. Noise should therefore be treated as a core consideration in all applications for development, including those in Conservation Areas.</p>	<p>Response: The document focuses on the impact of development on the fabric, setting and historic importance of the districts heritage assets. It does not contain detailed guidance on noise, because noise is not normally considered a defining element of "significance" in heritage terms. Conservation Area designation does not automatically raise the threshold for noise impacts. In those circumstances where tranquillity is a clearly defined and evidenced part of the area's special character, this would be evaluated by the Council when considering the impact of the development and whether that caused 'harm'.</p> <p>Action: No action taken, considerations relating to noise are outside of the scope of this document.</p>
The Coal Authority (Rep 2)		
2	<p>We note that this current consultation relates to an SPD for Historic Environment and I can confirm that we have no specific comments to make on this document.</p>	<p>Response: Not required</p> <p>Action: Not required</p>
Derbyshire County Council Highways Authority (Rep 3)		
3	<p>The Historic Environment SPD doesn't really impact on DCC Highways so no comment.</p>	<p>Response: Not required</p> <p>Action: Not required</p>

Appendix 1

Derbyshire County Council Conservation Officer (Reps 4 - 13)	
4	<p>General observation: Chapter 4 ('listed buildings') and chapter 6 ('historic parks and gardens') refer at length to the selection criteria and grade classification for each asset type. This is not directly relevant to an SPD. Chapters 6 and 9 do not contain any supplementary planning advice and may be omitted. You may wish to prepare a separate document or documents containing procedural and other advice.</p>
	<p>Response: we would disagree with this stance. Providing such context fulfils the aim of this SPD to enhance overall knowledge of the district's historic environment. In doing so the aim is to inform an understanding of <u>what</u> makes the historic assets in the district special, which helps to explain <u>why</u> certain protections exist and <u>how</u> change can be managed positively.</p> <p>Action: No action taken.</p>
5	<p>General Observation: You should be satisfied that chapters 5 and 8 reflect Historic England's standing advice about "Adapting traditional farm buildings" and "The setting of heritage assets" respectively.</p>
	<p>Response: agreed that these chapters would benefit from the additional information provided by referencing Historic England (HE) Guidance.</p> <p>Action: An additional paragraph inserted in chapter 5 to reference the HE guidelines as below.</p> <p>5.9 Historic England has produced a number of advice documents on the adaptation of and reuse of agricultural buildings. They explain how significance can be retained and enhanced through well-informed maintenance and sympathetic development, provided that repairs, design and implementation are carried out to a high standard.</p> <p>Adapting Traditional Farm Buildings - Best Practice Guidelines for Adaptive Reuse Historic England</p>

		<p>Action: An additional paragraph inserted in chapter 8 to reference the HE guidelines as below</p> <p>8.7 Historic England has produced guidance on managing change within the settings of heritage assets, including archaeological remains and historic sites.</p> <p>The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) Historic England</p>
<p>6</p>	<p>Preface, introduction and description: The government published a draft revised NPPF in December. References in your preface to the national policy context may not reflect the draft revised NPPF. For example, the draft revised NPPF omits reference to the phrase “less than substantial harm”.</p> <p>Harm to the significance of a heritage asset requires clear and convincing justification. Substantial harm must be necessary to achieve substantial public benefits.</p>	<p>Response: The draft revised NPPF 2025 is not yet formally adopted. Procedurally we cannot anticipate its adoption and the final contents therein. At the time of the proposed adoption of the Historic Environment SPD, the NPPF of 2024 upon which it is based will remain the extant Government guidance.</p> <p>Action: no change</p>
<p>7</p>	<p>Preface, introduction and description: Paragraph 2.20 refers to “sources of stone for building using magnesian limestone”. The SPAB advises against the “trade in salvaged materials”, because it “encourages the destruction of old buildings”. In offering your summary advice, you should be satisfied that it would be feasible to source “stone of the appropriate geological type, colour and texture” without relying upon salvaged materials.</p>	<p>Response: agreed that the SPAB advice should be included.</p> <p>Action: additional text added to the end of paragraph 2.24 as below.</p> <p>“...The Society for the Preservation of Ancient Buildings [SPAB] advises against the ‘trade in salvaged materials’, because it encourages the</p>

		destruction of old buildings. Building owners/builders should be satisfied that it would be feasible to source stone of the appropriate geological type, colour and texture without relying upon salvaged materials.”
8	Conservation areas: The NPPG specifies which applications “must be accompanied by a design and access statement”. Your requirement for a design and access statement “where new development is proposed in a conservation area” exceeds the national specification. A design and access statement would be required for all forms of householder development, including development subject to an article four direction. You should be satisfied that this approach would be proportionate.	Response: agreed. Action: References to the design and access statement removed.
9	Conservation areas: Please omit reference to <i>Building in context: New development in historic areas</i> . The document is 25 years old; it predates both the NPPF (2012) and the National Design Guide (2019).	Response: agreed that the reference is out of date. Action: reference to ‘Building in Context: New development in historic areas’ removed from paragraph 3.15.
10	Conservation areas: You require “certain details” to be incorporated in new buildings “designed in a traditional form”. This requirement should be applied flexibly. Bargeboards may be an expression of local character and distinctiveness (link to example); a blanket restriction upon their use would be undesirable.	Response: agreed that references to barge boards should be amended to reflect their historic use. Action: An additional bullet point added to paragraph 3.13 Appropriately designed traditional fascia and barge boards where they are considered to contribute to local distinctiveness.

11	<p>Listed buildings: The DCMS <i>Principles of selection for listed buildings</i> (2018) say: “From 1700 to 1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded [as being] of special interest”. I do not understand why you refer to a date threshold of 1840 instead.</p>	<p>Response: This was an oversight. 1840 was used as the key date in the older listing guidance upon which this SPD was first based.</p> <p>Action: date changed in paragraph 4.6</p>
12	<p>Listed buildings: An occupier of premises owes the “common duty of care” to all their visitors, under the Occupier’s Liability Acts 1957 and 1984. The owner of a listed building does not have a duty of care to look after it. You have legal powers under sections 48 and 54 of the 1990 Act, as per your paragraph 4.41.</p>	<p>Response: Accepted that owners of listed buildings are not under a general <u>legal</u> duty to keep a listed building in good repair.</p> <p>Action: Reference removed from the start of paragraph 4.44</p>
13	<p>Archaeology: Chapter 7 refers erroneously to “extensive urban area surveys”; they are extensive urban surveys.</p>	<p>Response: A previous error in the 2006 SPD that was incorporated into this update.</p> <p>Action: Reference changed in Paragraph 7.22</p>
Historic England (Reps 14-38)		
14	<p>Section 2 on local distinctiveness is interesting and a positive inclusion in the text. The Summary section is very brief, and it would be more beneficial if the Council developed this section to include further specifics on how applicants can ensure their proposals respect the local distinctiveness of the area. We are supportive of the advice contained within the Summary.</p>	<p>Response: agreed that this is necessary and appropriate across all of the types of heritage assets covered in the document.</p> <p>Action: A text box outlining Core Principles added to the end of Chapters 2-8</p>
15	<p>We recommend expanding paragraph 3.3 to provide some additional detail on what information is available within Conservation Area Appraisals and how this information can be utilised to inform planning proposals</p>	<p>Response: agreed that this section would benefit from the additional information</p> <p>Action: additional paragraph as below</p>

		<p>3.4 The Conservation Area Appraisals all follow a clear, consistent structure. Each appraisal begins by explaining the purpose of the conservation area and the policy context, then sets out the area’s location, historical development and the features that give it special architectural or historic interest. They analyse character in detail, looking at buildings, materials, street patterns, views, open spaces and landscape features, and often divide the area into smaller character zones.</p>
<p>16</p>	<p>Paragraph 3.5/6 include some additional detail regarding settlement patterns and how to respect them in new development. It would be beneficial to include photographs/ images to expand upon the written information.</p>	<p>Response: this is mentioned under Core Principles, anything more prescriptive including photographs would be more appropriate as part of a Design Code.</p> <p>Action: No change</p>
<p>17</p>	<p>Expand upon section 3.7 to set out additional detail about what needs to be considered. There should be a reference to listed buildings/ locally listed buildings incorporated into this section too. The section would also benefit from photographs/ images.</p>	<p>Response: agreed that further information relating to Article 4 properties would benefit this section. Information on listed buildings and locally listed buildings in conservation areas including illustrations is included in the individual Conservation Area Character appraisals.</p> <p>Action: paragraph and link added as below</p> <p>3.10 For those residential buildings that are covered by an Article 4 Direction certain “permitted development rights,” have been removed, meaning that works which would normally not require planning permission, such as small extensions, changes to</p>

		<p>windows and doors, or alterations to roofs must instead go through the planning process so that the council can protect the special character of the area, building or landscape. See link below to check if a property is covered by an Article 4 Direction</p> <p><u>Article 4 Directions</u></p>
18	<p>Paragraph 3.8 we are supportive of the reference to the County Archaeologist. Where there is the opportunity for any archaeology to be affected by new development then this should require a desk-based assessment and a field evaluation where required.</p>	<p>Response: agreed that this section would benefit from the additional information</p> <p>Action: text added to the end of paragraph 3.13 as below.</p> <p>Where there is the opportunity for any archaeology to be affected by new development then this should require a desk-based assessment and a field evaluation where required.</p>
19	<p>Section 3.9/10 may be more appropriately cited in its own sub-heading.</p>	<p>Response: Agreed that this would be more legible.</p> <p>Action: separate section on 'Spaces' inserted after paragraph 10.</p>
20	<p>Paragraph 3.12 is supported. This should include reference to using Conservation Area Appraisals and Management Plan, as well as utilising the local Historic Environment Record to understand any existing heritage assets and heritage features.</p>	<p>Response: agreed that this section would benefit from the additional information</p> <p>Action: text and link added to paragraph 3.15 as below.</p> <p>The Conservation Area Appraisals and Management Plans produced by the Council will provide a good</p>

		<p>starting point when considering design. The local Historic Environment Record Home - Derbyshire Historic Environment Record published by Derbyshire County Council can also help in the understanding of any existing heritage assets and heritage features.</p>
<p>21</p>	<p>The principles of assessment are broadly supported. We recommend that a point 11 is included for the final point to have its own entry. The assessment should be clear that it will consider the specific details and character of the Conservation Area in question including specific assessments and evidence base and that any new development should also seek to better reveal the Conservation Area and seek enhancements. The assessment should be utilised for applications within the boundary of the Conservation Area and also outside of it, but where the development may impact the Conservation Area.</p>	<p>Response: requested clarification from the respondent as unclear what was meant. Response not yet received.</p> <p>Action: no change</p>
<p>22</p>	<p>Section 4.2 would be enhanced with additional detail or an Appendix about the listed buildings within Bolsover area. It would also be useful to include photographs/ images of some of the principal assets of the area</p>	<p>Response: agreed that this is appropriate to set the context for the district’s listed buildings. Photographs of some of the principle assets are used as section dividers. Although more images can be helpful, the SPD’s purpose is to provide clear written guidance.</p> <p>Action: additional paragraphs added to the introduction to Chapter 4 Listed Buildings as below.</p> <p>4.1 Listed buildings are an important part of the cultural heritage of the district. They give communities a unique identity and a sense of place, connecting present generations to the past, contributing to cultural heritage and architectural</p>

		<p>quality. Historic buildings can also provide significant economic, educational, and environmental benefits, boosting tourism, creating jobs, teaching history, and promoting sustainable building practices.</p> <p>4.2 Listed buildings across Bolsover reflect a rich and varied heritage, ranging from nationally important Grade I landmarks such as Bolsover Castle to a wide collection of Grade II* and Grade II structures that have characterised the district’s towns and villages over the centuries. They encompass major landmarks such as parish churches, vernacular cottages, farmhouses, shops and schools, as well as significant elements of the area’s industrial heritage such as New Bolsover Model Village and former textile mills, all contributing to the district’s strong sense of place. Their architectural character spans medieval origins, 17th century craftsmanship and Victorian development.</p> <p>Action: similar summaries also added into the introductions to Chapters 3, 5, 6 and 7.</p>
<p>23</p>	<p>It would be useful if the SPD relates to the significance of heritage assets and provides some additional detail regarding this issue. The National Planning Policy Framework sets out to conserve and enhance the significance of heritage assets and as such the SPD would benefit from including these terms. Additionally, the setting of heritage assets where it contributes to significance should be protected. This could be in a section at the beginning of the SPD and then just reference the significance of heritage assets in relevant areas.</p>	<p>Response: the links included by the respondent are already included in the SPD.</p> <p>On page 57</p> <p>https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/</p>

	<p>I attach a link to our document Historic Environment Advice Note 12: Statement of Heritage Significance will provide some additional detail on this. https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/</p> <p>I further attach our document Good Practice Advice Note 3: The Setting of Heritage Assets https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</p> <p>This information could benefit from amendments under the 'alternations section'. For example, to discuss significance rather than character and how to frame setting.</p>	<p>On page 50</p> <p>https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</p> <p>The general guidance to which the respondent alludes is also included within the chapters of the SPD. The respondent is suggesting that the SPD is set out in a different way. It is considered that this is not necessary.</p> <p>Action: No change</p>
24	<p>We support the references in paragraph 4.12.</p>	<p>Response: acknowledged. This is paragraph 4.14 in the final document.</p> <p>Action: Not required</p>
25	<p>Historic fixtures is a useful inclusion in the document and would benefit from some photographs/images to expand on what is meant in the text</p>	<p>Response: Internal fixtures and fittings vary considerably between buildings. There are copyright and access constraints associated with photographing private interiors. Generic photographs would not accurately reflect the specific character or historic development of buildings in this district, so including non-representative images could be misleading.</p> <p>Action: No change</p>

26	Section 4.20 should also relate to significance	<p>Response: agreed that it should be included for completeness.</p> <p>Action: reference to 'significance' added to paragraph 4.24</p>
27	<p>We welcome the useful information included in Section 4 and the reference to relevant Historic England advice.</p> <p>The section could also discuss non designated heritage assets such as locally listed buildings and a local list if Bolsover Council has / is preparing one</p>	<p>Response: agreed that this section would benefit from the additional information</p> <p>Action: paragraph added as below</p> <p>4.10 Bolsover District Council has identified a number of buildings and structures that, whilst not nationally considered suitable for statutory listing are considered to be of sufficient local historic or architectural importance to warrant retention and protection (unlisted buildings of merit). An unlisted building of merit is a building considered to be of special interest, because of its local historic, architectural, design or townscape value. These buildings are not graded. The Council has compiled a list of these assets whilst preparing Conservation Area Appraisals but there are no individual entries. The Council does not maintain a Local List.</p>
28	Paragraph 4.41 amend to 'Historic England'.	<p>Response: this was an oversight on updating the document</p> <p>Action: name updated in paragraph 4.45</p>

<p>29</p>	<p>We welcome the inclusion of Section 5 as a locally specific issue for Bolsover Council. Historic England have prepared some information on Historic Farmsteads which may also be relevant for this section. I attach the link below:</p> <p>https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/</p>	<p>Response: agreed that this section would benefit from the additional information</p> <p>Action: additional paragraph and link included as below</p> <p>5.31 Further useful guidance can be found in an Historic England document on Historic Farmsteads.</p> <p>https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/</p>
<p>30</p>	<p>Paragraph 5.8 could also include the layout of the buildings and their relationship to each other.</p>	<p>Response: the layouts of historic farmsteads and significance are included in the Historic England Guidance signposted after paragraph 5.9</p> <p>Action: No change</p>
<p>31</p>	<p>As referenced before, Section 5 would benefit from photographs/images.</p>	<p>Response: This is one of a number of suggestions to include photographs; however, including photographs would significantly increase the size and complexity of the SPD without materially improving its function as a planning guidance document.</p> <p>Action: No change</p>
<p>32</p>	<p>Section 6 re-name as ‘Registered Parks and Gardens’.</p>	<p>Response: acknowledged that this is the widely accepted abbreviation</p> <p>Action: text changed on photograph chapter marker and heading 6.0 on page 39.</p>

<p>33</p>	<p>There should be a paragraph about what happens if applications are received which affects the significance, including the setting of Registered Parks and Gardens.</p>	<p>Response: a paragraph to further reinforce the weight of consideration given to proposals affecting the significance of a heritage asset is considered an appropriate response to this point.</p> <p>Action: additional paragraph as below</p> <p>9.26 If a proposal harms a heritage asset, the planning system treats that harm as a major constraint. It must be minimised, fully justified, and outweighed by strong public benefits.</p>
<p>34</p>	<p>Section 7 should also cover unknown archaeology that could be of national importance.</p>	<p>Response: agreed that this was an omission</p> <p>Action: new subsection added as below.</p> <p>Unknown archaeology that could be of national importance</p> <p>7.27 Buried archaeological remains that have not yet been discovered but may survive below ground in areas with known historic activity. These remains could turn out to be as significant as scheduled monuments, meaning they would merit the highest level of protection if found. Because their exact nature and extent are unknown, the planning system takes a precautionary approach: developments in areas with archaeological potential may require surveys, assessments or trial trenching to determine whether important remains exist. If nationally important archaeology is discovered, it must usually</p>

		be preserved in situ, and development may need to be redesigned or restricted to avoid harm.
35	Section 7.4 is useful and could be included earlier in the document to relate to all areas of the historic environment.	<p>Response: Given the layout, there was no obvious place earlier in the document where this could also be included.</p> <p>Action: No change</p>
36	Section 7 could be more specific about what happens when applications are received which could affect the significance of heritage assets. Will these schemes be resisted? Will avoidance and minimisation measures be sought? What level of assessment detail will be required. We would recommend including a desk-based assessment, including a field evaluation by an appropriate qualified professional. The references in the various paragraphs could offer a uniform approach to assessment and provide some additional detail about what information assessments should provide. Additionally, photographs/images could be helpful to set the scene for what the written context is about.	<p>Response: this information is available in Planning and Archaeology, Historic England Guidance Note 17. As previously stated regarding photographs, including photographs would significantly increase the size and complexity of the SPD without materially improving its function as a planning guidance document.</p> <p>Action: link below added to the guidance after paragraph 7.26</p> <p>https://historicengland.org.uk/images-books/publications/planning-archaeology-advice-note-17/heag314-planning-archaeology/</p>
37	We have already attached our advice notes relating to significance and setting above if useful. We are supportive of the key elements within this section, and it is crucial that new development aims to avoid and then minimise harm to the historic environment. It should also seek enhancement opportunities to better reveal the significance of heritage assets. It should be clear that the Council will expect heritage	<p>Response: although referenced in paragraph 8.24 in relation to Chapter 8 Setting, it is agreed that it is appropriate to restate this in Chapter 9 Applying for Consent, with the added statement of resisting development that does not align with the SPD .</p> <p>Action: new paragraph added as below</p>

	<p>assessment and resist development that does not align with this SPD.</p>	<p>9.21 It is crucial that new development aims to avoid and then minimise harm to the historic environment. It should also seek enhancement opportunities to better reveal the significance of heritage assets. the Council will expect a heritage assessment to be undertaken and resist development that does not align with this SPD.</p>
<p>82</p>	<p>38 When discussing the section relating to ‘Heritage Impact Assessments’ it is important that this reflects the key issues discussed elsewhere in the document and clearly sets out when there is an expectation for a Design and Access Statement, when there is a need for a Heritage Impact Assessment, when there is a need for an Archaeological Assessment and whether that is a desk based or field evaluation. All assessments should describe the significance of the asset and how the development contributes/ affects the significance and how any design measures have been incorporated to avoid/ minimise harm. A heritage assessment will be required when there could be an impact to the significance of a heritage asset – designated or non-designated.</p> <p>Any assessment undertaken will also need to include an evaluation of harm and then how that harm can be avoided and minimised through the design considerations. Whilst the Council can then undertake their own evaluation of harm, it is important that the applicant includes this information as part of their assessment.</p>	<p>Response: this guidance to applicants is set out in the Local Validation Checklist which is referenced in paragraphs 9.7 and 9.8 with a link to the Council’s webpage. Additional text could further clarify the requirements relating to the need to provide a Statement of Significance and the proper consideration of harm.</p> <p>Action: new paragraphs added as below</p> <p>9.15 A heritage assessment will be required when there could be an impact to the significance of a heritage asset, designated or non-designated.</p> <p>9.22 Any assessment undertaken will also need to include an evaluation of harm and then how that harm can be avoided and minimised through the design considerations. Whilst the Council can then undertake their own evaluation of harm, it is important that the applicant includes this information as part of their assessment.</p>

Natural England (Rep 39)		
39	Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.	Response: Not required Action: Not required



The Historic Environment Supplementary Planning Document Update

April 2026

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Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

Access for All statement

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- **Phone** – 01246 242424
- **Email** – enquiries@bolsover.gov.uk
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Preface

This SPD is being reported to the Council meeting on 6th May 2026.

National Planning Practice Guidance advises that Supplementary Planning Documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. They should not add unnecessarily to the financial burdens on development.

In accordance with this guidance, the Council has prepared a number of SPDs as outlined in its Local Development Scheme to provide guidance to developers, architects, agents and landowners considering submitting a planning application in relation to the following topics:

- Successful Healthy Places;
- Local Parking Standards.

This SPD relates to the Historic Environment and is an update of the 2006 version of the SPD. It supports Policies SC16-SC21 of the Local Plan for Bolsover District (March 2020) to ensure that development conserves and enhances the assets that comprise Bolsover's historic environment. This guidance aims to achieve a greater understanding of what Significance means in relation to historic assets with the overall aim to support development in the historic built environment that will not cause harm and will achieve a high quality of design.

Finally, this SPD has been prepared in accordance with Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Foreword

Our Council Plan – Bolsover District The Future 2023-2028 – places a strong emphasis on boosting economic growth for local communities while enhancing both the built and natural environment, to create high quality places with a clear and distinctive sense of identity.

Key to this is Bolsover's historic built environment, a layered landscape shaped by centuries of farming estates and coalfield villages, with the eponymous town of Bolsover having a Market Charter dating from 1226. A district where medieval street patterns, estate architecture, industrial heritage and distinctive local building stones creates a mix of historic townscapes, landmark buildings and the subtle traces of past industries. Bolsover is a district where the story of settlement, work and landscape change is still clearly written into the places people live and move through today.

We published our Historic Buildings SPD in 2006 to provide a guide to conserving and enhancing the district's historic environment.

National guidance has evolved since the SPD was adopted. The need to understand the significance of historic assets and the impact of proposals on that significance underpins all assessments on their development. This updated guidance therefore provides information on what significance means across the range of heritage assets. It sets out what information the Council requires in support of applications for the development of historic assets and where further advice and information can be found.

We hope that you agree with us about the importance of our district's heritage. It underpins local identity and distinctiveness and is something to celebrate, forming a key part of our Bolsover Place Programme. We see heritage as a positive catalyst for sustainable growth and regeneration. In valuing historic places as assets that



attract investment, support revitalisation and strengthen local identity, the aim is that this updated guidance provides a clear framework for managing change in a way that celebrates our heritage and supports well designed, sustainable regeneration.

Councillor Tom Munro

Portfolio Member for Growth,
Bolsover District Council



Policy Context

Policy Context

National

Central Government Guidance on the Historic Built Environment is contained within Section 16 of the National Planning Policy Framework (2024), Conserving and Enhancing the Historic Environment. The guidance advises that heritage assets should be conserved in a manner appropriate to their significance.

As set out in the NPPF, if development causes harm to the significance of heritage assets it must be clearly justified. Substantial harm is only considered acceptable in exceptional cases and must be outweighed by significant public benefits or proven lack of alternatives. Less than substantial harm should be weighed against public benefits.

Local

The National Policy embodied in the NPPF is taken forward at a Local level in the Local Plan for Bolsover District (March 2020). The policies that address the conservation of the Historic Environment are included in Chapter 7, Sustainable Communities.

SC16 – Development Within or Impacting Upon Conservation Areas

SC 17 – Development affecting Listed Buildings and Their Settings

SC18 – Scheduled Monuments and Archaeology

SC19 – Bolsover Area of Archaeological Interest

SC20 – Registered Parks and Gardens

SC21 – Non-designated Local Heritage Assets

Related documents

The Council have produced other guidance that are companions to this Historic Environment SPD that could be useful references.

Shopfront Improvement Scheme Design Guide – The purpose of the design guide is to promote good shop front design by showing the characteristics of successful shop fronts in historic settings.

Successful Healthy Places SPD – The purpose of the guide is to inform the creation of neighbourhoods that are designed around the linked concepts of good place making and sustainability.

Purpose of this document

The purpose of this Historic Environment Supplementary Planning Document is to provide guidance to developers, architects, agents and landowners when considering any development that could impact on an historic asset.

1.0 Introduction



1.0 Introduction

This Supplementary Planning Document (SPD) has been developed to provide guidance on development and the District's historic environment. The document defines how the best parts of the District's wider cultural heritage encompassing Conservation Areas, Listed Buildings, historic agricultural buildings, Historic Parks and Gardens and archaeology will be safeguarded and managed to ensure their long term conservation. The document forms part of the Bolsover District Local Development Framework and supports the Local Development Documents.

Document layout

Local Distinctiveness, detailing the important historic landscapes and historic landscape features of the District.

Conservation Areas, guidance on development in conservation areas and the key considerations.

Listed Buildings, guidance on the definition, selection and classification of listed buildings. Guidance on alterations, fixtures and fittings, extensions and repairs.

Historic Agricultural Buildings, guidance on rural buildings, the conversion of farm buildings into residential use, extensions to buildings and design considerations including general features, roofs, openings, curtilage and nature conservation.

Historic Parks and Gardens, guidance on criteria for designation and description of registered Parks and Gardens in Bolsover District.

Archaeology, guidance on areas of archaeological importance, scheduled monuments, medieval settlements, the assessment of planning applications that affect archaeology including archaeological appraisal, desk-top study, site evaluation and mitigation and the portable antiquities scheme.

Setting, guidance on the importance of setting in assessing significance of heritage assets

Applying for Consent, guidance on validation, heritage impact assessment and the evaluation of Significance.

Appendices, comprising plans of settlements with potential for medieval archaeology **(A)**, a list of scheduled monuments **(B)** and a list of conservation areas and their designation dates **(C)**.

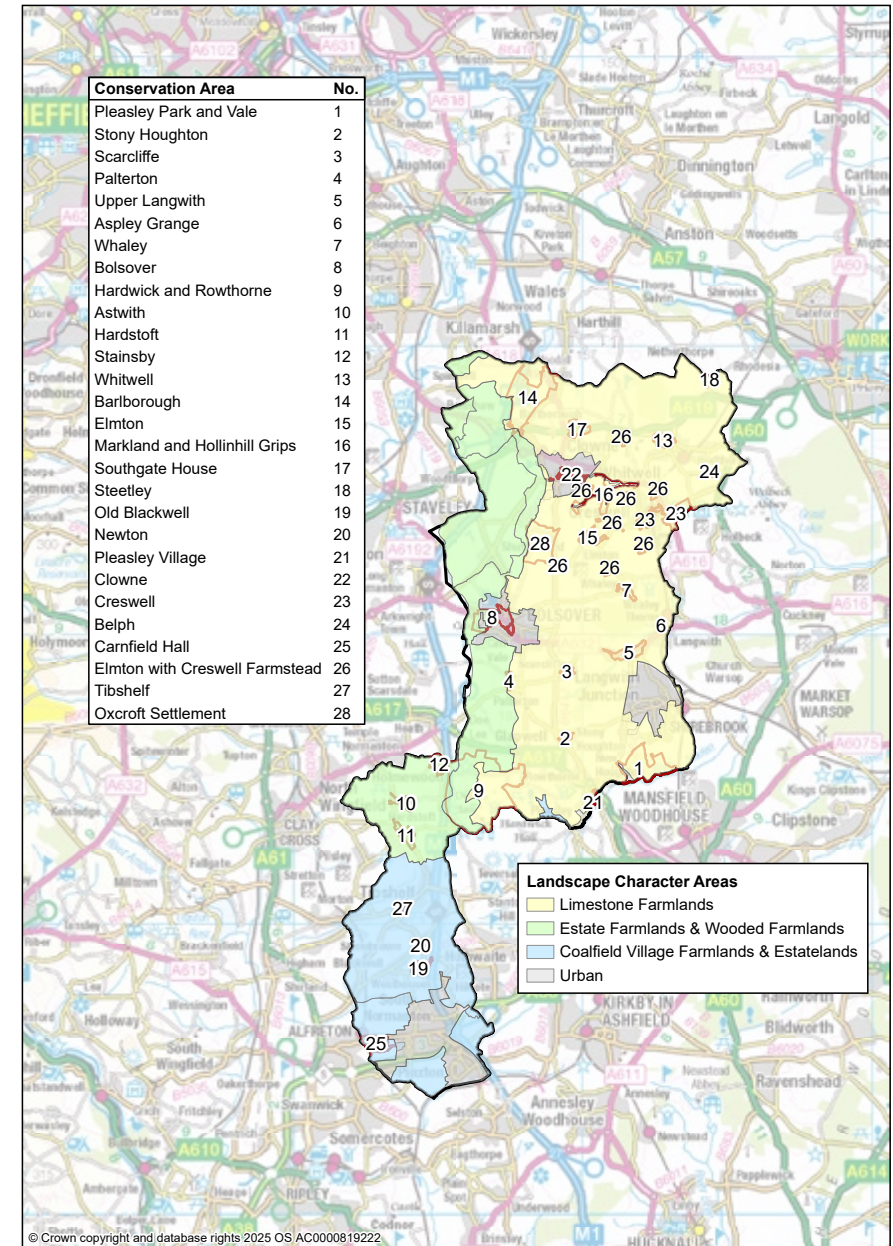
2.0 Local Distinctiveness



2.0 Description of Bolsover: local distinctiveness

Introduction

- 2.1 Local distinctiveness across Bolsover is shaped by the district's dramatic limestone ridge and plateau, which have long influenced the pattern of settlement, farming and industry. Historic estates have played a major role in determining the form and architecture of many villages. The area is rich in archaeology, with evidence ranging from prehistoric activity to medieval occupation, and includes internationally significant sites such as Creswell Crags. The district's identity is also defined by its industrial heritage, particularly coal mining and textile production, which has left a lasting cultural and physical legacy across the district.
- 2.2 The district falls into areas of well-defined landscape character and quality. These areas are shaped by the local geology, which has determined the pattern of land use across the landscape, the age and distinctive character of the historic settlements. Bolsover District has 8 individual landscape character areas that can be divided into the 3 broad areas covering the northern magnesium limestone area, the southern area of the middled coal measures and the central area of the estate villages.
- 2.3 Policy SC3 of the Local Plan requires new development to respond positively to the character, identity and local distinctiveness of its surroundings. This includes respecting settlement form, historic context, landscape setting, building scale and materials, and ensuring that design reinforces what is special about each place.



Limestone Farmlands

- 2.4 The northern half of Bolsover is distinguished by the underlying geology of magnesian limestone and is known as the Limestone Farmlands. Across Derbyshire this was covered by extensive broad-leaved forest but was cleared for farming. The Limestone Farmlands are characterised by an elevated, gently rolling plateau dominated by intensive arable farming, large limestone woodlands (e.g. Whitwell Wood), and scattered remnants of magnesian limestone grassland. It is a strongly rural, open landscape with hawthorn hedgerows, stone walls, and, in some areas, significant ecological interest.



- 2.5 The limestone plateau is dissected by a number of spectacular gorges cut by melt water at the end of the last ice age. These gorges contain some of the earliest archaeological remains in Britain including traces of Neanderthal occupation. The presence of a ready

supply of water in these steep sided river valleys meant that the pattern of human activity is closely linked to these gorges up until the 20th century.

- 2.6 The limestone escarpment also clearly had strategic importance with its wide vantage points, as there is evidence of very early human activity. There are traces of Bronze Age and Mesolithic activity within the town of Bolsover and evidence of Roman occupation. To the west of the ridge are the slopes of the escarpment with the undisturbed remains of early field enclosure.
- 2.7 Bolsover and Palterton sit on the ridge of the escarpment with Scarcliffe, Stony Houghton, Upper Langwith, Elmton and Whaley on the plateau beyond. Scarcliffe and Bolsover are strongly nucleated settlements and share this characteristic with Shirebrook, Whitwell and Barlborough. The smaller villages such as Whaley, Elmton and Belph started small with a nucleus but as common land was enclosed in the 1850's, they developed in a more random fashion.
- 2.8 Many of the settlements in the north of the district feature in Domesday (1087). In the 11th century William Peveril built the first Bolsover Castle which led to the development of Bolsover town one of only two medieval planned market towns in Derbyshire. Bolsover's early urban origins remains evident in the town's surviving gridiron street pattern.
- 2.9 The strong pattern of rural development also routed in medieval origins across the ridge settlements also remains. Plots of land comprising furlongs are

subdivided into paddocks and then further subdivided into the characteristic "strips" of land, running from the main street to the back street. In many instances buildings have their long axis gable-end onto the street and have maintained their narrow, enclosed paddocks following the linear plots with access to outbuildings at the rear. This medieval pattern of settlement survives particularly well in Palterton.

95 2.10 Across the Limestone Farmlands, by the early and mid-19th century the fertile and free draining soils of the magnesian limestone led to largescale intensive arable and the development of model-type farms. The Welbeck Estate (Duke of Portland) was responsible for much of the development of the model farms. In recognition of their historic importance a number of farm groups within the north of the district have been designated as a conservation area. Many of these date from the first half of the 19th century and a number are based on 19th century model farming principles. It is the character of the existing farm groups, their scale, massing, utilitarian appearance and historic uses which makes these important within the landscape.

2.11 Coal mining was late to develop in the Limestone Farmlands because of the technical difficulties of reaching the deep coal seam reserves under the magnesian limestone. This was achieved in the late 19th century with the introduction of deep mining. A consequence of this was the creation of purpose-built settlements in response to the large scale of late 19th century mining operations. The purpose-built industrial

housing were complete settlements, known as model villages, with all the trappings of the industrialists' aspirations and commitment to their new workforce; Co-operative stores, schools and buildings for social gatherings.

2.12 The district has two of the best-preserved model villages of their type, New Bolsover and Creswell, both built by Bolsover Colliery Company. Well-planned terraced housing is also prevalent within other examining communities particularly Whaley Thorns and Shirebrook Model Village and Hilcote. The district also has one of only 2 surviving sets of colliery headstocks in the County at the former Pleasley Colliery (a scheduled ancient monument).

2.13 The limestone gorges are characterised by a strong sense of enclosure within the U-shaped valleys, with exposed limestone rock faces and caves, and a natural species-rich habitat that includes the ancient woodland, a dense deciduous forest that once covered the limestone plateau. Within this landscape the textile mills of Pleasley Vale were located on the site of an earlier 18th century corn mill. They expanded significantly in the 19th century with the growth of textile manufacturing. By 1860 the complex comprised three huge mill buildings and associated structures. The Pleasley Mills were first developed for cotton spinning, following the example of other mill owners in Derbyshire in the Derwent Valley, and later for the production of Viyella.

2.14 The limestone gorges were the subject of a detailed archaeological evaluation (Arcus – March 2004) which provides a useful source of information of the surviving archaeological remains. Creswell Crags is the northernmost location in the UK for detailed evidence of Upper Palaeolithic human activity and is of international significance. Further to the north is Markland and Hollinhill Grips, comprising limestone ditches, an Iron Age promontory fort (located on the route of the ancient Packman Way) and prehistoric caves. Clowne Crags, a smaller outcrop of magnesian limestone is centred around the village of Clun (now Clowne) which was first recorded in 1036.

Estate Farmlands and Wooded Farmlands

2.15 The eastern edge of the district is characterised by the Estate Farmlands and Wooded Farmlands. Estate Farmlands are defined by planned, orderly landscapes with large estates, parkland, and geometric fields. Wooded Farmlands are characterized by ancient woodland, high tree cover, and irregular fields. There are a number of villages comprising farm-based settlements, developed as part of the historic estate of Hardwick Hall (now owned by the National Trust and Chatsworth Estate). These villages largely escaped 19th century mining activity because of the historic estate control over the land.

2.16 Settlement in this area developed mainly along the edge of commons and so the pattern of the settlement is a sinuous shape reflecting the piecemeal pattern

of enclosure. Rowthorne and Stainsby are ribbon settlements that share with Palterton the characteristic medieval pattern of buildings along a main street with long thin crofts behind them. Historically, villages supported mixed farming and were surrounded by an estate-managed landscape, but this is becoming more disparate as some of the farms have been sold and plots subdivided. The land is gently undulating and views into and between the settlements within it are therefore extremely important.



2.17 The traditional buildings are characterised by predominantly coal measures sandstone and slate or clay pantile roofs, often with an eaves course of stone slate. Many have the Hardwick Estate distinctive identity marked by the National Trust (dark green) or Chatsworth Estate (blue green) colour schemes and by a common window pattern; timber-mullioned casements with single horizontal glazing bars. The local stone is a

carboniferous sandstone that outcrops just below Hardwick Hall, although Rowthorne falls just on the limestone, reflected in the change in the local building stone.

- 2.18 Historic estates and their parkland landscape quality are recognised with the designation of conservation areas for Hardwick Hall, Carnfield Hall, Southgate House and Barlborough Hall. The tree cover associated with these conservation areas is high in ecological as well as landscape value. The long retention of these parks in single ownership has led to the survival of many archaeological and designed landscape features.

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Coalfield Village Farmlands and Estatelands

- 2.19 Within the south of the district the Coalfield Village Farmlands are characterised by undulating terrain, gentle ridges, and shallow valleys formed by coal measure geology. This landscape is a mix of agricultural land and 19th-century industrial development, featuring dispersed mining settlements, low-cut hedgerows, and scattered woodland, with increasing urban influence. The conservation areas of Old Blackwell, Newton and Tibshelf all fall within this geological area of the middle coal measures.



- 2.20 In this area coal deposits were historically closer to the surface, either shallow or outcrops and could be removed simply by opencast or bell-pit methods this led to the earliest known mining activity in the district which dates from the medieval period. A coal pit was mentioned in Tibshelf in 1330. However, the greatest concentration of activity was in the 17th century in Hardwick (1656), South Normanton and Pinxton (1669) and Blackwell (1673). The extraction of coal continued in the south of the district into the 20th century but largely ceased in the 1960's except for open casting.

Building Materials

Walls

- 2.21 The earliest standing buildings used the locally available stone. The geology of the district is composed of two main building stones; magnesian limestone and coal measures sandstone.

2.22 **Magnesian limestone** has a wide spectrum of colour and is often mistaken for sandstone. Limestone outcrops in the Whitwell and Belp areas are pink, they become a creamier colour further south, and more yellow and gritty in texture towards Pleasley. In Palterton the stone outcrops in red, brown and yellow. In Bolsover, just a few miles further along the ridge, it outcrops in a creamy-yellow colour. These local differences are reflected in the colours of the earliest stone buildings.



2.23 In the mid-19th century improvements in transport meant that magnesian limestone could be used from, and also taken, further afield. In 1839 Bolsover Moor limestone was the preferred choice for the Houses of Parliament. The transportation of building materials provided villages, such as Whitwell and Palterton, which expanded in the 19th century, with buildings in a variety

of colours of limestone. These more recent 19th century buildings tend to be constructed from more regular and larger blocks of creamy-coloured limestone, with square dressed lintels.

2.24 Sources of stone for building using magnesian limestone are now invariably from outside of the district. Sources of local stone are unfortunately all second-hand, reliant upon the demolition of existing historic buildings. The Society for the Preservation of Ancient Buildings [SPAB] advises against the "trade in salvaged materials", because it "encourages the destruction of old buildings". Building owners/builders should be satisfied that it would be feasible to source "stone of the appropriate geological type, colour and texture" without relying upon salvaged materials.

2.25 **Coal measures sandstone** within the district can be found to the western fringes and south-west of the magnesian limestone plateau. Numerous small quarries once existed, but there are no sources of coal measures sandstone now quarried in the county apart from Hardwick Hall quarry which is only permitted for use by the National Trust.

2.26 The coursing of the stone varies according to the age of the building. Generally, the older the property, the narrower the courses, which will have been locally hewn from small outcrops or found loose in fields. Older buildings are finished with large dressed flush quoins. The primary function of quoins on early buildings is to strengthen and protect the corners, the weakest part of a masonry structure. Buildings from the 19th century

are likely to have been built from stone transported from elsewhere. These buildings are built from larger quarried blocks without the same need for quoins but they are employed on some later buildings to provide a distinctive decorative accent to the façade.



2.27 Barlborough falls on the edge of the coal measures and the magnesian limestone plateau. Within Barlborough the building stone reflects this mixed geology of the area as both magnesian limestone and coal measures sandstone can be seen used in the same building.

2.28 **Mansfield White**, a sandy dolomitic limestone quarried in Mansfield to the south of the magnesian limestone, is used on many of the buildings within Pleasley. This stone is distinctive for its blue-green veining. This stone has also been used for many of the high-status buildings in the district and was the choice for Southwell Minster.

2.29 **Brick** is limited in its early use to the central and north parts of the district, undoubtedly because of the local availability of stone. The use of red brick was much

more common in the southern part of the district and here it is found in the late 18th century and throughout the 19th century, with farmsteads containing generally a mixture of stone and brick.

2.30 There are a few instances where brick was used deliberately to stand out, such as the former Presbyterian Church of 1662 in Bolsover, where the use of brick combined with stone dressings was a deliberate and fashionable choice. Equally within Bolsover, there are instances where red brick was considered too strong a visual contrast with the local mellow stone and the yellow/white gault brick was used, imported from East Anglia in the late 19th century.

2.31 With industrialisation brick became more commonly used. New Bolsover Model Village (1894), for example, was built from the Colliery Company brickworks within the colliery site. Red brick is commonplace elsewhere in the late 19th century colliery villages and housing.

Roofs

2.32 Roofing materials comprise a wide palette across the district. The historic use of magnesian limestone diminishing-course roofing slate has all but disappeared. One or two examples survive within Whitwell, Steetley and Bolsover. Similarly thatch roofs are also no longer a feature of the district's buildings, though within the southern part of the district thatch can be found on some cottages.

2.33 Graduated Westmoreland slate and Welsh slate has tended to replace these earlier types of roofing material

on the more formal buildings and houses. Pantiles have however remained as a traditional roofing material for cottages and outbuildings. An eaves course of stone slate has often been inserted to the pantile roof to create a weathering “tilt” at the eaves and is seldom a vestige of an earlier stone slate roof.

Core Principles

1. New development in the district should respond positively to Bolsover’s local distinctiveness by drawing on the qualities of its landscape, settlement form and historic built character.
100. Proposals are expected to use materials that reflect the local palette, typically limestone or sandstone with slate or pantile roofs and to adopt building forms, proportions and boundary treatments that sit comfortably within established village patterns.
3. New development should respect the topography, complementing ridge top views, valley settings and rural backdrops, while reinforcing historic street patterns, plot structures and approaches shaped by lanes and trackways.
4. Designs should also consider the wider historic environment, including estate influences, traditional details and the relationship between buildings and open space, ensuring that new development enhances rather than erodes the distinctive character of Bolsover’s towns, villages and countryside.

3.0 Conservation Areas



3.0 Conservation Areas

Introduction

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- 3.1 Conservation areas are designated to protect those built areas of special architectural or historic interest in the district, safeguarding their unique features, streetscapes, and traditional materials.
 - 3.2 Conservation Areas across Bolsover reflect a rich tapestry of historic origins, from medieval villages and a planned market town to estate settlements shaped by centuries of agricultural and industrial activity. Their character is strongly influenced by the district's dramatic ridge top and plateau landscapes, enclosed valleys and commons, and the enduring rural backdrop that frames many settlements.
 - 3.3 Settlement forms range from nucleated villages and ribbon development to medieval crofts and informal layouts shaped by enclosure, creating a varied pattern of development. Traditional buildings are typically built of local limestone or sandstone with slate or pantile roofs, complemented by traditional timber windows, doors and in some villages an estate colour scheme that reinforce a cohesive architectural identity. Important vistas, traditional boundaries and a unified scale and palette help define their visual character. Conservation areas also bear the imprint of Bolsover's industrial heritage, including coal mining communities, textile mills and model farms.

- 3.4 The Conservation Area Appraisals all follow a clear, consistent structure. Each appraisal begins by explaining the purpose of the conservation area and the policy context, then sets out the area's location, historical development and the features that give it special architectural or historic interest. They analyse character in detail, looking at buildings, materials, street patterns, views, open spaces and landscape features, and often divide the area into smaller character zones.
- 3.5 **Policy SC16** of the Local Plan requires that development in or affecting a Conservation Area must preserve or enhance its historic character, respecting its form, materials and significant features, and resisting harmful loss or demolition.

This is further supported by **Policy SC3** of the Local Plan which requires new development to respond positively to the character, identity and local distinctiveness of its surroundings. This includes respecting settlement form, historic context, landscape setting, building scale and materials, and ensuring that design reinforces what is special about each place.

Policy SC3 is supported by the [Successful Healthy Places SPD](#) with guidance to support the delivery of high-quality development across the district.

Conservation Areas and the Impact of Development

- 3.6 There are at present 28 conservation areas within the district (see Appendix C). A detailed appraisal and further guidance on each conservation area is available in the form of Conservation Area Character Appraisals. www.bolsover.gov.uk/conservation-areas.
- 3.7 In the Conservation Areas of Whitwell, Bolsover, Creswell, Belp, Hardstoft, Hardwick and Rowthorne, Bolsover [Castle Fields] and Creswell Model Village additional controls have been added in the form of Article 4 Directions.

Settlement Pattern

- 3.8 Across conservation areas there are a number of characteristic historic settlement patterns. Examples include the nucleated settlements, and the ribbon settlements that incorporate evidence of medieval strip-farming and a back lane. Historic settlement patterns will need to be preserved in any schemes for redevelopment or new development.

Buildings

- 3.9 Buildings shape the townscape in several key ways. They establish the character and identity of a place through their architectural style, history and collective form. Their arrangement in street patterns, plot layouts, heights and proportions creates the rhythm and grain of a place, which new development should respect. Traditional materials and architectural details contribute

strongly to local distinctiveness. Buildings also frame important views and vistas, so new proposals must preserve or enhance these visual qualities.

- 3.10 For those residential buildings that are covered by an **Article 4 Direction** certain "permitted development rights," have been removed, meaning that works which would normally not require planning permission, such as small extensions, changes to windows and doors, or alterations to roofs must instead go through the planning process so that the council can protect the special character of the area, building or landscape. See link below to check if a property is covered by an Article 4 Direction

[Article 4 Directions](#)

Spaces

- 3.11 Spaces between buildings can be important to the character of a conservation area. These include village greens, areas of common land, the garden setting of large historic houses, the agricultural setting of farmyards and churchyards. Large houses, with substantial gardens, are often part of the historic settlement pattern and part of the historic and architectural interest. Rectories, for example, often had large gardens, which reflected their historically high status within the village.
- 3.12 Open spaces within conservation areas are also important to the setting of buildings as well as the character of a settlement.

Archaeology

3.13 Archaeology is a key consideration in those conservation areas that were medieval settlements as there is significant potential for archaeological remains. These are discussed in detail under Archaeology and are addressed by policies SC18 and SC19 of The Local Plan for Bolsover District (2020). The local authority will assess the potential for archaeology in determining the approach to development on any site by consultation with the Development Control Archaeologist. Where there is significant potential that archaeology will be disturbed an evaluation may be required. Where there is the opportunity for any archaeology to be affected by new development then this should require a desk-based assessment and a field evaluation where required.

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Design

3.14 The district council welcomes innovative modern design, where this pays particular respect to the architectural language of the locality and the context, whether this is an urban or rural setting. The design would need to take account of the context, consider important views, the topography of the land, the pattern of existing development, the scale of neighbouring buildings, and the local palette of materials.

3.15 For detailed guidance about new design in a historic environment a good source is the guidance included in [Good Practice for Design in the Historic Environment: Principles and Case Studies | Historic England](#). The

Conservation Area Appraisals and Management Plans produced by the Council will provide a good starting point when considering design. [The local Historic Environment Record Home](#) - Derbyshire Historic Environment Record published by Derbyshire County Council can also help in the understanding of any existing heritage assets and heritage features.

3.16 Where new buildings are designed in a traditional form, certain details are required to be incorporated that reflect the distinctive character of the locality. Where these are not incorporated into a design, they will be added as conditions. These are:

- Traditionally detailed windows and doors
- Cast-metal rainwater goods
- Traditional flush eaves
- Plain flush verges or raised coped gables
- Coursed stonework, laid evenly coursed
- Stone lintels and cills
- Appropriately designed traditional fascia and barge boards where they are considered to contribute to local distinctiveness.
- Roofing materials of natural slate, red clay pantiles or red clay tiles

Core Principles

1. In assessing the effect of a proposal on the special character or appearance of a Conservation Area, particular regard will be given to:
2. the design of the proposed development, both in **general form and in detailing**;
3. the proposed **materials of construction** and the extent to which they conform to the prevailing traditional building materials and styles of the conservation area;
4. the **scale** of the proposed development; and
5. the **relationship** of the proposed development with existing buildings;
6. the impact of the proposed development on **important open spaces** within the conservation area;
7. the impact of the proposed development on known or potential **archaeological remains**;
8. the relationship of the proposed development to the **historic street pattern**;
9. the impact of the proposed development on **views** into, out from and within the conservation area, including views of important buildings; and where appropriate
10. the impact of new **uses** on the area's special character or appearance
11. the impact of the proposal on the historic **landscape character**



Traditional roof, Upper Langwith



Traditional windows and doorcase, Stainsby



Oversailing eaves with barge boards, Hardwick and Rowthorne

12. Proposals for the demolition of historic buildings or structures that make a contribution to the historic character of conservation areas **will be resisted**.

4.0 Listed Buildings



4.0 Listed Buildings

Introduction

- 4.1 Listed buildings are an important part of the cultural heritage of the district. They give communities a unique identity and a sense of place, connecting present generations to the past, contributing to cultural heritage and architectural quality. Historic buildings can also provide significant economic, educational, and environmental benefits, boosting tourism, creating jobs, teaching history, and promoting sustainable building practices.
- 4.2 Listed buildings across Bolsover reflect a rich and varied heritage, ranging from nationally important Grade I landmarks such as Bolsover Castle to a wide collection of Grade II* and Grade II structures that have characterised the district's towns and villages over the centuries. They encompass major landmarks such as parish churches, vernacular cottages, farmhouses, shops and schools, as well as significant elements of the area's industrial heritage such as New Bolsover Model Village and former textile mills, all contributing to the district's strong sense of place. Their architectural character spans medieval origins, 17th century craftsmanship and Victorian development.
- 4.3 Policy SC17 of the Local Plan requires that any works to a Listed Building, or development affecting its setting, safeguards the building's special architectural and historic interest. Proposals must retain significant

fabric and features, ensure alterations are sensitive and well-informed, and avoid harm to the building's character or appearance. Demolition is only supported in exceptional circumstances, and all proposals must clearly demonstrate an understanding of the building's heritage significance.

What is a Listed Building?

- 4.4 The government (Department for Culture Media and Sport) produces a list of buildings of special architectural or historic interest that covers the whole of England. These are "listed" buildings. Each area of the country has its own list and the list for Bolsover has 191 entries (396 buildings). historicengland.org.uk/listing/the-list
- 4.5 The listing of a building includes the building itself (as identified in the list description), any object or structure fixed to it or any structure within the curtilage (i.e. within the boundary) of the premises that pre-dates July 1948.

How are they selected

- 4.6 Very broadly speaking the criteria for listing buildings are:
- all buildings built before 1700 which survive in anything like their original condition
 - most buildings of 1700 to 1850, though selection is necessary

- between 1850 and 1914 only buildings of definite quality and character, and the selection is designed to include the principal works of the principal architects
- after 1914 only selected outstanding buildings are listed
- buildings that are less than 30 years old, only if they are of outstanding quality and under threat
- buildings that are less than 10 years old are not listed

4.7 In choosing buildings particular attention is paid to:

- age and rarity
- special architectural interest or social and economic interest (e.g. industrial buildings, railway stations, schools, planned social housing, almshouses, prisons, mills)
- technological innovation or virtuosity
- association with well-known characters or events
- group value, especially as examples of town planning (e.g. model villages, squares, terraces)

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How are buildings classified in importance

4.8 There are three categories of listed building that are classified in grades according to their importance; grade I, grade II* and grade II.

Grade I; these are buildings of exceptional interest (only about 2% of listed buildings are in this grade) Bolsover has 7 grade I listed buildings)

Grade II*; these are particularly important buildings of more than special interest (only about 4% of listed

buildings) Bolsover has 25 grade II* listed buildings)

Grade II; these are buildings of special interest, which warrant every effort being made to preserve them (94% of listed buildings) Bolsover has 363 grade II listed buildings

Alterations

4.9 Most listed buildings, though not all, can accommodate some degree of sensitive alteration.

4.10 Bolsover District Council has identified a number of buildings and structures that, whilst not nationally considered suitable for statutory listing are considered to be of sufficient local historic or architectural importance to warrant retention and protection (unlisted buildings of merit). An unlisted building of merit is a building considered to be of special interest, because of its local historic, architectural, design or townscape value. These buildings are not graded. The Council has compiled a list of these assets whilst preparing Conservation Area Appraisals but there are no individual entries. The Council does not maintain a Local List.

4.11 Any alterations that affect the character of a listed building either internal or external, will require Listed Building Consent. The test that the local authority will apply is whether the alterations proposed affect the building's special architectural or historic interest. In some cases, repairs (such as re-roofing, cleaning or re-rendering) can also affect the special character and will require Listed Building Consent.

4.12 Interiors of listed buildings are also protected by law, as is the setting of the building. If work involves removing any historic fittings or finishes, such as plaster, this will need Listed Building Consent. If in doubt, you should consult the Conservation Manager.

4.13 In formulating your proposal for alterations you should give special consideration to the historic character of the building. You are advised to seek the advice of an historic building specialist to assist you with your application. They should be able to assess the development of the building over time and advise you on the best solutions that avoid damage to the historic fabric.

4.14 As part of your submission for listed building consent you or your adviser will need to consider;

- The significance of the building, its intrinsic architectural, artistic, archaeological or historic interest and its rarity in both national and local terms
- The particular features of the building that contribute to its significance
- The impact of your proposals on that significance, including its overall character or any particular features
- The impact of your proposal on the setting of the building as part of that significance

See section 9 Applying for Consent for further guidance.

4.15 Planning permission and/or Listed Building Consent will only be granted if proposals for alteration would

preserve the special interest of the listed building and would not harm its significance as a heritage asset.

Historic Fixtures and Fittings

4.16 Interiors of listed buildings are also protected by law. Historic buildings will have been added to and adapted over the years. Later additions to a historic building can be of particular interest. Georgian or Victorian plasterwork, for example, should not be removed to reveal timber beams underneath. Generally, it will not be appropriate to strip back later historic features to reveal earlier phases of a building.

4.17 If work involves removing any historic fittings or finishes, such as plaster, this will need Listed Building Consent as will most works of "restoration". If in doubt, consult the Conservation Officer.

4.18 Windows and doors are also an important part of the fabric of the building. They are important architectural and historic elements and tell us much about the evolution of a building. The fenestration (the arrangement and detail of windows) is often essential to its historic character and is key to identifying its historical development. Windows evolved with fashion, style and technical know-how. For example, early sash windows in the early 18th century, with thick ovolo moulded glazing bars, gave way to very slender glazing bars in the Georgian period and larger panes of glass in the later 19th century. Historic windows are important elements of buildings and tell us much about their evolution.

- 4.19 The specific material of an historic window is an integral part of the building's character. For that reason, replacement of historic windows with modern materials, such as uPVC, will not be approved. Alternative options to window replacement include;
- Refurbishing windows to add draught-proofing.
 - Making use of existing internal shutters
 - Installing secondary glazing
 - Using thermally lined curtains or insulated internal blinds
- 4.20 Original doors and their surviving furniture should be retained and repaired if possible. Replacement doors should copy the original in terms of materials, detailed design and paint finish. Modern off-the-peg doors are not generally acceptable for use in listed building. Unpainted hardwood or stained or varnished softwood doors are rarely suitable.
- 4.21 Replacing any window in your property requires Building Regulations approval, even if a like-for-like replacement is being made.
- 4.22 Listed Building Consent or planning permission will not be approved where it results in the loss of important historic fixtures or fittings.

Extensions

- 4.23 Extensions will only be permitted where the special character of the building can be preserved. Any proposal will need to consider the impact of an extension on the character of a building and on its

setting and demonstrate this in a Heritage Impact Statement.

- 4.24 Extensions will only be permitted where the special character of the building can be preserved. Any proposal will need to consider the impact of an extension on the character of a building, its setting and overall significance and demonstrate this in a Heritage Impact Statement.
- 4.25 The scale of the extension should be subordinate to the host building. Particular attention should be paid to the proportions of the building, the detail of the roof and eaves, the bond of any historic brickwork or coursing of the stone masonry, the detail of the windows and any other particular features. Sufficient details should be illustrated on the drawings.
- 4.26 There are occasions when an extension will not be acceptable. This is particularly the case for very small or compact buildings, those that have a strong symmetrical design, those set-piece designs by famous architects, or those that have been overdeveloped in the past.
- 4.27 Planning permission and/or Listed Building Consent will only be granted if proposals for extension would preserve the special interest of the listed building.
- 4.28 There are three main considerations to bear in mind when considering an extension;
- How will the extension affect the aesthetic appearance of the building and its setting?

- How will the extension affect the original fabric of the building?
- How will the extension affect the plan form of the building?

Maintenance and Repair

4.29 Prior to undertaking any work to repair an historic building it is important to understand the form and development of the building. It is generally advisable to obtain professional advice. Alterations and repairs to historic buildings require specialist skills in traditional building construction and repair.

4.30 The repair of old fabric is almost always preferable to the introduction of new materials, although sometimes it is not possible to achieve this. The old fabric has patina and authenticity and these characteristics are irreplaceable.

4.31 Like for like repairs using traditional materials do not require consent.

4.32 It is essential that a traditionally constructed building is allowed to breathe. Traditional buildings do not normally have cavity walls and a waterproof outer skin. Most are built from solid masonry and they rely on the ability of the walls to breathe, so that any surface moisture evaporates quickly. A fully air-tight building could store up such problems as condensation and dry rot.

Damp

4.33 A major concern for most historic building owners is damp. With traditional buildings there are a few key

things to remember to avoid damp;

- Clean out gutters, hoppers and catchpits twice a year, particularly after the leaf fall in the autumn
 - Maintain all gutters, rainwater pipes and hoppers by painting (if cast – metal or timber), securing joints and checking the correct fall
 - Ventilate, open windows and allow the building to air over the spring and summer months
 - Re-point masonry (where necessary) using a lime mortar
 - Maintain leadwork on the roof; lead flashings on chimney stacks and lead valleys
 - Avoid a build-up of soil around the exterior walls. Try to keep the ground level outside the building lower than the ground level inside. This can be helped by a French drain. If you have penetrating damp because the higher land is not in your ownership, you may have to consider tanking the walls
 - Never block up air vents to suspended floors
 - Never cover up or bridge a damp proof course (this should be at least 6" above ground level)
- 4.34 Historic windows and doors do eventually need repair and sometimes replacement. Replacements will normally need to be custom made. All historic details should be duplicated so that the new window or door is an exact copy of the original with an approved design subject to Listed Building Consent.

Mortars

- 4.35 When re-applying render it should be carried out in a lime mortar to enable the walls to breathe. Paints should be water-based or mineral-based so that any moisture is not sealed in.
- 4.36 When re-plastering internally it is always advisable to use a lime-based renovating plaster (or lime and hair plaster) rather than cement or Gypsum plaster, which are dense materials and do not match the flexibility and breathability of historic buildings.
- 4.37 Traditional buildings will require re – pointing at some time. It is important to match the original mortar if at all possible. Generally, 1:3 (hydraulic lime: sand) is desirable for repointing brickwork and stonework. Lime is important as it enables the wall to breathe and lengthens the life of the stone or brick. Washed or well-graded sand will provide the texture needed to match traditional mortars. In order to match up new mortar with old, care should be taken to select sand that is similar and it may be necessary to experiment to get the right colour and texture. Mortars did not traditionally use red sand, although this is now widely available.
- 4.38 Further information on repairs can be obtained from the Institute of Historic Building's website www.ihbc.org.uk listed buildings checklist.

Retrofit Advice

Improving the energy efficiency of heritage buildings requires careful planning to balance energy savings with

the preservation of historic fabric. Key strategies include improving heating systems, adding insulation, draught-proofing windows and doors, and installing secondary glazing instead of modern double glazing.

A whole-building approach, focusing on a holistic and balanced solution that respects the building's character, is essential for successful energy retrofitting.

Historic England has produced an Advice Note to provide clarity in relation to proposals to reduce carbon emissions and improving the energy efficiency of historic buildings whilst conserving their significance and ensuring they remain viable places to live in the future. Available to download using the link below.

Adapting Historic Buildings for Energy and Carbon Efficiency | Historic England: historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18

A range of technical advice and guidance is also available from Historic England on climate change mitigation and adaptation for resilience, including energy efficiency, retrofit, and Net Zero. This information can be accessed using the link below.

Energy Efficiency and Retrofit in Historic Buildings | Historic England: historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings

Works to improve the energy efficiency of historic buildings is highly likely to require formal consent. Advice on what would be required and how the impact would be evaluated is provided later in this chapter.

New Buildings

- 4.39 A listed building (including its curtilage) is protected by law from inappropriate development. Any building work within the curtilage will need planning permission. There are no permitted development rights.
- 4.40 The legislation also protects the wider setting of listed buildings. Applications for development can be turned down on the grounds of damage to the setting.
- 4.41 There is no rule of thumb defining at what distance the proposed development has to be away from the listed building to affect setting. An assessment of setting is not just confined to views to the listed building but also views from the listed building.
- 4.42 The setting can be an integral part of a building's character. This could be a formal garden design if it is a house, or a designed parkland if it is a country house, or a space that served the building historically (a churchyard to a church, a service yard to a textile factory or a farmyard to a farmhouse). Designed parkland also invariably sits within its own setting which also needs to be respected.
- 4.43 Setting can also extend to the relationship between a listed building and its neighbours (particularly important if the neighbours share common characteristics, such as a terrace), or it can extend further to incorporate views of the building if it is a landmark. Planning permission for development will not be granted where it would result in damage to the setting of a listed building.

Buildings at Risk

- 4.44 Listed buildings need to be regularly maintained. Preventive maintenance (such as cleaning out gutters and drains and replacing slates that have slipped) is the key to avoiding problems escalating out of control.
- 4.45 If an owner is not adequately keeping a listed building in good repair the Local Planning Authority, Historic England and the Secretary of State all have powers to serve notice on the owner to prevent further deterioration or carry out full repairs. These powers are given under the Planning (Listed Buildings and Conservation Areas) Act 1990. They are called either an Urgent Works Notice (section 54) or a Full Repairs Notice (section 48). The serving of a Full Repairs Notice can lead to Compulsory Purchase of a listed building if repairs are not carried out.
- 4.46 Listed buildings are also protected by law from unauthorised work or demolition. Unauthorised work that results in damage to a listed building or loss of any historic features is a criminal offence.
- 4.47 The majority of historic buildings in England are well maintained. A number of historic buildings are "at risk" from dereliction, neglect and disuse. These are publicised in a national and county list of "Buildings at Risk". These range from buildings on the point of collapse to those needing some maintenance or with vacant upper floors.
- 4.48 The register enables the local authority to prioritise any action needed. It also enables the authority to look

strategically at any patterns of neglect to identify areas needing pro-active initiatives (such as grant schemes and feasibility studies).

- 4.49 Derbyshire County Council are responsible for maintaining the Register for Buildings at Risk across the County. The entries are listed on a dedicated web page. The Historic England website enables the search of Heritage at Risk across England.

apps.derbyshire.gov.uk/dotnet-applications/HistoricBuildings/default.aspx

historicengland.org.uk/listing/heritage-at-risk/search-register/

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Core Principles

1. Listing includes the **interior and exterior of the building**, any object or structure fixed to it and any structure within the curtilage which pre-dates July 1948.
2. It is a **criminal offence** to carry out any unauthorised work
3. It is important to **understand the building before changing anything**, get to grips with why it's listed, which parts are significant, and how its materials and construction work.
4. Key advice is to **repair listed buildings using traditional methods**, avoid rushing into repairs or alterations without specialist guidance.

5. Always **speak to the local planning authority** before carrying out **any** work however small because even minor changes may need listed building consent.
6. Above all, treat the building as a **historic asset to be cared for** rather than a standard property to be upgraded, and the decisions made will protect its character for the long term.



5.0 Historic Agricultural Buildings

5.0 Historic Agricultural Buildings

Introduction

5.1 Historic agricultural buildings contribute to defining the unique character and distinctiveness of rural landscapes, showing how land was settled and used, contributing significantly to landscape character. In villages, they make a significant contribution to local identity. They showcase traditional building techniques and local materials, tell stories of past farming life, and offer economic potential through adaptive reuse.

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5.2 Historic agricultural buildings across Bolsover form a distinctive part of the district's rural character, shaped largely by early 19th century estate farming and the enclosure of surrounding land. These farmsteads are typically constructed from local sandstone or limestone, with roofs of Welsh slate or traditional clay pantiles that give them a strong sense of place. The structures of farmsteads vary in scale and layout according to their former function. Their built form often includes symmetrical two storey farmhouses accompanied by attached barns and outbuildings arranged around courtyards, reflecting both functional needs and historic field patterns.

5.3 Architectural details such as ashlar quoins, round arched doorways with keystones, and timber mullioned or sash windows set beneath wedge lintels contribute to their refined yet robust appearance. Together, these features

create integrated farmstead complexes that illustrate the agricultural history and estate influence that shaped Bolsover's rural landscape.

5.4 Historic farm buildings in Bolsover are protected through a combination of heritage and design policies in the Local Plan that aim to safeguard their architectural, historic and landscape value.

5.5 Policy SC17 ensures that listed farm buildings and their settings are preserved or enhanced, resisting harmful alteration or loss of significant fabric.

5.6 Policy SC16 protects farmsteads within or affecting Conservation Areas, requiring development to respect their historic character and appearance.

5.7 Policy SC18 recognises the importance of non designated historic farm buildings, requiring their significance to be understood and conserved proportionately.

5.8 Alongside these, Policy SC3 aims to ensure that any reuse, conversion or new development around farmsteads reinforces local distinctiveness, respects traditional rural forms and materials, and maintains the wider landscape character. Together, the aim of these policies is to promote sensitive, well informed approaches that retain the heritage value and rural identity of Bolsover's historic farm buildings. Policy SC3 is supported by the Successful Healthy Places SPD

with guidance to support the delivery of high-quality development across the district.

[Supplementary Planning Documents](#)

- 5.9 Historic England has produced a number of advice documents on the adaptation of and reuse of agricultural buildings. They explain how significance can be retained and enhanced through well-informed maintenance and sympathetic development, provided that repairs, design and implementation are carried out to a high standard.

[Adapting Traditional Farm Buildings - Historic England](#)

Bolsover's Agricultural Buildings

- 5.10 The farm buildings in the **north of the district** are characterised by soft creamy magnesian limestone and either slate or pantiled roofs, sometimes hipped. Many of the farms within the Magnesian Limestone plateau were developed in the early to mid 19th century as farming expanded to accommodate new scales of production. In particular, farms were purpose-built for intensive cereal cropping/ arable production, creating large complexes.
- 5.11 Within the **south of the district** the low-lying farmland is poorly drained and supports dairy farming. This is reflected in the nature of the farm buildings within the historic settlements. Here, the farm buildings often comprise long ranges of single – storey or 1½ storey buildings, often pantile with stone eaves, providing cart

sheds, cow sheds, and byres with some storage above. There are usually extensive ranges of small buildings.

- 5.12 Within the **eastern edge of the district** the farmsteads of the Estate Farmlands are defined by an ordered rural landscape shaped by historic estate ownership, particularly around Hardwick. Farmsteads are typically medium to large and follow regular courtyard layouts that reflect planned agricultural design. The model-type complexes are of large mass, are stone-built with slate roofs, sometimes elongated hipped catslide roofs and incorporate large full-height barn doors. Buildings use high-quality sandstone or estate brick with slate or tile roofs, giving them a unified and formal appearance. Development in this character type should respect the planned farmstead pattern, use locally appropriate materials, and maintain the landscape's strong sense of order and estate influence.
- 5.13 In contrast at the **west of the district** the Wooded Farmlands form an enclosed, intimate landscape of ancient woodland, irregular fields, and winding lanes. Historic farmsteads are smaller, more dispersed, and often irregular in layout, reflecting organic historic development. Buildings are usually vernacular sandstone with stone slate or tile roofs, blending naturally with the wooded setting. New development should reinforce the dispersed pattern, modest scale, and vernacular materials that characterise this landscape, while preserving its strong sense of enclosure and woodland integration.

5.14 Many non-estate farms are no longer viable and they are being sold, sub-divided and reduced into smaller holdings that are attractive as smallholdings but not viable as farms. In this environment there is renewed pressure to find alternative uses for redundant agricultural buildings within former farms. The housing market puts pressure on the re-use of buildings that perhaps would ordinarily be overlooked.

Conversion

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- 5.15 The conversion of rural buildings in settlement frameworks is treated differently from buildings in the open countryside. Within settlements frameworks defined in the local plan, there is a presumption in favour of conversion provided that it preserves the character of the buildings and in the case of Conservation Areas, that it preserves or enhances the character of the settlement. It is the particular impact on the buildings themselves that is of material weight.
- 5.16 The design criteria for assessment of conversion schemes outside settlements is the same as those within settlements
- 5.17 The diversification of farms is supported by the district council where it ensures the survival of the farm and sustains agriculture as the primary land use.
- 5.18 Outside settlement frameworks, where permission is needed, the conversion of farm buildings into small business use, commercial, light industrial, recreational and community uses will be supported, provided

that this does not lead to the irreversible change of character in the historic buildings or the landscape and requirements such as safe highway access are met. Farm Tourism (camping, bed and breakfast, self-catering or camping barns) is appropriate where it supports the income of a working farm. These low-key uses have little impact on the character of the countryside. Where it is necessary to control the occupation of converted buildings, planning conditions will be used to limit use.

Residential Conversion

- 5.19 The conversion of farm buildings to residential use can entail a significant number of changes.
- 5.20 Since 2015 the conversion of certain agricultural buildings into dwellings has been allowed without the need for planning permission under Class Q of the Town and Country Planning (General Permitted Development) Order (GPDO) 2015 . In order to qualify under Class Q, the building must be on an agricultural holding and have a prior agricultural use. Under Class Q the building operations must be reasonably necessary for the conversion rather than a "rebuild". For agricultural buildings that qualify for conversion under class Q, an application for Prior Approval will be required.
- 5.21 Applications for residential conversion of agricultural buildings that do not qualify under Class Q will require full planning permission.

Extensions

- 5.22 For any scheme for conversion of farm buildings it will be essential that the development is feasible without the need for further extensions. Where development involves residential use, for example, garaging should be contained within the existing buildings. New detached garage blocks and attached conservatories will not be acceptable.
- 5.23 Where planning permission is approved for conversion of farm buildings, permitted development rights will normally be withdrawn.

5.24
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Extent of Reconstruction

- 5.25 Many historic agricultural buildings have suffered neglect and structural damage as a result of lack of investment. It is essential that in any case for conversion, the building should be capable of conversion without the need for significant reconstruction. The condition of farm buildings is therefore an important consideration when assessing proposals for change of use.
- 5.26 The extent of reconstruction permitted will be at the discretion of the planning authority on the basis of the professional structural condition survey.

Design Considerations

- 5.27 Agricultural buildings contain many distinctive features related to their original intended use. It will be important that these are retained in any proposals for change of use. For example, doors are usually wider than

domestic doors and open outwards, fitted within a rebate and fixed on hinge pins. It will be important that "taking – in" doors and stable doors are retained in any schemes for conversion. They can be used for additional security as external shutters.

- 5.28 Within the district there are several historic estates that own and manage farms. These estate buildings have house styles with distinctive building details and colour schemes. It is important that these local details are preserved in any conversion scheme.
- 5.29 The setting of farm groups is important. To protect the setting of historic farm groups, for development schemes that require planning consent, permission will not normally be given for the subdivision of farmyards. These will need to be treated as communal areas and landscaped accordingly retaining hard elements such as setts and brick – on-edge. Parking areas should avoid marked bays. The formation of new curtilages to create private gardens will require careful consideration and details must be submitted with the planning application.
- 5.30 Whilst enclosed spaces within farm complexes are often hard landscaped, the land surrounding the farm group is invariably open fields. In order to protect the setting of these farm groups in the landscape, the district will normally remove permitted development rights by way of a planning condition, on those schemes where planning permission is required for conversion to residential use.

5.31 Further useful guidance can be found in an Historic England document on Historic Farmsteads.

<https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/>

Core Principles

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1. **Significance led design** – Base all decisions on understanding the building's original agricultural purpose, form and materials.
 2. **Retain agricultural character** – Ensure the building still reads as a historic farm structure, not a standard house or commercial unit.
 3. **Minimum intervention** – Change only what is essential for a viable new use; preserve historic fabric and irregularities.
 4. **Respect original form and massing** – Keep the footprint, roof shape and scale; avoid extensions or dominant alterations.
 5. **Layout shaped by structure** – Plan interiors around existing bays, volumes and structural rhythms rather than domestic norms.
 6. **Controlled and justified openings** – Reuse existing openings; add new ones sparingly and only where structurally logical.
 7. **Treat large historic openings as infill** – Keep barn doors and cart entrances visually prominent, with glazing recessed as infill.

8. **Preserve roof and structural features** – Keep trusses, frames and roof forms visible; avoid dormers and full width upper floors.
9. **Use appropriate materials and detailing** – Repair with traditional materials; make new additions contemporary but restrained.
10. **Integrate services discreetly** – Route modern services with minimal impact and ensure they remain reversible.
11. **Respect the wider farmstead setting** – Maintain historic yard patterns, openness and relationships; avoid suburbanising the surroundings.

6.0 Registered Parks and Gardens



6.0 Registered Parks and Gardens

Introduction

- 6.1 Registered historic parks and gardens are nationally recognised designed landscapes of exceptional cultural and historical value. They reflect significant periods of garden design, often associated with notable designers and historic events. Designation supports their protection as heritage assets with the aim to safeguard their layout, features, and character.
- 6.2¹²² Historic parks and gardens across Bolsover are shaped by a collection of significant estates, most notably Hardwick Hall, Bolsover Castle and the historic designed landscape surrounding Barlborough Hall. Together, these sites illustrate centuries of landscape design, combining 16th and 17th century formal terraces, avenues and ornamental gardens with later areas of landscaped parkland.
- 6.3 Their character is enriched by features such as gatehouses, lodges, stone boundary walls, ornamental lakes and a variety of garden buildings that speak to long established estate management. Mature woodland, historic avenues and surviving elements of formal planting contribute to a strong sense of continuity, while long axial vistas and framed views across ridges and valleys create dramatic visual connections with the wider landscape.
- 6.4 The historic parks and gardens of the district also retain important historic elements including deer parks, walled gardens and estate farm complexes, forming a vital part of Bolsover's heritage and its distinctive rural identity.
- 6.5 Registered parks and gardens are designated heritage assets under the National Planning Policy Framework, gaining similar protections to conservation areas, listed buildings and scheduled monuments. Inclusion on the Register does not create a separate consent process, but when assessing proposals greater weight is given to their conservation.
- 6.6 **Policy SC20** of the Local Plan protects the special historic, architectural and landscape significance of Registered Parks and Gardens and their settings. It requires development to conserve their character, layout, key views, important features and overall sense of place. Proposals must avoid harm, demonstrate a sound understanding of what contributes to the site's significance, and ensure any change is sensitive, well justified and enhances rather than diminishes these nationally recognised historic landscapes.

Criteria for Registration

- 6.7 All sites included on the Register of Parks and Gardens must demonstrate special historic interest in a national context. Nine general criteria are used, grouped into two categories: Date and Rarity and Further Considerations.

Date and rarity

- 6.8 The older and rarer a designed landscape, the more likely it is to qualify for registration. Key principles:
- Pre-1750: Significant original layout survives.
 - 1750–1840: Enough remains to reflect design.
 - Post-1840: Must be of special interest and intact; higher threshold for recent sites.
 - Post-1945: Careful selection needed.
 - Under 30 years: Only if outstanding and under threat.

Further considerations

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- Influential in shaping taste or referenced in literature.
 - Early or representative examples of a style/type or by notable designers of national importance.
 - Associations with significant people/events.
 - Strong group value with other heritage assets.

Specific Considerations

- 6.9 There are also specific considerations that contribute to the heritage significance of a Registered Park and Garden. Well-documented sites tend to achieve higher grades, especially when linked to listed buildings or garden structures. The design concept is more important than scenic beauty unless deliberately integrated. Authenticity matters: routine changes are acceptable, but unsympathetic restoration or full recreational use reduces significance. Poor condition does not prevent registration if the layout survives, although irreversible loss does.

- 6.10 Structural elements are key, with historic planting adding interest but not being a primary factor. Archaeological remains strengthen the case for designation and significance including abandoned gardens which may be scheduled. Deer parks qualify if boundaries, interiors, and visual links to house survive, while sports grounds are assessed as part of the park, with related structures sometimes listed separately.

Grading

- 6.11 Registered sites are divided into three grades:
- Grade I: Exceptional interest
 - Grade II*: More than special interest
 - Grade II: Special interest
- 6.12 About 37% of registered landscapes are Grade I or II*, compared to only 8% of listed buildings.

Registered Parks and Gardens in Bolsover District

- 6.13 Bolsover District contains three designated historic parks and gardens on the Historic England Register:
- Bolsover Castle (Grade I) – An exceptional early 17th-century designed landscape featuring terraces, the Fountain Garden, and formal pleasure grounds. Its significance lies in the survival of its original layout, Renaissance-inspired design, and strong associations with Sir Charles Cavendish and architect Robert Smythson.
 - Hardwick Hall (Grade I) – One of England's finest Elizabethan landscapes, combining extensive

parkland with formal walled gardens, pavilions, and gatehouses. It exemplifies Elizabethan garden planning and is closely linked to Bess of Hardwick and Robert Smythson.

- Barlborough Hall (Grade II) – A well-preserved late 16th-century landscape with walled gardens and parkland integral to the Elizabethan mansion. Its group value with the hall and associated structures underpins its heritage importance.
- Welbeck Abbey (Grade II) - A small section of the historic park and garden falls within Bolsover District but the majority of the park of Welbeck Abbey lies in Bassetlaw District.

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Bolsover Castle

6.14 Bolsover Castle's grounds are Grade I on the Historic England Register because they represent one of the most significant surviving examples of early 17th-century garden design in England. Key reasons include:

- Historic Integrity: The layout of terraces, the Fountain Garden, and associated features remains largely intact from its original design period (c.1608–1640).
- Design Innovation: The gardens showcase Renaissance-inspired concepts adapted to an English setting, emphasizing theatrical views and formal geometry.
- Associations: Strong links to Sir Charles Cavendish and architect Robert Smythson, figures central to Jacobean architecture and landscape design.
- Group Value: The gardens are integral to Bolsover

Castle's architectural ensemble, enhancing its historic and aesthetic significance.

Hardwick Hall

6.15 Hardwick Hall's grounds are Grade I because they represent one of the most important and best preserved Elizabethan landscapes in England. Key reasons include:

- Historic Integrity: The park retains its 16th-century walled gardens, pavilions, and gatehouses, alongside later formal and pleasure grounds.
- Design Significance: It exemplifies Elizabethan garden planning, combining architecture and landscape in a unified composition.
- Associations: Strong links to Bess of Hardwick and architect Robert Smythson, central figures in Elizabethan design.
- Scale and Survival: Extensive parkland with medieval origins and 17th-century extensions remains largely intact.

Barlborough Hall

6.16 Barlborough Hall's grounds are Grade II because they are a well-preserved example of a late 16th-century designed landscape. Their significance lies in:

- Historic Layout: The survival of walled gardens and parkland from the original period.
- Architectural Associations: Strong links to the Elizabethan mansion and its historic setting.
- Group Value: The gardens complement the listed

hall and associated structures, enhancing the overall heritage importance.

- 6.17 These sites are protected as designated heritage assets under national planning policy, reflecting their historic integrity, design significance, and contribution to the district's cultural landscape. The aim is to understand the significance of the historic park or garden first and then to ensure that any development conserves its character, layout, key views and setting, avoiding harm to the designed landscape.

Core Principles

1. Using the site's **historic design**, planting, vistas and circulation routes to guide what is appropriate
2. Keeping new development **low impact**, sensitively located and visually recessive
3. Avoiding the **loss** of important features, spaces or relationships within the landscape
4. Demonstrating, through a heritage assessment, that the proposal is informed, justified and **conserves** what makes the place special
5. Critically, any proposal needs to show that it fits into the **historic design logic** of the park or garden rather than competing with it.

7.0 Archaeology



7.0 Archaeology

Introduction

- 7.1 As the physical remnants of human history, archaeology reveals how past societies lived, evolved, and interacted, thereby offering vital lessons about human behaviour, cultural heritage, and adaptation.
- 7.2 Bolsover's archaeology reveals a long, many layered story of human activity, from early prehistoric occupation to the industrial era. Evidence ranges from Mesolithic and Bronze Age sites to cropmarks, enclosures and ancient routeways, with Creswell Crags standing out as an internationally important Palaeolithic site. Roman remains, the medieval town of Bolsover, and widespread ridge and furrow fields show continuous settlement and agricultural evolution, while textile mills, collieries and other industrial features mark the district's later transformation. Together, these traces form a rich archaeological landscape reflecting thousands of years of change.
- 7.3 **Archaeology** refers to all physical evidence of past human activity, whether buried, standing or recorded. It includes everything from prehistoric tools and Roman remains to medieval field systems and industrial era structures. Most archaeological remains are not formally designated, but they still form an important part of the historic environment and are a material consideration in planning.

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- 7.4 **Scheduled Monuments** are the small proportion of archaeological sites that are considered nationally important and are given legal protection under the Ancient Monuments and Archaeological Areas Act 1979. Because of their significance, any works affecting them require Scheduled Monument Consent, and harmful change is strongly restricted. There are 13 scheduled monuments in the district (see Appendix (B)), with two distinctive clusters – one around Bolsover, and a cluster within the limestone gorges.
- 7.5 Policies **SC18 Scheduled Monuments and Archaeology** and **SC19 Bolsover Area of Archaeological Interest** of the Local Plan seek to protect scheduled monuments and archaeological sites and their setting.

Historic Environment Record (HER)

- 7.6 Derbyshire Historic Environment Record (HER) maps both designated and undesignated heritage and archaeological sites across the county. These can be searched via the Derbyshire HER website, where a map search is available her.derbyshire.gov.uk

Areas of Archaeological Interest

- 7.7 **Bolsover Town** has been identified as an Area of Archaeological Interest. Various remains have been uncovered. An excavation of the site of the former

Council Offices in the town centre, revealed back-land industrial activity associated with Roman occupation over a long period of time. On the same site and at the site of the Castle Visitor Centre pre-construction, Mesolithic and Bronze Age evidence has been found. A thorough archaeological assessment of Bolsover was undertaken by Arcus (University of Sheffield) in 1995 – “A Review of the area of archaeological interest at Old Bolsover”.

- 7.8 In view of the continuity of occupation for such a long period and the survival of the planned medieval street pattern, the town has a rich and complex history that warrants the special planning control over archaeology. As a result, all applications for planning permission which fall within the Bolsover Area of Archaeological Interest must be accompanied by a field evaluation.
- 7.9 **Creswell Crags and the Limestone Gorges** form part of the southern Magnesian Limestone area that run along the eastern boundary of the district are of national archaeological importance for their Ice Age remains.
- 7.10 These gorges and valleys are cultural landscapes where the geology, archaeology, topography and ecology are intertwined. They comprise a remarkable concentration of Ice Age archaeological and geological sites. The best known of these gorges is Creswell Crags, but a study (March 2004) revealed considerably more potential for Ice Age human activity and animal remains across all of the gorges and valleys within the district. The study identified the number of known or potential

cave or rock shelter sites to have increased from 50 to 163. These are located within – Pleasley Vale, Ash Tree Gorge, Markland Grips, Holinhill Grips, Elmton and Whaley Valleys and Langwith Valley.

- 7.11 The existing scheduled monuments are the largest concentration of protected Ice Age remains in the UK. The boundaries of the protected monuments are tightly defined. Their setting is protected under the legislation.
- 7.12 The schedule does not reflect all the surviving evidence and the potential for early human activity. This is due to the fact that it is not just the caves, crags and rock shelters that are important but the lower slopes and floor of each gorge. These have high archaeological potential because they contains layers of deposited sediments, where drift geology may have buried archaeological remains. There have been a number of developments in gorges such as Pleasley Vale over the last 200 years which have damaged this archaeology.
- 7.13 The Creswell Crags Conservation Plan (2001) and the Creswell Crags Limestone Heritage Area Management Action Plan (March 2004) are important policy documents that the Council will take into account when considering any proposals for development within these areas. A Conservation Statement and Management Action Proposals have been produced for each vale. The following policies from the Conservation Plan have particular relevance to applications for new development;

- 7.14 **A.1.6** Preserve and enhance the integrity of the Creswell Crags landscape including the removal of intrusive 20th century infrastructure that detracts from the appearance of the site.
- 7.15 **A.4.2** Carry out a study to consider definition of a protected area around Creswell Crags to safeguard and enhance the high quality landscape setting and to protect the setting from degradation through inappropriate and piecemeal development.
- 7.16 The threats to these gorges are in the form of development such as:
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- improvements to road networks
 - drainage works
 - engineering operations
 - construction in association with agricultural buildings or industrial buildings
 - recreational development (including sports fields and cycleways)
 - large scale landscaping
 - public utilities operations such as pipe or cable laying.
- 7.17 Their setting may be affected by landfill sites, mineral extraction, industrial development and other large-scale operations.
- 7.18 The Council will seek to protect and enhance the setting of the limestone gorges and the historic views both into and from within the gorges. If any development is proposed which affects these gorges or their setting, the Development Control Archaeologist at Derbyshire

County Council and the Creswell Heritage Trust will be directly consulted.

- 7.19 In all cases where development is proposed within the limestone gorges, an archaeological appraisal will be required before an application is determined.

Medieval Settlements

- 7.20 In addition to the two Areas of Archaeological Importance, the medieval settlements of the district are areas of special archaeological interest. Maps of these areas are included in Appendix (A).
- 7.21 Documentary records and experience of recent archaeological evaluation in settlements such as Clowne has shown that a large number of the small towns and settlements in the district have medieval origins and significant potential for surviving medieval archaeology. There is heritage significance in the topography and the characteristics of the medieval settlement patterns that still survive.
- 7.22 Barlborough has been surveyed under an Historic England programme called "Extensive Urban Surveys" which demonstrated the significance of the pattern of its historic development and surviving townscape.
- 7.23 The boundaries of the core medieval settlements have been identified based on early map evidence prior to 19th century coal mining development. Together with the Sites and Monuments Record these boundaries provide a means of identifying archaeological potential.

7.24 Inside the core medieval settlements any development that is likely to disturb the ground will be referred to the Development Control Archaeologist at Derbyshire County Council so that proposals can be evaluated for their impact on archaeology.

7.25 The following settlements are identified as having significant potential for medieval archaeology;

- South Normanton
- Blackwell
- Tibshelf
- Glapwell
- Palterton
- Scarcliffe
- Shirebrook
- Elmton
- Clowne
- Whitwell
- Barlborough

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7.26 When considering development, archaeological significance must be understood first, and protected through an informed, minimal impact design. Overall, the key advice is to plan early, understand the heritage value, and shape development so that archaeological significance is conserved.

<https://historicengland.org.uk/images-books/publications/planning-archaeology-advice-note-17/heag314-planning-archaeology/>

Unknown archaeology that could be of national importance

7.27 Buried archaeological remains that have not yet been discovered but may survive below ground in areas with

known historic activity. These remains could turn out to be as significant as scheduled monuments, meaning they would merit the highest level of protection if found. Because their exact nature and extent are unknown, the planning system takes a precautionary approach: developments in areas with archaeological potential may require surveys, assessments or trial trenching to determine whether important remains exist. If nationally important archaeology is discovered, it must usually be preserved in situ, and development may need to be redesigned or restricted to avoid harm.

Core Principles

1. development affecting archaeological remains or Scheduled Monuments should be guided by **early assessment**, usually a desk based study and, where needed, field evaluation to identify what survives and how important it is.
2. Proposals must then **avoid harm** wherever possible, design around sensitive areas, and preserve remains in situ unless there is a clear and justified reason not to.
3. For Scheduled Monuments, the bar is even higher: harmful change is **strongly restricted** and any works require separate Scheduled Monument Consent.

8.0 Setting



8.0 Setting

Introduction

- 8.1 The setting of historic assets is integral to their significance, providing context, identity, and meaning, contributing visually (views, landscape) and non-visually (tranquillity, historical associations). Setting applies to Conservation Areas, Listed Buildings and Scheduled Monuments.
- 8.2 Setting is defined as the surroundings in which the asset is experienced. Its extent is not fixed. Setting includes visual and non-visual factors such as noise, activity, and historic relationships. Elements of an asset's setting may enhance, detract from, or make a neutral contribution to its overall significance. Public access is not required for setting to contribute to the asset's significance.
- 8.3 In terms of physical extent, the setting of an asset sits somewhere between the surrounding landscape and the curtilage of an asset. The landscape is a wider area shaped by natural and human factors and broader than setting whereas the curtilage is a legal boundary around a building, usually smaller than its setting. The extent of setting cannot be permanently fixed or mapped because surroundings and knowledge of the asset and surroundings evolve.
- 8.4 Historic setting across Bolsover is strongly shaped by the district's varied topography, with settlements positioned along ridges, plateaus and valleys that create distinctive open rural backdrops. This landscape is deeply rooted in historic context, from medieval field systems and enclosure patterns to the influence of long established estate landscapes. Views play a central role, with long vistas to prominent landmarks and framed views through woodland and farmland reinforcing a sense of place. Approaches to settlements often follow historic lanes and trackways, giving a strong sense of arrival shaped by centuries of movement across the landscape. Features such as gatehouses, lodges, stone walls and mature trees further contribute to setting, tying together buildings and landscape.
- 8.5 The Local Plan protects historic setting through several key policies. **SC16 Conservation Areas**, **SC17 Listed Buildings** and **SC20 Registered Parks and Gardens** all require development to respect and conserve the surroundings that contribute to an asset's significance, including important views, spatial relationships, landscape character and historic context. These policies ensure that change within or near designated heritage assets does not erode the qualities that make their settings meaningful.
- 8.6 Other policies also support this principle more broadly. **SC18 Non Designated Heritage Assets** requires proportionate consideration of the setting of locally important heritage buildings/structures, while **SC3 High Quality Development** ensure that new development

responds sensitively to local distinctiveness, rural character and the wider landscape. Together, these policies guide development so that historic settings are understood, respected and conserved across the district.

- 8.7 Historic England has produced guidance on managing change within the settings of heritage assets, including archaeological remains and historic sites.

[The Setting of Heritage Assets - Historic England](#)

The contribution of Setting to Significance

- 8.8 **Setting** is not defined as part of the heritage asset or designation. Its importance is in how it contributes to the significance of an asset or the ability to appreciate that significance. The key factors are:
- 8.9 **Change over time:** Settings evolve as surroundings change. Understanding this history helps predict how future development will affect significance. Original settings often strongly contribute to significance, but later changes can also add value, such as a townscape shaped by phases of development. Conversely, inappropriate past changes may diminish significance, and thereby removing such intrusive elements can potentially enhance it.
- 8.10 **Cumulative change:** Where significance has already been compromised by unsympathetic development, further change must be assessed carefully. Additional harm could sever remaining links to original settings, while positive change might restore historic landscapes

or remove structures blocking key views. Screening intrusive developments can help their assimilation, though it is not a substitute for good design.

- 8.11 **Access and setting:** The contribution of setting does not depend on public access. Equally numbers of visitors are not a measure of significance. Significance is qualitative and can include tranquillity, remoteness, or local community value. Restricted access does not diminish importance; interpretation or improved access can enhance appreciation.
- 8.12 **Buried assets and setting:** Heritage assets that are not visible, such as archaeological remains or submerged sites, still have settings that influence significance. Strategic views, historic street patterns, and continuity of land use can reveal their presence. Even if obscured, the setting may retain associative or historical value.
- 8.13 **Designed settings:** Many heritage assets have settings deliberately created to enhance their presence or create drama (e.g. formal parks and gardens around country houses). These designed settings may themselves be designated heritage assets and often extend beyond the immediate boundary, including distant features or borrowed landscapes. Evaluation should consider immediate, wider, and extended settings, as large-scale development can affect significance even from afar.
- 8.14 **Setting and urban design:** In urban areas, setting interacts with townscape and design considerations. Attributes such as enclosure, street layout, lighting, and visual harmony influence how heritage assets are

experienced. Protecting setting often aligns with good urban design principles.

- 8.15 **Setting and economic viability:** Sensitive development can support the sustainable use of heritage assets, while poorly designed or intrusive development can reduce economic viability. Balancing heritage and economic considerations is essential.

Views and Setting

- 8.16 Views often express how setting contributes to significance. Important views include those designed as part of an asset's function, those with historical or cultural associations, and those linking multiple assets.
- 8.17 Designed, historic, associative, or culturally important views may be especially relevant, with some assets intentionally intervisible for functional or symbolic reasons. Views may be static or kinetic (experienced while moving). Conservation Area Appraisals and Heritage Management Plans often identify key views, but additional views may also merit consideration.
- 8.18 Landscape assessment differs from setting assessment because not all parts of a landscape contribute to significance. Landscape assessment considers everything within a view, while setting focuses on elements that contribute to an asset's significance. Views that do not relate to significance fall under general amenity rather than heritage considerations. Amenity relates to general enjoyment, not heritage value.

Development, Setting and Significance

- 8.19 **Identifying which heritage assets and their settings are affected.** This initial key step should identify the assets whose experience may be affected by development. The extent of the area of assessment varies depending on the scale and prominence of the proposal and the sensitivity of the asset to development.
- 8.20 This involves defining the surroundings where the asset is experienced and determining whether the development could influence that experience in any way. At the pre-application or scoping stage, it is good practice to indicate whether a proposal might affect the setting of specific assets or to define an "area of search" for potential impacts.
- 8.21 **Assessing the degree to which settings and views contribute to significance.** The next step is an evaluation of how setting and views support understanding of an asset's significance. The assessment should start with the asset's key attributes and then consider physical surroundings, associations, sensory factors, and how views reveal significance.
- 8.22 Mapping past and present relationships between the asset and its surroundings can help visualize contributions and identify opportunities for enhancement. Local Historic Environment Records and landscape character assessments are valuable sources of information.

8.23 **Assessing the effects of the proposed development.**

The identification of whether development will harm or enhance significance should consider location, form, appearance, wider effects, permanence, and cumulative impacts. The issue is whether the development enhances or harms significance through the principle of development, its scale, or its design.

8.24 **Exploring ways to maximise enhancement and avoid or minimise harm.**

Early discussion is crucial to identify opportunities for enhancement and reduce harm.

Enhancement may involve removing intrusive features, restoring views/lost historic elements, or improving access or introducing new features or interpretation that improve public appreciation. Harm can be reduced through design changes, repositioning, or screening. However, screening should never substitute for good design and must be carefully planned to avoid creating new visual intrusions with the consideration of long-term management measures secured through planning conditions or legal agreements.

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8.25 The relationship between a heritage asset and its surroundings must be understood and respected so that significance is not harmed.

Core Principles

1. identify what **aspects of the setting** contribute to the asset's value such as views, landscape character, spatial relationships or historic context
2. ensure new development is located, designed and scaled so that the **qualities that contribute to its value are conserved.**
3. Change is not ruled out, but it must be sensitive, well informed and **avoid eroding** the way the setting contributes to the asset's significance.

9.0 Applying for Consent



9.0 Applying for Consent

Introduction

9.1 This section provides practical guidance needed to prepare well justified, heritage sensitive proposals that have a stronger chance of securing consent. Together with the detailed advice contained throughout this document, it is intended to serve as a practical reference for anyone considering development affecting a heritage asset, supporting informed and responsible decision making from the outset.

13 The Application Process

9.2 The application process follows a clear sequence that applies to almost all types of development, from small extensions to major projects. It moves from early engagement through formal submission, public scrutiny, professional assessment, and finally a decision. The process is designed to ensure development is properly assessed against national policy, the local plan, and material considerations. Although timescales can vary due to scale and complexity, the core stages remain consistent.

- **Pre-application advice:** Applicants should discuss proposals with the Local Planning Authority to identify issues early.
- **Submission:** Application form, plans, supporting documents, ownership certificates submitted, and fees paid.

- **Validation:** The Local Planning Authority checks the application is complete i.e. including all of the necessary information before formally registering it.
- **Public consultation:** Neighbours and statutory bodies are notified and invited to comment, usually for 21 days.
- **Assessment:** Planning officers assess the proposal against the Development Plan, national policy, technical evidence, and consultation responses.
- **Decision:** Permission is granted (with conditions) or refused, either by officers under delegated powers or by the Planning Committee.
- **Post decision:** Applicants may appeal if refused. Conditions on an approval require compliance, some of which may have to be attended to prior to the commencement of development starting.
- Failure to comply with listed building consent conditions is a criminal offence under the Planning (Listed Buildings and Conservation Areas) Act 1990, risking unlimited fines or up to two years' imprisonment. Local planning authorities can issue listed building enforcement notices to reverse unauthorized alterations, with non-compliance leading to prosecution.
- Failure to comply with planning approval conditions is a breach of planning control that can lead to local authority enforcement action, including fines,

prosecution, or orders to demolish, alter, or cease using a development. Consequences include invalidated permission and potential criminal offences if notices are ignored

[The application process](#)

Pre-Application Advice

- 9.3 The Council has a free pre-application service for those seeking initial clarification on whether planning permission is required for householder developments and domestic extensions as well as preliminary advice regarding works to a Listed Building.

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[Planning Permission and Householder Development Enquiries](#)

- 9.4 If a formal application is required, from 1st October 2025 the Local Planning Authority introduced a (fee paying) Pre-Application Advice Service for all development enquiries. This paid for service allows property owners, agents or anyone with land or property interests to obtain advice from the Authority prior to making a formal application. This ensures that effective and timely advice can be provided to those submitting a formal application.
- 9.5 Details of the fees and the target timeframe for responses based on the different categories of development are set out in the Pre-App Planning Advice Note.
- 9.6 To submit a pre-application enquiry complete the pre-application advice form online which includes an

online payment facility. Pre-application advice fees are nonrefundable and do not contribute towards the cost of any subsequent planning application submission.

Validation

- 9.7 The Bolsover Local Validation Checklist for Planning Applications includes a list of local information requirements, which are required in addition to the national validation requirements set out in the Town and Country Planning (Development Management Procedure) Order (2015), which are also set out in the Local Validation Checklist. Access to the checklist and other guidance is available on the following Council webpage.

[Local information requirements](#)

- 9.8 Please note that certain application types are not covered by the Local Validation Checklist, such as high hedge complaints, prior notification applications, applications or notice to carry out works to trees, environmental impact assessment development, hedgerow removal and others. You are recommended to contact the planning department at dev.control@bolsover.gov.uk to discuss specific validation requirements for these types of applications.

Building Regulations

- 9.9 The Building Regulations dictates how you build (safety/construction standards) ensuring compliance with structural, fire, and health regulations. It is

the responsibility of the applicant or their agent to investigate the need for consent under the Building Regulations.

- 9.10 If you are proposing a change of use or a change in plan form of a building in association with an extension you will need to provide an Access Statement. This should be submitted with both your applications for Building Regulations approval as well as Planning Permission. The Access Statement should identify the key issues, the constraints and any compensatory measures where full access is impracticable.
- 9.11 There is flexibility under the Building Regulations to take account of the need to preserve the heritage significance of a listed building. Early consultation with building control inspectors as well as the Council's conservation officer will ensure that an acceptable solution is reached

[Planning & Building Control - Self Service](#)

- 9.12 The requirements under Part L and Part M relating to energy efficiency and access and apply to all buildings including listed buildings. The specific requirement introduced by Part L is that reasonable provision shall be made for the conservation of fuel and power by limiting the heat loss through the fabric of the building. This only comes into effect if you are intending to carry out alterations that involve the replacement of fabric e.g. roof, windows, or a change of use.
- 9.13 The requirements of Part M of the Building Regulations 2010 addresses the need to provide accessible

buildings for people with disabilities. With regard to historic buildings, the aim of the regulations is to improve accessibility wherever possible, taking into account the practical constraints and historic character of historic buildings.

- 9.14 For further advice specific to historic assets see the Historic England webpage Building Regulations, Approved Documents and Historic Buildings <https://historicengland.org.uk/advice/technical-advice/building-regulations/>

Statement of Heritage Significance

- 9.15 A heritage assessment will be required when there could be an impact to the significance of a heritage asset – designated or non-designated.
- 9.16 A Statement of Heritage Significance is a concise, objective document that identifies what is important about a heritage asset, such as a building or site and explains why it matters. It acts as a baseline assessment of a site's special interest. Understanding the significance of heritage assets, in advance of developing proposals for buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions.
- 9.17 The main guidance is an advice note published by Historic England which explores the assessment of significance of heritage assets as part of a staged approach in which assessing significance precedes designing the proposal(s).

<https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

Key Aspects of a Statement of Significance:

1. **Purpose:** Its main purpose is to help owners, developers, and decision-makers understand the heritage value of a site, helping to avoid or minimize harm during development or repair.
2. **Content:** It describes the asset's history, its physical, archaeological, architectural, and artistic interest, and how its setting contributes to its value.
1403. **Value Assessment:** It articulates the "significance" (the value to this and future generations) through four key types of heritage interest:
 - **Evidential:** Potential to yield new knowledge.
 - **Historical:** Connection to past people, events, or phases.
 - **Aesthetic/Architectural:** Design, craftsmanship, or sensory stimulation.
 - **Communal:** Meaning for the community (e.g., social, spiritual).
4. **Proportionality:** The level of detail should be proportionate to the asset's importance and the complexity of the proposed changes.

Heritage Impact Assessments

- 9.18 Heritage Impact Assessments are required to accompany planning applications involving designated heritage assets, such as listed buildings and conservation areas, and may also be needed for non-designated sites.
- 9.19 A Heritage Impact Assessment (HIA) is a document that takes forward a Statement of Significance to assesses how a proposed development might affect the Significance of the historic building, landscape, or archaeological site that has been assessed. The Statement of Significance is the starting point, followed by an assessment of the potential impacts of the development on that significance, and a strategy to mitigate any negative effects.

Key Aspects of a Heritage Impact Assessment

Statement of Heritage Significance: (see 1-4).

5. **Proposed changes:** An outline of the specific works or development that is being proposed.
6. **Impact analysis:** An assessment of how the proposed changes could affect the heritage asset's significance.
7. **Mitigation strategy:** A plan to minimize or manage any negative impacts identified.
8. **Non-designated sites:** A local council may request an HIA if a development has the potential to affect a non-designated heritage asset.

Why a Heritage Impact Assessment is important

- 9.20 It informs decision-makers about the potential risks and benefits of a proposal on a heritage asset. It helps ensure that proposals for change are appropriate and that what is important about the asset is sustained or enhanced. Good information upfront can speed up the planning process and lead to better overall design outcomes. It ensures the project complies with both national and local heritage policies.
- 9.21 It is crucial that new development aims to avoid and then minimise harm to the historic environment. It should also seek enhancement opportunities to better reveal the significance of heritage assets. The Council will expect a heritage assessment to be undertaken and resist development that does not align with this SPD.

Key Aspects of a Heritage Impact Assessment:

- 1. Purpose:** The main aim is to identify, prevent, or reduce any harm (mitigation) to a heritage asset's significance, including its physical fabric, setting, or character.
- 2. Definition of Significance:** It assesses why the site is special (archaeological, architectural, artistic, or historic interest).
- 3. Contextual Analysis:** The assessment covers not just the building itself, but also its "setting"—the surrounding environment in which it is experienced.

- 4. Two-Part Process:** The assessment first establishes the significance of the asset, then moves on to evaluate the impact of proposed changes.
- 5. Mitigation Strategies:** It outlines measures to minimize negative effects, such as choosing, alternative designs or, if damage is inevitable, ensuring the damage is recorded.

Evaluation of Harm

- 9.22 Any assessment undertaken will also need to include an evaluation of harm and then how that harm can be avoided and minimised through the design considerations. Whilst the Council can then undertake their own evaluation of harm, it is important that the applicant includes this information as part of their assessment.
- 9.23 When assessing development affecting a heritage asset, the Council must judge whether the proposal would cause harm to its significance. This starts with understanding why the asset is important, then identifying how the proposal would impact on that significance. The Heritage Impact Assessment contributes significantly to this appraisal. The level of harm is then categorised to guide decision making, with proposals that are considered to result in substantial harm rarely supported.

Categories of Harm

- **Substantial harm:** Major change that seriously damages or destroys what makes the asset special.

- **Less than substantial harm:** Harm that affects significance but is not severe; this can range from minor to moderate impact.
- **No harm:** The proposal does not negatively affect the asset or its setting.

9.24 The process of producing a Statement of Significance followed by a Heritage Impact Assessment ensures that any harm is clearly identified, explained and weighed against potential public benefits. These benefits can be heritage-related or economic, social or environmental benefits

9.25 When applying for planning permission for works affecting a heritage asset or for listed building consent, understanding the heritage significance of the building/place is the necessary starting point. The purpose of this SPD is to provide pre-design guidance to developers, architects, agents and landowners when considering development that will impact on an historic asset.

9.26 If a proposal harms a heritage asset, the planning system treats that harm as a major constraint. It must be minimised, fully justified, and outweighed by strong public benefits.

Core Principles

1. **Understand the significance:** Begin by identifying what makes the heritage asset important—its history, architecture, setting and contribution to the wider area.
2. **Assess the impact early:** Consider how your proposal will affect that significance, including both the asset itself and its setting.
3. **Avoid or minimise harm:** Design the proposal to conserve the asset, working around sensitive features and avoiding unnecessary loss or alteration.
4. **Justify any change:** Where harm cannot be fully avoided, provide a clear, evidence based justification and demonstrate that the public benefits outweigh the harm.

5. **Use appropriate materials and methods:** Ensure proposed repairs, alterations and new work uses suitable materials and techniques that respect the character of the asset.
6. **Provide clear, proportionate information:** Submit the necessary heritage assessments, drawings and supporting documents so the Council can fully understand the proposal.
7. **Engage early:** Seek pre application advice where possible to resolve issues before submitting a formal application.

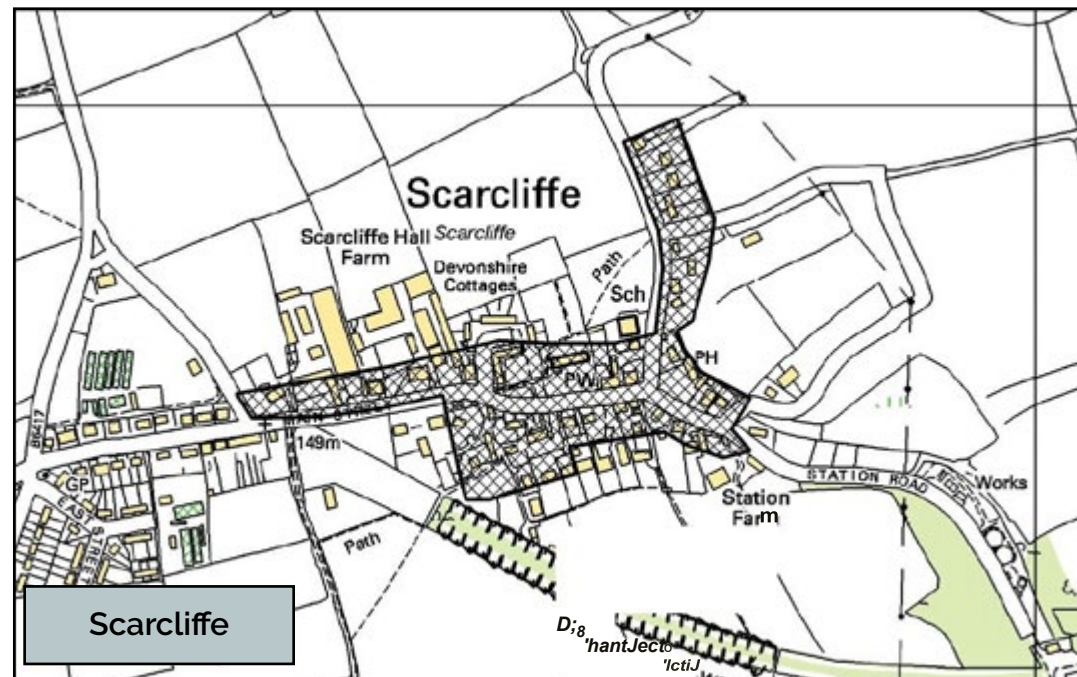
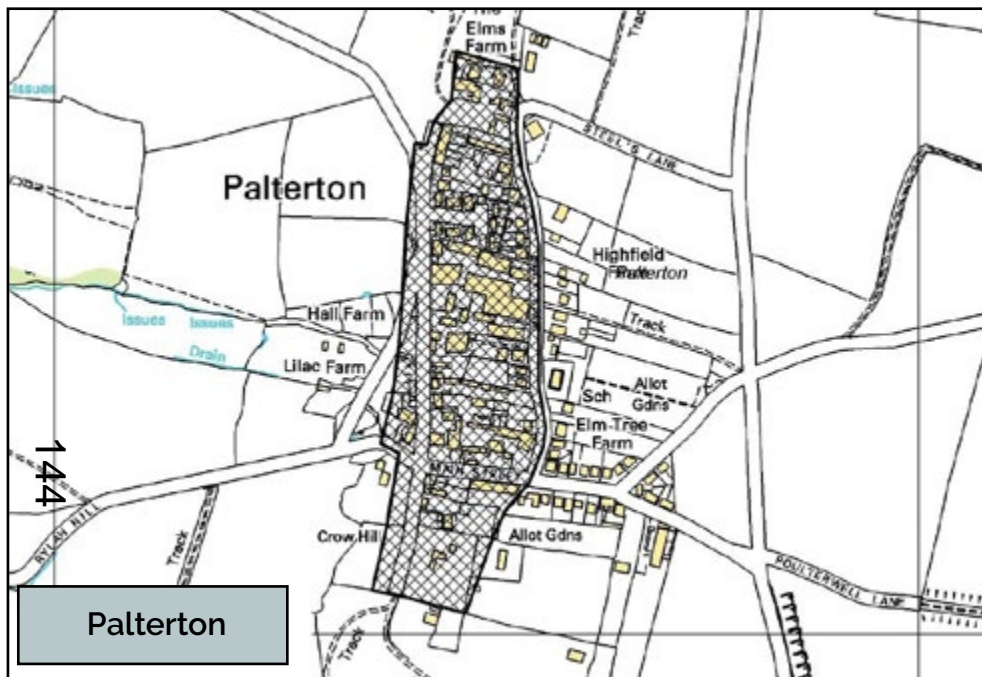
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Appendices

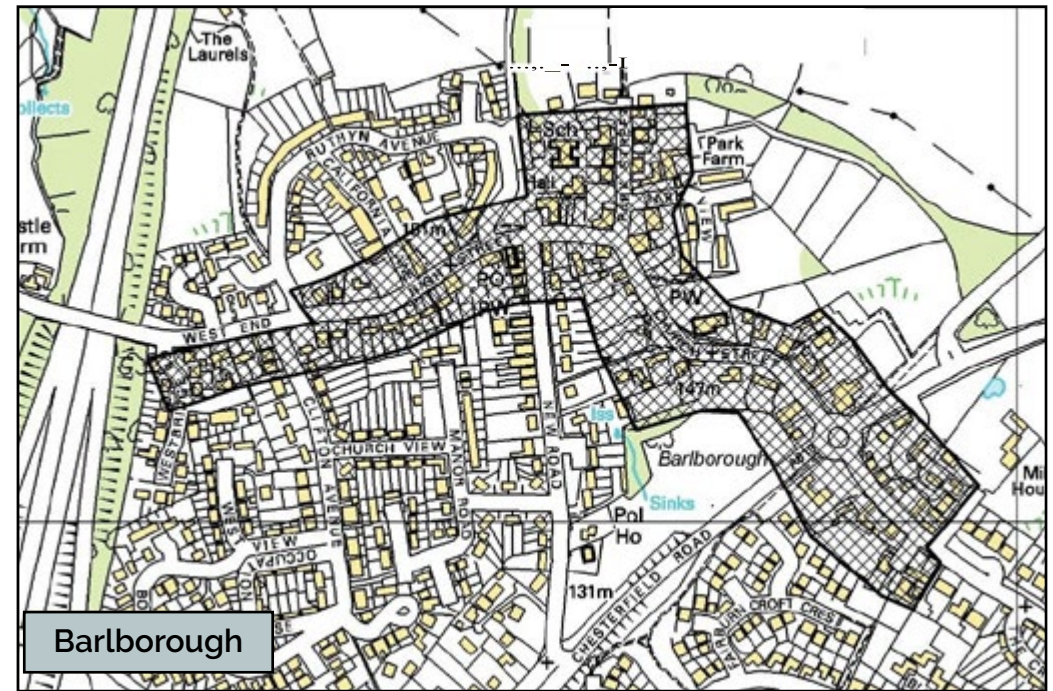
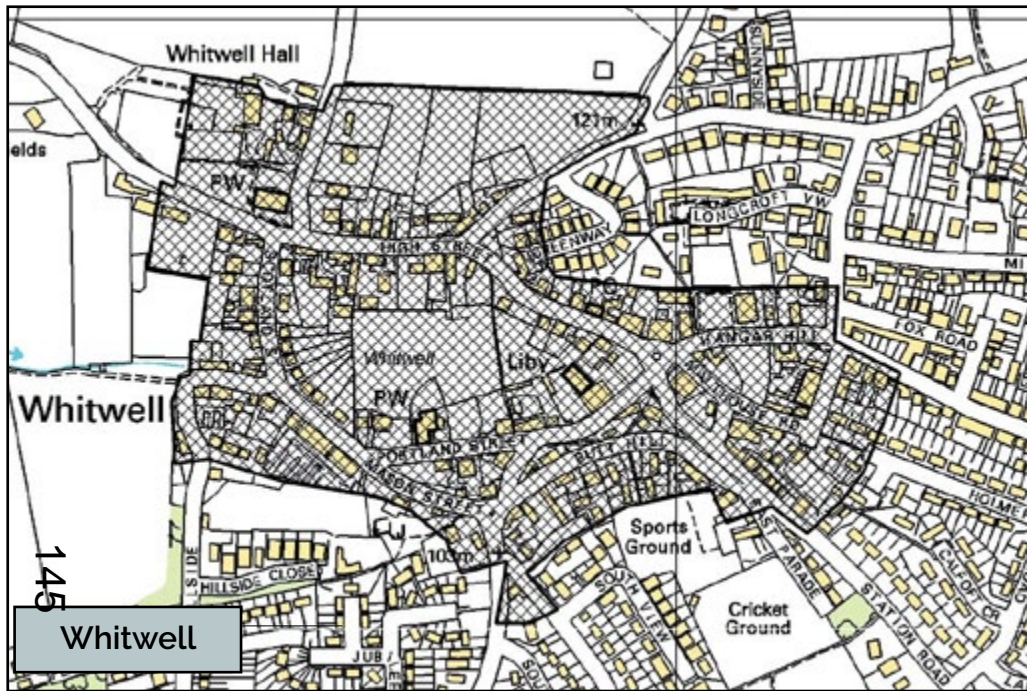


10.0 Appendix A – Plans of Settlements with Potential for Medieval Archaeology



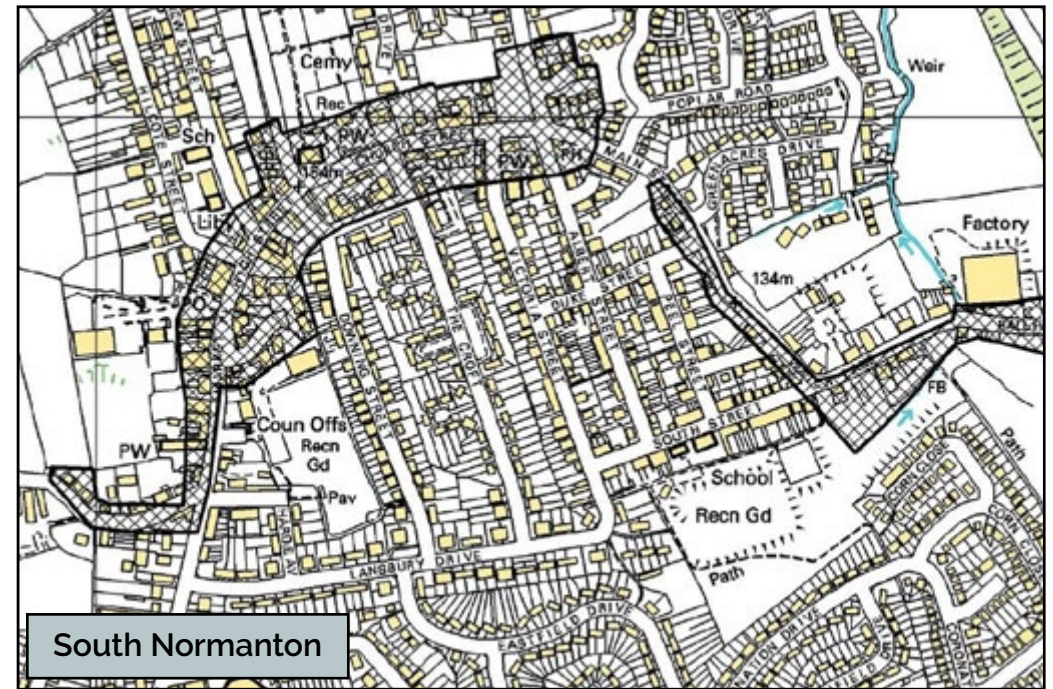
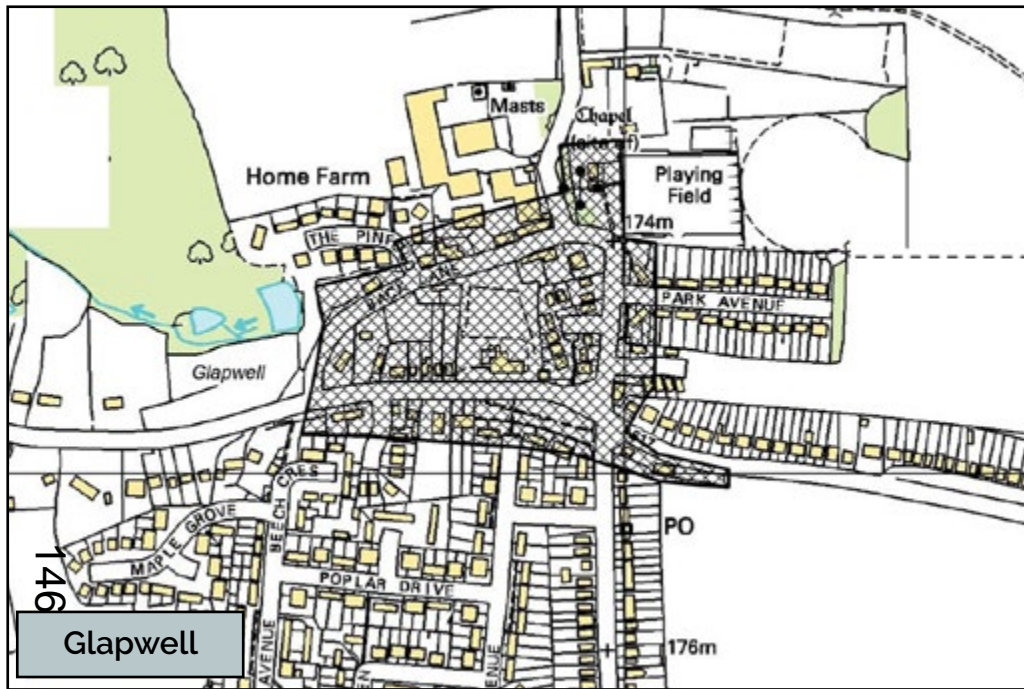
Settlements with potential for medieval archaeology

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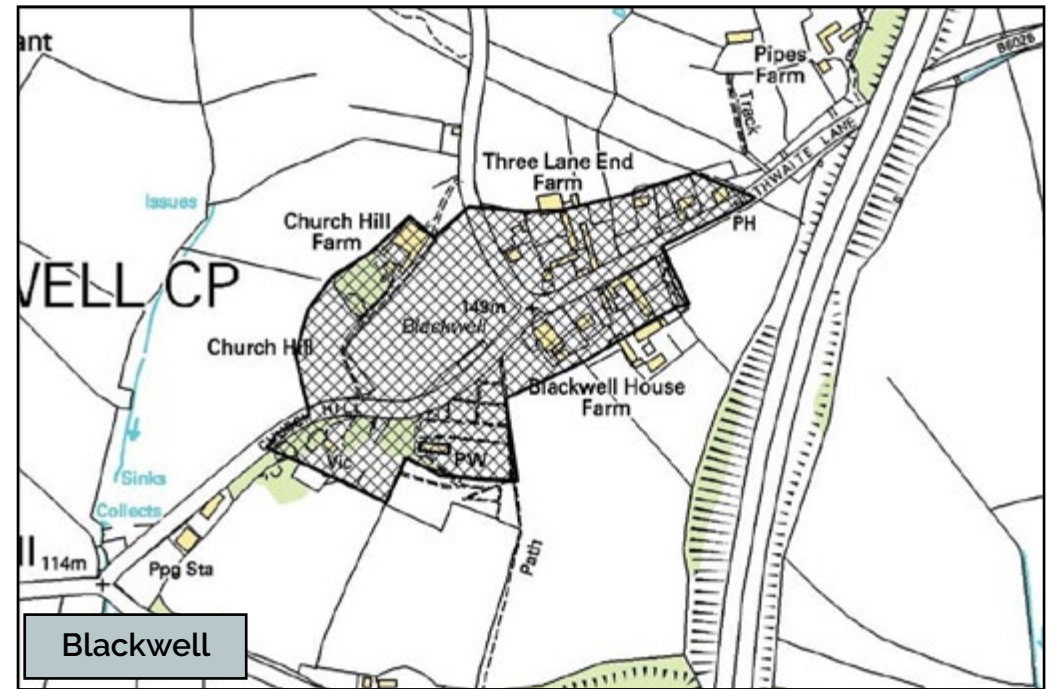
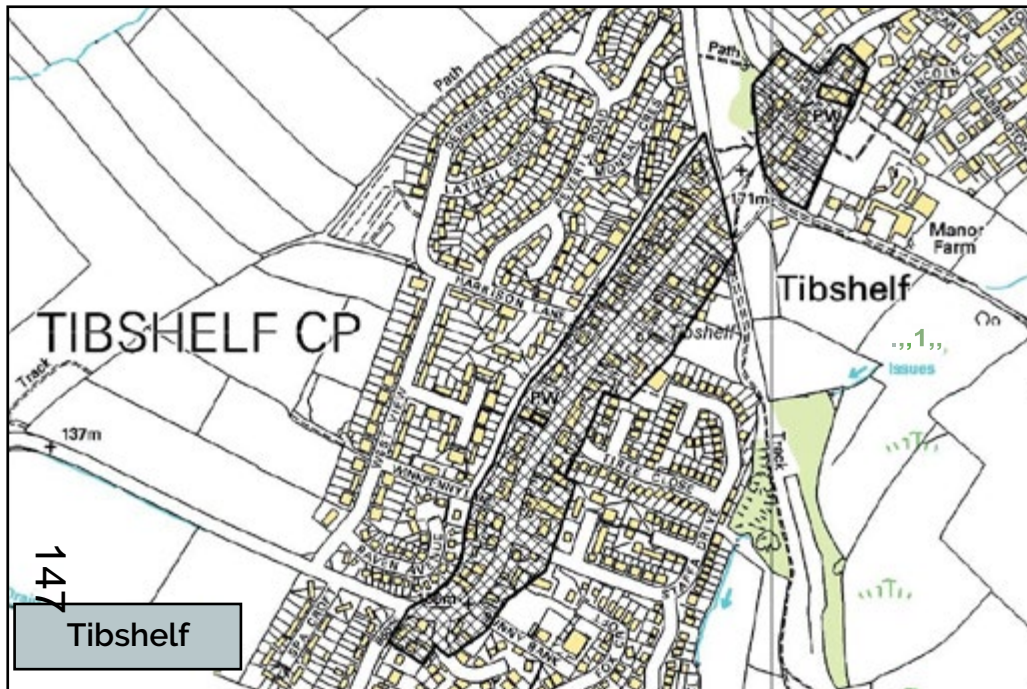
Settlements with potential for medieval archaeology

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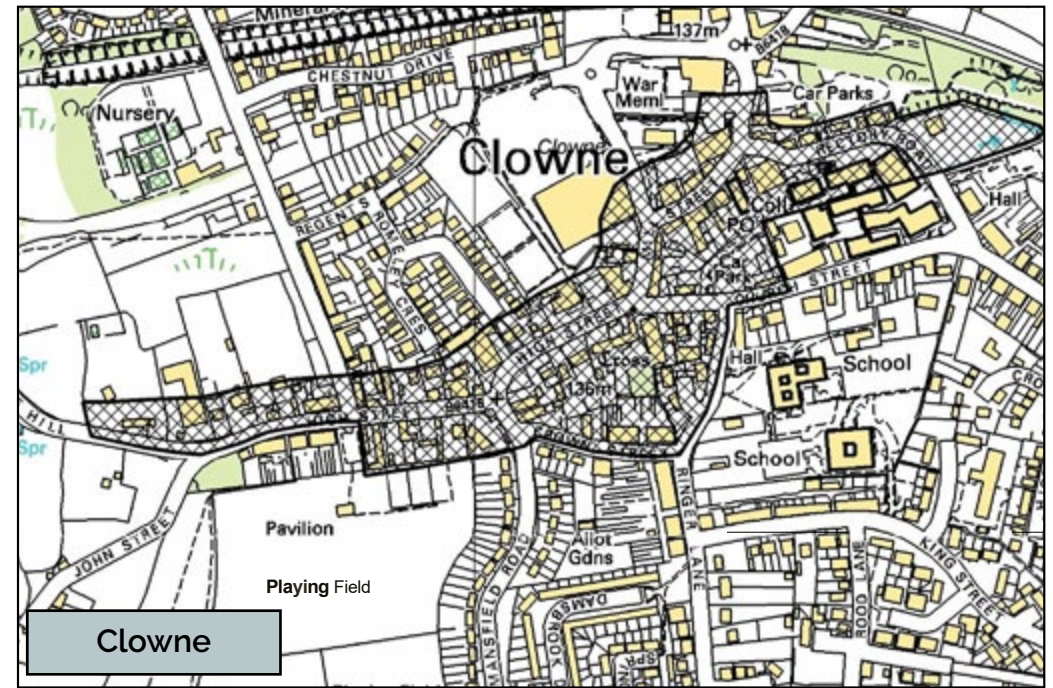
Settlements with potential for medieval archaeology

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11.0 Appendix B - List of Scheduled Monuments

Ault Hucknall

- Hardwick Old Hall
- Stainsby defended manorial complex including site of chapel

Barlborough

- Barlborough Cross, High Street, Barlborough

Clowne

- 150 Market Cross, High Street, Clowne

Elmton-With-Creswell

- Markland Grips Camp

Old Bolsover

- Bolsover Castle
- Four watch towers (conduit houses) SW of town
- Entrenchments N and SE of town

Pinxton /South Normanton

- Pinxton Castle

Pleasley

- Pleasley Colliery

Scarcliffe

- Langwith Bassett Cave, Upper Langwith

Whitwell

- Creswell Crags (2 entries)
- Ash Tree Cave, Highwood Lane

12.0 Appendix C - List of Conservation Areas

Astwith (area 14.91 ha)

Designated 14th February 1990

Apsley Grange (area 1.8 ha)

Designated 20th December 1995

Barlborough (total area 187.76 ha)

Designated 1st February 1972

- Ext. No. 1 5th July 1978
- Ext. No. 2 1st April 1992
- Ext. No. 3 7th May 1997
- Ext. No. 4 22nd August 2001
- Ext. No. 5 11th September 2002
- Ext. No. 6 9th November 2020

Belph (area 2.6 ha)

Designated 7th February 1979

Bolsover (total area 70 ha)

Designated 17th July 1971

- Ext. No. 1 5th July 1978
- Ext. No. 2 11th August 1982
- Ext. No. 3 28th September 1988

Carnfield Hall (area 45 ha)

Designated 8th November 1989

Clowne

Designated 4th May 2005

Creswell Village and Model Village (area 20.2 ha)

Designated 10th July 1991

Creswell Craggs (total area 29.3 ha)

Designated 5th July 1978

- Ext. No. 1 10th July 1991
- Ext. No. 2 7th May 1997

Nb. Add text to state that as at (date) Creswell Village and Craggs now one Conservation Area Elmtun (total Area 22.2 ha)

Designated 5th July 1978

- Ext. No. 1 10th July 1991

Elmtun with Creswell Farmsteads (area 18.9 ha)

Designated 10th July 1991

- Ext. No. 1 13th October 2021

Hardstoft (total Area 23 ha)

Designated 5th July 1978

- Ext. 14th February 1990

Hardwick and Rowthorne

Designated 29th March 1974

- Ext. No. 1 8th July 1987 (total area 498 ha)

Markland and Hollinhill Grips

Designated 10th July 1991 (area 63.0 ha)

Newton (Area 3.74ha)

Designated 9th January 2002

Old Blackwell (Area 17.5 ha)

Designated 5th July 1978

Oxcroft Settlement

Designated 21st December 2022

Palterton (Total area 10.9 ha)

Designated 7th February 1979

- Ext. No. 1 13th November 1991

Pleasley Park and Vale

Designated 11th February 1987 (area 132 ha)

Pleasley Village (area 3.5 ha)

Designated 11th February 1987

Scarcliffe (area 8 ha)

Designated 7th February 1979

Southgate House (area 28 ha)

Designated 8th November 1989

Stainsby (area 25.4 ha)

Designated 5th July 1978

Steetley (area 1.5 ha)

Designated 21st February 1969

Stony Houghton (area 10 ha)

Designated 5th July 1978

Tibshelf (area 4.4 ha)

Designated 7th February 1979

- Ext. No 1 13th October 2021

Upper Langwith (total area 36.1 ha)

Designated 7th February 1979

- Ext. No. 1 10th July 1991

Whaley (area 15.5 ha)

Designated 5th July 1978

Whitwell (total area 24 ha)

Designated 14th January 1971

- Ext. No. 1 7th February 1979
- Alteration No. 2 25th March 1987

Bolsover District Council

Meeting of the Planning Committee on 15th April 2026

National Grid 400 kilovolt (kV) overhead electricity line from Chesterfield to Willington (South Derbyshire) - Stage 2 Consultation

Report of the Assistant Director: Planning & Planning Policy

Classification	This report is Public
Report By	Neil Oxby Principal Planning Policy Officer

PURPOSE / SUMMARY OF REPORT

National Grid Electricity Transmission (National Grid) is proposing to enhance the East Midlands electricity network by building and operating approximately 60 kilometres (km) of new 400 kilovolt (kV) overhead electricity line from Chesterfield to Willington (South Derbyshire). This report sets out:

- A summary of National Grid’s Chesterfield to Willington Stage 2 Consultation (Statutory Consultation) which closes on Tuesday 28 April 2026.
- The proposed revised route of the overhead line through Bolsover District.
- Provides information on the potential “Community Benefits” sets out by government guidance in relation to overhead lines.
- References the possibility of entering into a Planning Performance Agreement in respect of the Project.

REPORT DETAILS

1. Background

- 1.1 Members will recall that National Grid’s proposal to enhance the East Midlands electricity network by building and operating approximately 60 kilometres (km) of new 400 kilovolt (kV) overhead electricity line from Chesterfield to Willington (South Derbyshire) was reported to the meeting of Planning Committee on 17th July 2024.
- 1.2 The scale of the Project means that it is defined as a National Significant Infrastructure Project (NSIP). NSIPs are major infrastructure developments which, due to their size and national importance, means that the local planning authority does not consider the application. Under the provisions of The Planning Act 2008, the developer must apply to the Planning Inspectorate for a Development Consent Order (DCO) (Appendix 1). The Project is currently in the pre-application stage of the NSIP planning process. Figure 1 sets out the projected timescale for the Project with key milestones identified.

- 1.5 As can be seen, the Emerging Preferred Corridor for the overhead line came into Bolsover District to the south of Holmewood and west of Stainsby following a route out of the District to the north west of Hardstoft and north of Pilsley.
- 1.6 The Council's response to the Non Statutory Consultation 2024 set out:
- The importance of the Grade 1 designated heritage assets and the impact on their setting including Hardwick Hall, Hardwick Old Hall, Hardwick Hall Register Park and Gardens, Bolsover Castle, the scheduled monument at Stainsby defended manorial complex and the Conservation Areas located at Hardwick and Rowthorne, Stainsby, Astwith and Hardstoft, seeking:
 - the route of the proposed transmission line to be amended to substantially negate the impact on the heritage assets identified above.
 - if an alternative route was not taken forward, National Grid gives full consideration on how to mitigate the impact of the heritage assets and particular the Grade 1 designated heritage assets of Hardwick Hall and Bolsover Castle.
 - The identified environmental constraints did not take into account Local Wildlife Sites, which need to be considered.
 - In relation to questions on the preference for particular routes the Council was supportive of the route to the north of Pilsley.
 - That underground lines would be appropriate where this is justified by the potential impact on heritage assets.
 - The possible utilisation of National Grid's new T-pylons, which are understood to be lower at 35m high, are sleeker on a single pole and use less land area should be considered for the overhead line.
- 1.7 This response was submitted to National Grid on 16th September 2024.

2. Details of Proposal or Information

Stage 2 Consultation

- 2.1 National Grid is now undertaking a Stage 2 Consultation (Statutory) which closes on 28th April 2026. The Consultation Report divides the route into six sections of which the Section relevant to Bolsover District are:
- Route Section 1: Chesterfield to Tibshelf.
 - Route Section 2: Tibshelf to Ripley.
- 2.2 The Consultation documents are available on National Grid's [website](#). An [interactive map](#) is available which is designed to allow parties to view the Stage 2 statutory consultation proposals, including the Proposed Route Alignment, indicative pylon positions and other works that will form part of the Project, such as construction accesses and working areas. The

consultation also includes Stage 2 fly-through videos of the route including:

- [Route Section 1 Chesterfield to Tibshelf](#)
- [Route Section 2 Tibshelf to Ripley](#)

2.3 Extensive information is set out as part of the Stage 2 Consultation including a [Preliminary Environmental Information Report \(PEIR\), March 2026](#) which comprises 62 documents and the [Design Development Report March 2026](#). Annex 2 of this document provides a summary of the principle aspects of these documents together with the Preliminary Routing and Siting Study, March 2024 which set out how the Emerging Preliminary Corridors were identified.

2.4 The consultation invites comments on the following aspects in relation to the Route Sections:

- The proposed alignment for the overhead line.
- Proposed pylon locations.
- Proposed modifications to existing lower voltage overhead lines.
- The proposals for construction, including temporary and permanent access roads and tracks, compounds and associated requirements.
- Environmental mitigation and opportunities for Biodiversity Net Gain.
- Any further comments on the proposals in this Route Section.

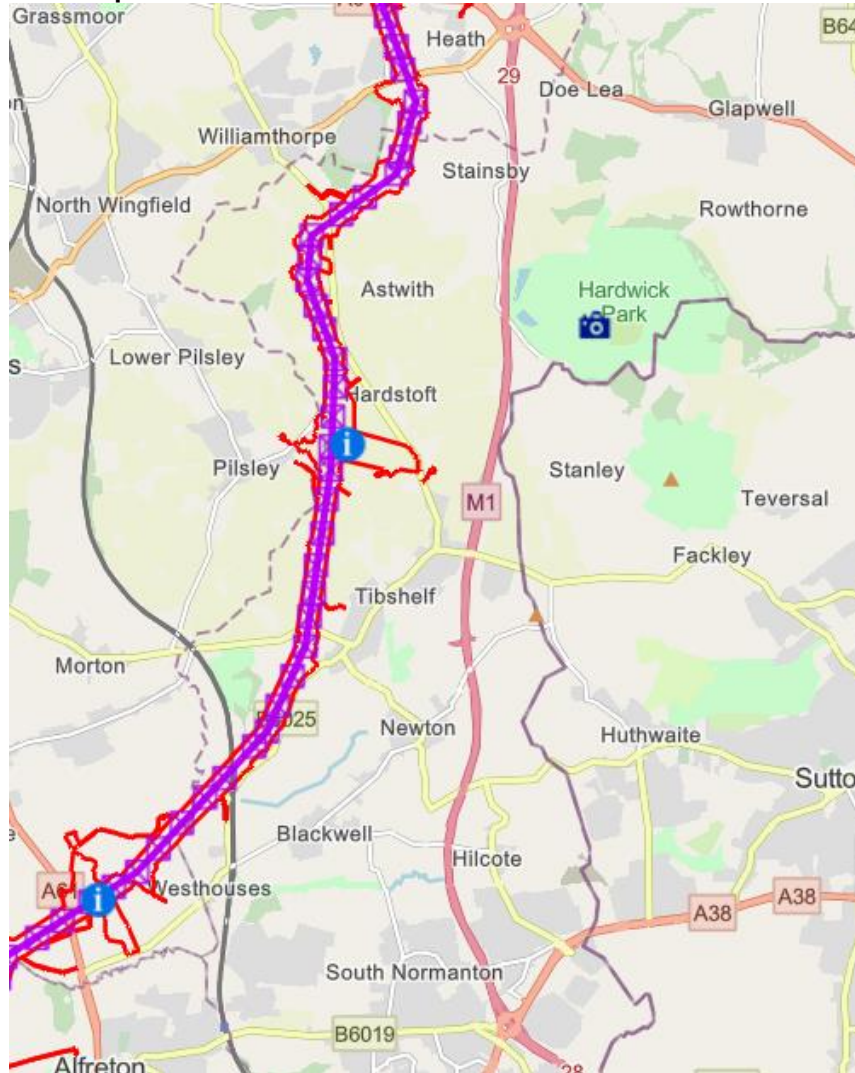
Key Changes between the Stage 1 Consultation 2024 and the Stage 2 Consultation

2.5 The key changes identified by National Grid from the Non Statutory Consultation 2024 are as follows:

- It sets out a more detailed route for the overhead line between Chesterfield and Willington (see Figure 3 below).
- An alternative route option is set out between Astwith and Alfreton, to the east of the area previously identified during the first consultation, avoiding sensitive locations such as the River Amber valley, Ogston Reservoir and nearby listed buildings including Ogston Hall.
- Proposals for a new high voltage substation in the Chesterfield area, located close to the existing Chesterfield Substation.

2.6 Based on this new consultation, the change to the proposed route has substantial implications for Bolsover District as it moves the proposed location of the overhead lines to the east of Pilsley into Bolsover and follows a route that comes close to the west of Tibshelf, and north of Blackwell and Westhouses.

Figure 3: National Grid Chesterfield to Willington Stage 2 Consultation Proposed Route Alignment Within Bolsover.
Source: National Grid Chesterfield to Willington Statutory Stage 2 Consultation March/April 2026



2.7 The Stage 2 Consultation document advises that the proposed change of route east into Bolsover District is due to consultation feedback in the Non Statutory Consultation and that National Grid have further considered the North Wingfield / Lower Pilsley and Alfreton area’s local landscape, access issues and mining history. As a result, they consider the new preferred route provides a better balance overall and helps to:

- respond to local concerns about the landscape and access, particularly around the River Amber valley; and
- reduce impacts on the natural environment, views and the wider landscape.

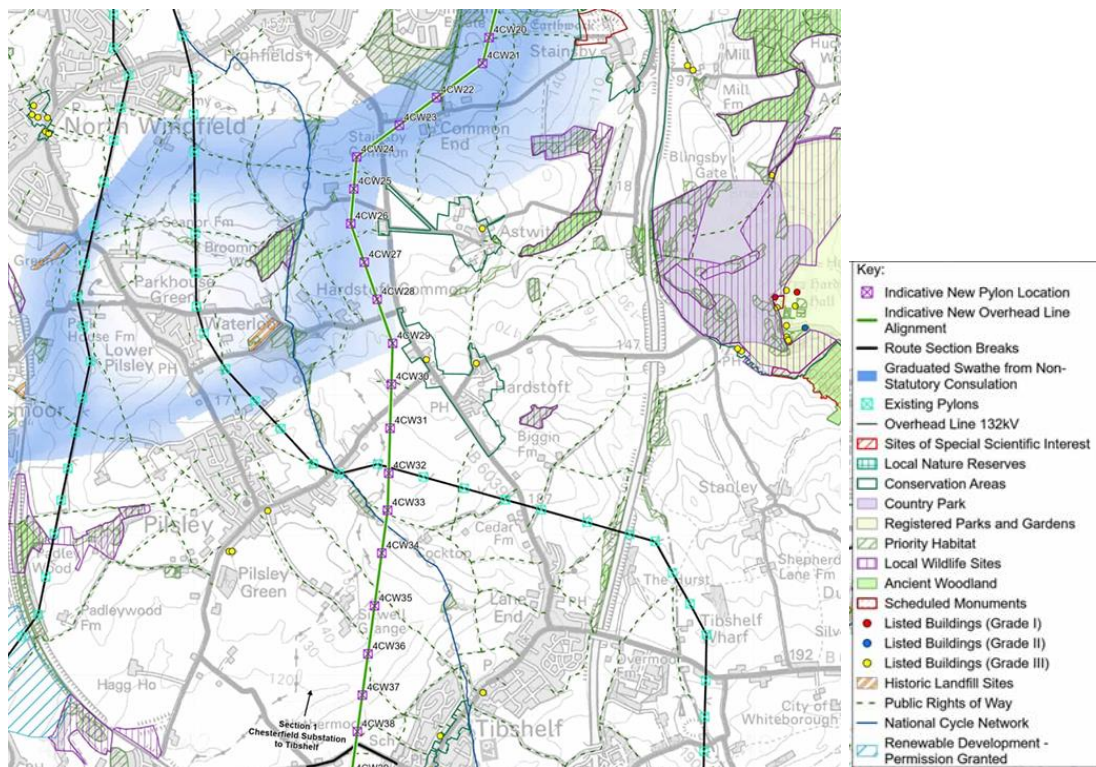
However, National Grid acknowledges that this alternative raises new considerations, including its proximity to important places like Hardwick Hall¹ and these will be carefully considered as the Project develops.

¹ Stage 2 Consultation , March 2026 Page 33 “Proposed route alignment and changes outside the stage 1 corridor.”

Impacts on Heritage Assets

- 2.8 In relation to Bolsover and Bolsover Castle, the graduated swathe of the Emerging Preferred Corridor 2024 identified an area that extended east of Junction 29 of the M1 Motorway. The refined route is close to Holmewood, which means that it does not cross the M1. Therefore, the overhead line is further away from Bolsover and Bolsover Castle, nevertheless it is considered that this will still have a “significant” visual effect² on these heritage assets.
- 2.9 The refined route runs between Heath and Homewood and turns west to the south of Holmewood being located to the northern limit of the Emerging Preferred Corridor 2024. Consequently, it is located away from the Stainsby Conservation Area. However, it is considered the overhead lines still has an impact on heritage assets including the setting of Hardwick Hall.
- 2.10 The revised route instead of going north of Pilsley, as set out in the Stage 1 Consultation, runs south towards Tibshelf, Figure 4. This moves the route east, towards Hardwick Hall, and is likely to be more harmful to the setting of Hardwick Hall and Hardwick Old Hall.

Figure 4: Emerging Preferred Corridor Stage 1 Consultation 2024 and Proposed Route Stage 2 Consultation 2026. (Askwith to Tibshelf).
Source: Design Development Report March 2026.



² PEIR Volume 1: Chapter 6 Landscape and Visual Table 6.7:

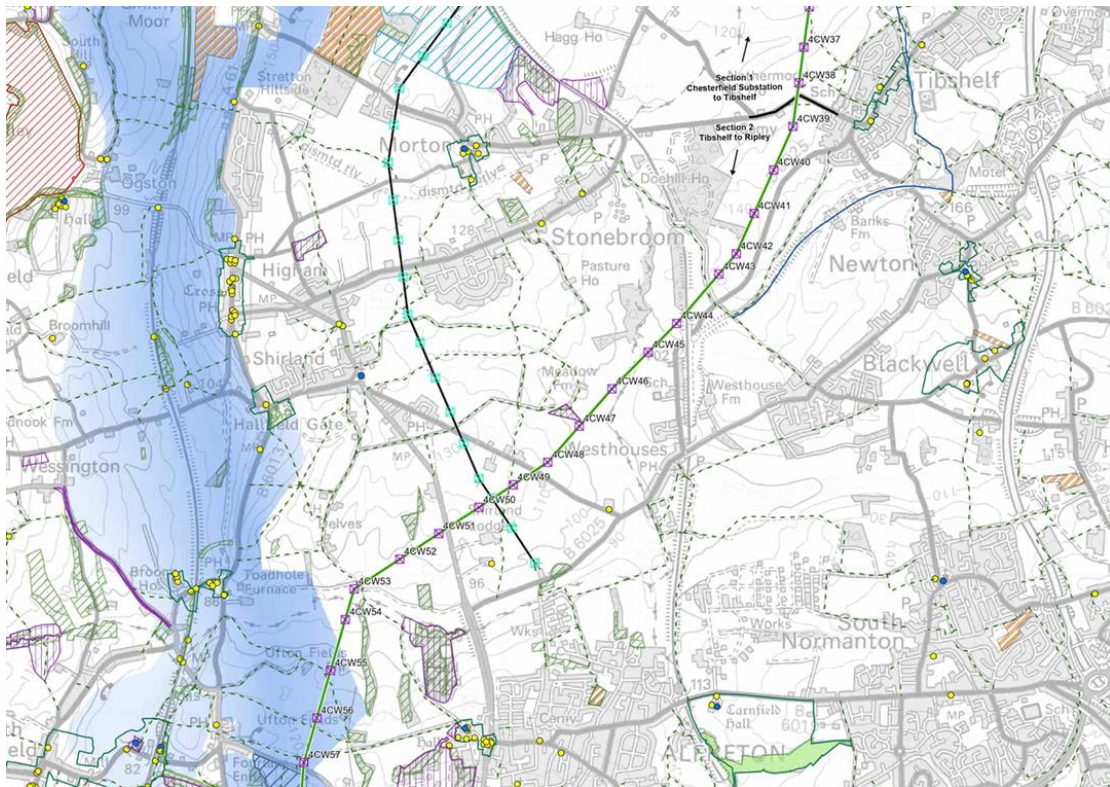
- 2.11 At the time of writing, the detailed PEIR heritage information remains under review by officers in relation to the conservation areas of Stainsby, Astwith, and Hardstoft and the impact on the setting of Harwick Hall. A review is also being undertaken of the landscape aspects of the PEIR.
- 2.12 It is understood that Historic England and the National Trust will be making their own responses to this consultation. However, it is considered that the District Council should state its objection to the impact on our heritage assets, particularly Hardwick Hall and Hardwick Old Hall.

Impacts on Tibshelf, Blackwell and Westhouses

- 2.13 The revised route is located in close proximity to Tibshelf and runs to the north of Blackwell and Westhouses, Figure 5. The nearest point to Tibshelf is the Tibshelf Community School whose buildings are approximately 263m from the proposed overhead line.
- 2.14 It is understood that Tibshelf Parish Council and Blackwell Parish Council will be making their own responses to this consultation. However, it is considered that the District Council should state its objection to the impact on our local communities, particularly those in Tibshelf, the north of Blackwell and Westhouses.

Figure 5 : Emerging Preferred Corridor Stage 1 Consultation 2024 and Proposed Route Stage 2 Consultation 2026. (Tibshelf to west of Alfreton).

Source: Design Development Report March 2026.

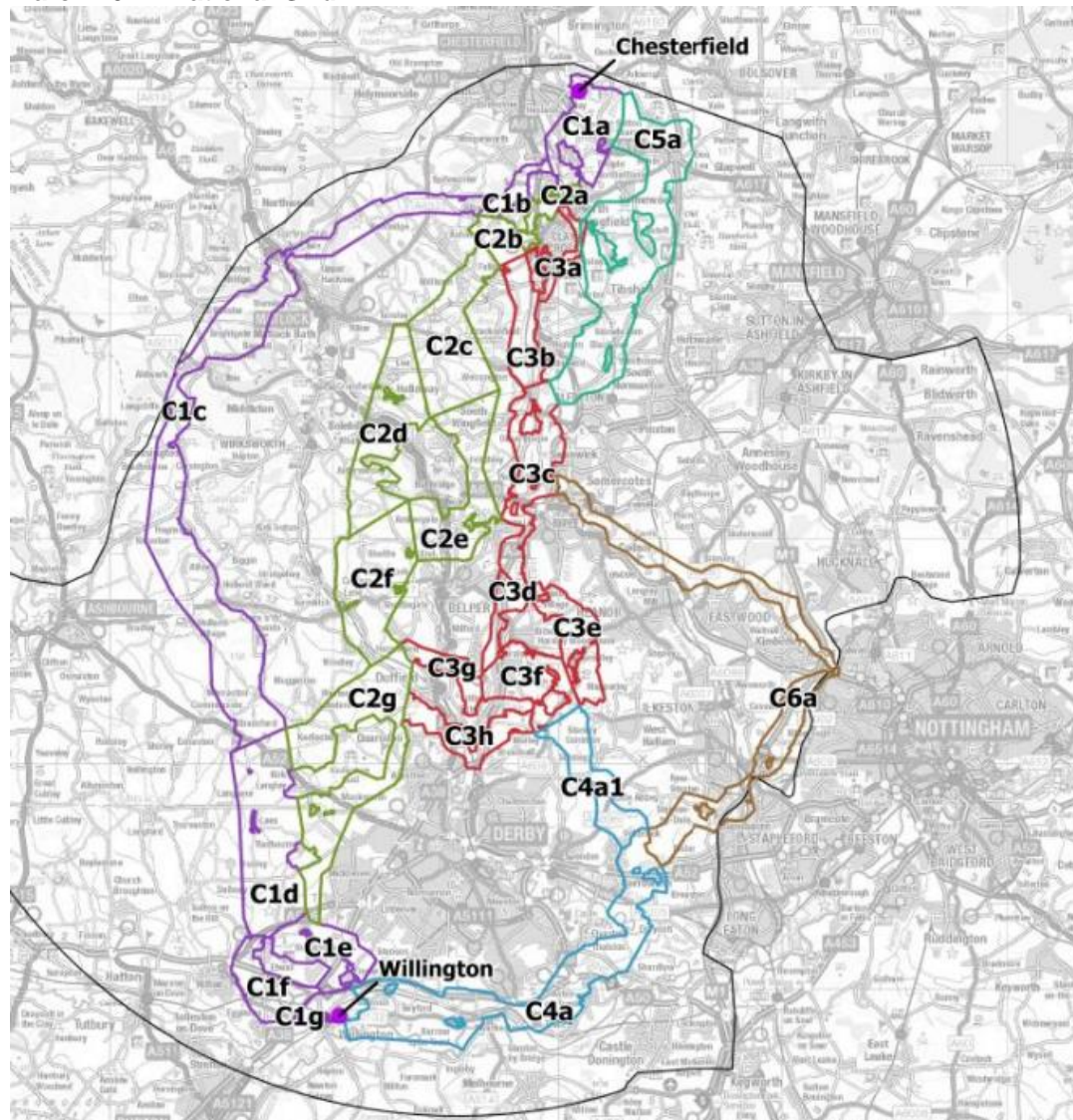


Potential options for re-routing

- 2.15 Despite the Stage 2 Consultation proposals, it is considered that there remain potential options for re-routing the new overhead electricity line to reduce and mitigate the impact on the District's heritage assets and local communities (see Appendix 2).
- 2.16 Key to this are the initial 6 routes outlined in the Chesterfield to Willington Corridor Preliminary Routeing and Siting Study, March 2024 (see Figure 6 below).

Figure 6: Corridors 1,2,3,4,5 and 6 considered in The Chesterfield to Willington Corridor Preliminary Routeing and Siting Study March 2024. National Grid. (Corridor 5a outline in green).

Source: The Chesterfield to Willington Corridor Preliminary Routeing and Siting Study March 2024. National Grid.



- 2.17 This illustrates that there are other options that would be less impactful on Bolsover District, such as the returning to the Corridor 5a which saw the route move closer to Lower Pilsley, Pilsley, Astwith and Hardstoft, including a

potential link to Corridor 3 at Section C3a in the vicinity of Clay Cross, before continuing south.

- 2.18 This option is still considered to have merit, despite the statements made in the National Grid consultation documents, and the Council would welcome reconsideration of the route north of Pilsley and / or rerouting to reduce the harm upon the Districts' heritage assets and local communities.

Pylons

- 2.19 National Grid have set out that for this project their current proposals are based on standard lattice steel pylons. While the proposed location of pylons is identified on the consultation interactive map and supporting drawings the specific height of individual pylons does not appear to be available at this time. However, the Chesterfield to Willington Order illustrative lattice pylon height identifies the following:

- Suspension Pylons - Minimum 50.5 m, Median 56.5 m, Maximum 65.5 m.
- Tension Pylons - Minimum 45.8 m, Median 54.5 m Maximum 60.5 m

National Grid stresses that the final design will be informed by ongoing technical studies, environmental assessments, and feedback from consultations.

- 2.20 National Grid's Design Development Report, March 2026 (DDR), identifies that National Grid's current draft proposals for the Project is still in development, and therefore the detailed design is not fully understood at this stage. The Pylon Options are set out in paragraphs 6.4.4 to 6.4.20. However, it is identified that it is anticipated that the Project will comprise steel lattice pylons in accordance with National Grid's guidance and national planning policy.

Community Benefits

- 2.21 The government has also introduced guidance on how local communities that live near onshore electricity transmission infrastructure developments should benefit from the development of this infrastructure.
- 2.22 [The Community Funds for Transmission Infrastructure: Guidance](#) identifies that engagement is likely to begin at the early stages of a project's development, with funding released as a single lump-sum once a project has secured planning and financing approvals around the time that construction begins.
- 2.23 The Guidance identifies recommended that community funding for an overhead line of £200,000 per KM is provided. For the whole length of proposed scheme this means that £12 million will be available for community projects. The Guidance allows flexibility on when funding is to be spent within a 15 year window from construction starting, but the funding is not index linked.

- 2.24 As part of the consultation National Grid is undertaking a Community Benefit Survey, which is set out as Appendix 3 to this report. It is recommended that the Council consider and respond positively to all benefit areas listed in the Survey.

Planning Performance Agreements (PPAs)

- 2.25 Currently local planning authorities can enter into planning performance agreements with the applicants for a NSIP. This would include funding for an agreed level of service. However, these can be uncertain and lead to lengthy negotiations which can slow an authority's ability to resource work in a timely and effective way.
- 2.26 Acknowledging the limitations of existing funding mechanisms, the Government has committed to enabling local authorities to recover costs for eligible NSIP services provided to applicants or prospective applicants. The Government published a policy paper on 23rd March 2026 "Streamlining infrastructure planning: implementation plan" which identifies that the Government proposes to introduce secondary legislation in the Summer 2026 relating to cost-recovery for local authority which host NSIPS.
- 2.27 While changes can be anticipated to the system in relation to local planning authorities costs it is recommended that, if considered necessary or advantageous, officers are authorised to enter into negotiations for a Planning Performance Agreement in respect of the Project.

3 Reasons for Recommendation

- 3.1 The report identifies that decisions on National Significant Infrastructure Projects will be taken at a national level. It summarises the statutory basis and procedures for National Grid's proposal to enhance the East Midlands electricity network through a Development Consent Order.
- 3.2 The statutory Stage 2 Consultation undertaken by National Grid provides an opportunity for the Council to seek to influence the proposed scheme in order to minimise the impact on residents, the local landscape and heritage assets within Bolsover District.
- 3.3 At the time of writing, further examination of other potential route options is being carried out, however, it is anticipated that this will see an emphasis on returning to the route set out in the Emerging Preferred Corridor set out in the Stage 1 Consultation 2024 in order to reduce the impact on the District's heritage assets and local communities.
- 3.4 The National Grid Consultation closes on 28th April 2026. The grant of delegated approval enables changes to be made to the proposed representations to reflect any additional information that may become available before the Consultation closed.

4 **Alternative Options and Reasons for Rejection**

- 4.1 Not to respond to the National Grid consultation. This alternative option has been rejected as it would not support the Council's efforts to protect the quality of life for residents and businesses, meeting environmental challenges, and enhancing biodiversity.

RECOMMENDATION

That Planning Committee:

1. Notes the proposal for a revised route of the new overhead electricity line from Chesterfield to Willington, which is located in part in the District;
2. Agrees the basis of the proposed response to the Consultation that the Council should object to the Stage 2 proposed route due to its harmful impact on the District's heritage assets and local communities and that less harmful route options are supported instead;
3. Agrees that the Council respond positively to all benefit areas listed in the National Grid's Community Benefits Survey;
4. Agrees in principle to entering into a Planning Performance Agreement in respect of the Project should this be necessary or advantageous to the Council;
5. Gives delegated authority to the Interim Strategic Director Economic Growth, in consultation with the Chair and Vice Chair of the Planning Committee, to finalise and submit a detailed response to the National Grid Stage 2 Consultation on the basis outlined in the report.

Approved by Cllr Tom Munro, Portfolio Holder – Growth

IMPLICATIONS:

<u>Finance and Risk</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Details: <p style="text-align: right;">On behalf of the Section 151 Officer</p>
<u>Legal (including Data Protection)</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Details: There are no legal implications in responding to the statutory Stage 2 consultation undertaken by National Grid. <p style="text-align: right;">On behalf of the Solicitor to the Council</p>

Staffing Yes No

Details:

On behalf of the Head of Paid Service

Equality and Diversity, and Consultation Yes No

Details: There are no specific direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic arising from this report.

Environment Yes No

Details: The proposal is identified by National Grid as a requirement to meet the significantly greater demand for electricity arising from renewable sources in order to meeting Government net zero targets. However, there are choices to be made over which route the overhead power lines should take in meeting this requirement in relation to the environment, the impact on the setting of heritage assets and potential socio-economic benefits.

DECISION INFORMATION:

Please indicate which threshold applies:

Is the decision a Key Decision?

A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:

Yes No

Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or **(b)** Results in the Council incurring Revenue Expenditure of £75,000 or more.

(a) (b)

Capital (a) Results in the Council making Capital Income of £150,000 or more or **(b)** Results in the Council incurring Capital Expenditure of £150,000 or more.

(a) (b)

District Wards Significantly Affected:

(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)

Please state below which wards are affected or tick **All** if all wards are affected:

All

Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/>	Portfolio Holder for Growth.

Links to Council Ambition: Customers, Economy, Environment, Housing

The project is identified by National Grid as a key aspect in ensuring the electricity can be moved from where it is generated, to where it is needed and meeting the government’s targets of achieving net zero by 2050. This is reflective of the Council’s commitment to play our part in achieving net zero by 2050. However, there are choices over the route of the transmission line and the proposal has to be considered against the potential negative impact that it may have on heritage assets, which are important to growing our visitor economy.

DOCUMENT INFORMATION:

Appendix No	Title
1	National Significant Infrastructure Projects Background Information
2	Summary Information on Potential Routes of the Overhead Transmission Lines Evidence Based Documents from the National Grid Stage 1 Consultation 2024 and the National Grid Stage 2 Consultation 2024.
3	National Grid’s Community Benefits Survey

Background Papers

(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).

DECEMBER 2024

Planning Committee on 15th April 2026

Stage 2 Consultation from National Grid for the Chesterfield to Willington Project.

Appendix 1- National Significant Infrastructure Projects Background Information

Development Consent Order (The process in place March 2026)

Under The Planning Act 2008 nationally significant infrastructure projects (NSIPs) are large scale projects falling into five general categories Energy; Transport; Water; Waste Water and Waste.

Instead of applying to the local authority for planning permission under the Act, the NSIP developer must apply to the Planning Inspectorate (PINS) for a different permission called a Development Consent Order (DCO). PINS will make recommendations on the DCO with the final decision being made by the relevant Secretary of State.

The Tables below set out the process to be undertaken in relation to the proposed overhead transmission line and obtaining a Development Consent Order.

Requirement for the transmission line.

The National Grid Electricity System Operator (ESO)	<ul style="list-style-type: none"> • The ESO is a legally separate part of the National Grid Group. • The ESO identifies the transmission network requirements for the next decade. • ESO anticipates that the network between the North and the Midlands needs to transfer as much as 31 GW of power by 2035.
National Grid Electricity Transmission	<ul style="list-style-type: none"> • Identifies the infrastructure required to meet the future requirements set out by the ESO. • Identifies the potential options. • Undertakes a Non Statutory Consultation based on evidence: <ul style="list-style-type: none"> ➢ Chesterfield to Willington Strategic Options Report ➢ Chesterfield to Willington Corridor Preliminary Routeing and Siting Study . • Applies for a DCO under the Planning Act 2008.

Summary of the process for applying for a DCO for the transmission line.

Process	Activities	Role of the Council
Statutory Consultation	<ul style="list-style-type: none"> • Before submitting an application, the potential applicant has a statutory duty to carry out consultation on their proposals. 	<ul style="list-style-type: none"> • The Council has 28 days to provide comments of the applicant's draft Statement of Community Consultation.

		<ul style="list-style-type: none"> • Respond to the consultation. • Look to agree terms of any Planning Performance Agreement with the applicant.
Application	<ul style="list-style-type: none"> • Application is made to the Planning Inspectorate (PINS). 	
Acceptance	<ul style="list-style-type: none"> • PINS has a period of up to 28 days to decide whether or not the application meets the standard required to be examined. 	<ul style="list-style-type: none"> • Council submits adequacy of consultation representation to PINS.
Pre-examination	<ul style="list-style-type: none"> • Inspector(s) appointed. • The public will be able to register with PINS and make 'Relevant Representation' in order to become an Interested Party. 	<ul style="list-style-type: none"> • Potentially comments on Examination draft timetable. • Potentially attends Preliminary Meeting.
Examination	<ul style="list-style-type: none"> • The Inspector(s) has a maximum of 6 months to carry out the examination. • Based on National Policy Statements. • Inspector(s) report sent to Secretary of State within 3 months of the close of the examination. 	<ul style="list-style-type: none"> • Submits Local Impact Report. • Statement of Common Grounds. • Written Representations. • Attends and participates in the hearings. • Response to Examiner's written questions and requests for further information. • Comment on other representations.
Decision	<ul style="list-style-type: none"> • The Secretary of State has 3 months to make the decision to grant or refuse development consent. • The Secretary of State must decide applications in line with policies set out in National Policy Statements. • If approved it will be subject to requirements (conditions attached to DCP). 	<ul style="list-style-type: none"> • Discharge of Requirements and monitoring. • Enforcement if required. • Responds to notifications – non material and material change applications.
Post Decision	There is the opportunity for legal challenge.	

In the context of the Table:

- A statutory requirement is for the Planning Inspectorate to invite the Council to submit an adequacy of consultation representation. It provides the opportunity for the Council to comment on any shortcomings of the consultations.
- A Local Impact Report (LIR) is a report giving details of the likely impact of the proposed development on the authority's area (or any part of that area). The content of the LIR is a matter for the local authority (Planning Act 2008, Section 60 (3)).

- A Statement of Common Ground is agreed between the Applicant and the Council which:
 - Sets out any matters on which the applicant and another party agree.
 - Identifies those areas where agreement has not been reached.

The Planning and Infrastructure Act 2025 (PIA 2025)

The PIA 2025 will introduce changes to each stage of the NSIP process under the Planning Act 2008 (Planning Act) with the objective of the swifter delivery of infrastructure. Measures include:

- The PIA 2025 requires National Policy Statements (NPSs) to be updated at least every five years.
- Removes the statutory requirement to consult on proposed applications for DCOs prior to their submission.
- Creates a more targeted test for proposed DCO applications to be accepted into the NSIP regime.
- Provides for guidance that will set out best practice for applicants during pre-application
- To ensure that examinations of DCO applications are more focused, Examining Authorities will make procedural decisions about examinations in the light of their Initial Assessment of Principal Issues (IAP).
- The PIA 2025 amends the Planning Act to:
 - reduce the scope for delays caused by judicial review by removing the right to appeal in cases judges deemed to be 'totally without merit'
 - pave the way for government to streamline and improve the process by which applicants may apply for post-consent changes to DCOs in the future
- Secondary legislation will provide for cost-recovery for host local authorities.

National Policy Statements

National Policy Statements (NPS) set out the government's policy on particular types of national significant infrastructure projects and provide the primary basis for making decisions on DCOs.

The National Planning Policy Framework (NPPF) and its associate planning practice guidance does not contain specific policies for nationally significant infrastructure projects, which are determined under the NSIP regime.

Statutory Duties

There are statutory duties in relation to the environment and heritage set out in the Electricity Act 1989 and the Infrastructure Planning (Decision) Regulations 2010, Regulation 3.

Guidelines on overhead line routeing were first formulated in 1959 by Sir William later Lord, Holford, who was a part-time member of the CEGB. National Grid, subject to consideration of environmental assessments which addresses wider topics than the visual amenity issue on which the Rules concentrate, concluded that the [Holford Rules](#) have stood the test of time. Therefore, they continue to be applied by National Grid in relation to overhead lines. In brief, the Holford Rules state that applicants should:

- avoid altogether, if possible, the major areas of highest amenity value, by so planning the general route of the line in the first place, even if total mileage is somewhat increased in consequence;
- avoid smaller areas of high amenity value or scientific interest by deviation, provided this can be done without using too many angle towers, i.e. the bigger structures which are used when lines change direction;
- other things being equal, choose the most direct line, with no sharp changes of direction and thus with fewer angle towers
- choose tree and hill backgrounds in preference to sky backgrounds wherever possible. When a line has to cross a ridge, secure this opaque background as long as possible, cross obliquely when a dip in the ridge provides an opportunity. Where it does not, cross directly, preferably between belts of trees;
- prefer moderately open valleys with medium or moderate levels of tree cover where the apparent height of towers will be reduced, and views of the line will be broken by trees;
- where country is flat and sparsely planted, and unless specifically preferred otherwise by relevant stakeholders, keep the high voltage lines as far as possible independent of smaller lines, converging routes, distribution poles and other masts, wires and cables, so as to avoid a concentration of lines or 'wirescape'; and
- approach urban areas through industrial zones, where they exist; and when pleasant residential and recreational land intervenes between the approach line and the substation, carefully assess the comparative costs of undergrounding.

The Horlock Rules provide guidelines for the design and siting of substations and were established by National Grid in 2009 in pursuance of its duties under Schedule 9 to the Electricity Act 1989. These principles should be embodied in applicants' proposals for the infrastructure associated with new overhead lines. In brief, the Horlock Rules state that applicants should:

- consider environmental issues from the earliest stage to balance the technical benefits and capital cost requirements for new developments against the consequential environmental effects in order to keep adverse effects to a reasonably practicable minimum.
- seek to avoid altogether internationally and nationally designated areas of the highest amenity, cultural or scientific value by the overall planning of the system connections
- protect as far as reasonably practicable areas of local amenity value, important existing habitats and landscape features including ancient woodland, historic hedgerows, surface and ground water sources and nature conservation areas.
- take advantage of the screening provided by land form and existing features and the potential use of site layout and levels to keep intrusion into surrounding areas to a reasonably practicable minimum.
- keep the visual, noise and other environmental effects to a reasonably practicable minimum.
- consider the land use effects of the proposal when planning the siting of substations or extensions.
- consider the options available for terminal towers, equipment, buildings and ancillary development appropriate to individual locations, seeking to keep effects to a reasonably practicable minimum.
- use space effectively to limit the area required for development consistent with appropriate mitigation measures and to minimise the adverse effects on existing land use and rights of way, whilst also having regard to future extension of the substation.
- make the design of access roads, perimeter fencing, earth-shaping, planting and ancillary development an integral part of the site layout and design, so as to fit in with the surroundings.
- in open landscape especially, high voltage line entries should be kept, as far as possible, visually separate from low voltage lines and other overhead lines so as to avoid a confusing appearance.
- study the inter-relationship between towers and substation structures and background and foreground features so as to reduce the prominence of structures from main viewpoints. Where practicable the exposure of terminal towers on prominent ridges should be minimised by siting towers against a background of trees rather than open skylines.

Planning Committee on 15th April 2026

Stage 2 Consultation (Statutory) from National Grid for the Chesterfield to Willington Project.

Appendix 2: Summary Information on Potential Routes of the Overhead Transmission Lines Evidence Based Documents from the National Grid Stage 1 Consultation 2024 and the National Grid Stage 2 Consultation 2024

1.1 National Grid Consultation undertook a Non Statutory Stage 1 Consultation in the Summer of 2024. The supporting evidence for that consultation included

- A [Strategic Options Report](#) ,
- The [Chesterfield to Willington Corridor Preliminary Routeing and Siting Study](#) , and
- The [Chesterfield to Willington - Project Background Document](#) which included a summary of “How we identified the Emerging Preferred Corridor”.

Strategic Options Report, March 2024

1.2 The Strategic Option Report identified that ten potential strategic options have been studied of which four options were considered as possibilities with National Grid concluding that a new substation at Chesterfield to Willington provided the best option.

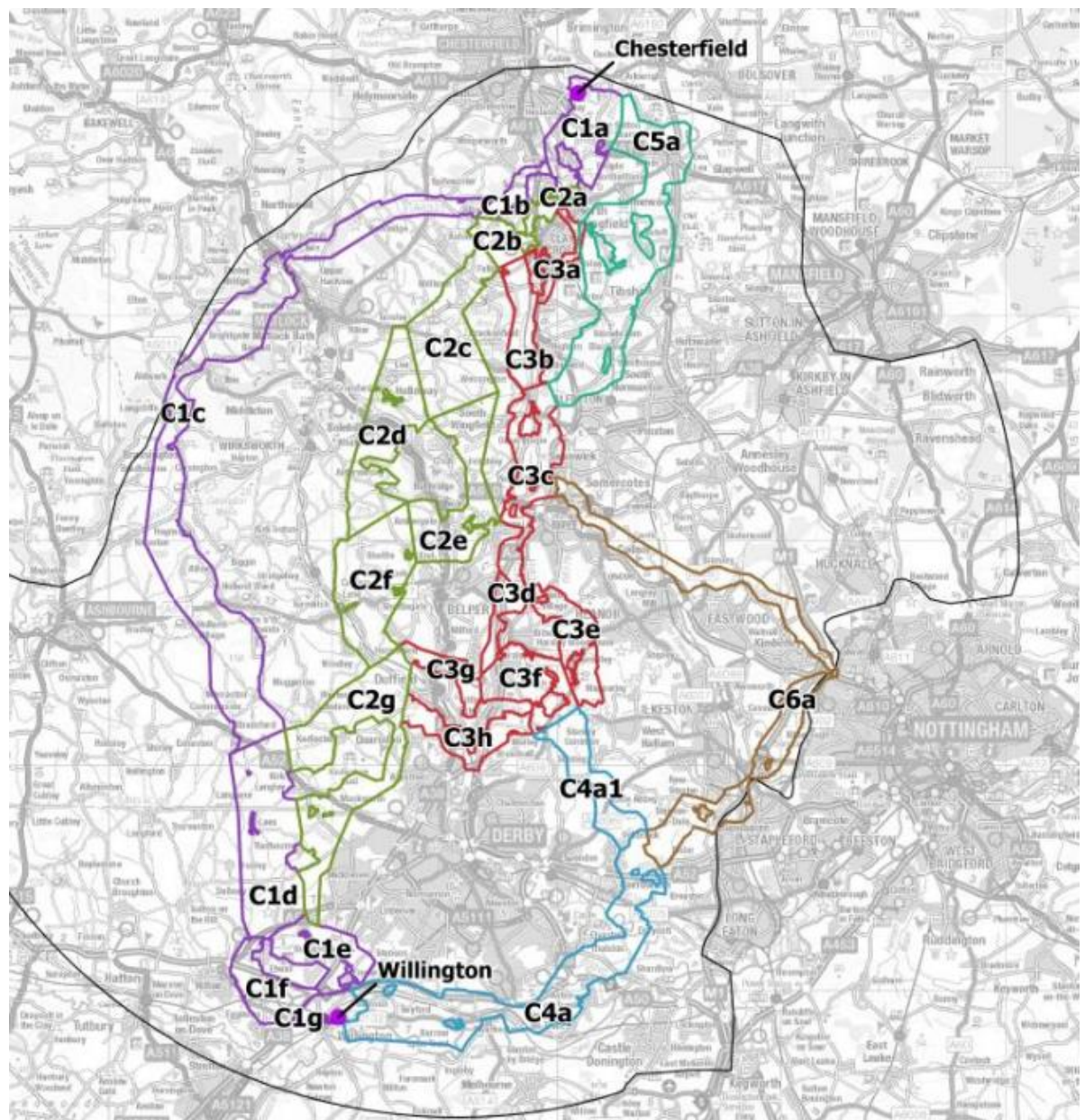
The Chesterfield to Willington Corridor Preliminary Routeing and Siting Study, March 2024

1.3 The Chesterfield to Willington Corridor Preliminary Routeing and Siting Study, March 2024 followed on from the Strategic Options Report. It initially identified 8 preliminary corridors within the context of Chesterfield to Willington. Preliminary Corridors 1, 2, 3, and 4 were taken forward for further refinement with two additional options being consider, Corridor 5 and 6. The additional corridors were to provide additional potential routing options within the eastern extent of the Study Area, which potentially avoided the highly constrained areas further to the west, and to maximise potential opportunities associated with following major infrastructure corridors such as the M1 motorway in certain locations. The six refined corridors did not all form end-to-end solutions, they were then split into discrete ‘sections’ with a series of connecting links to other corridors.

1.4 Essentially, the Emerged Preferred Corridor resulted from a merger of parts of different corridors set out in Figure 1. Potential corridors included the Option

C5a (outline in green in Figure 1) However, the preferred corridor sets out by Nation Grid was to split the corridor within Section C5a to provide optionality around the settlements of Lower Pilsley, Pilsley, Astwith and Hardstoft, including a potential link to Corridor 3 at Section C3a in the vicinity of Clay Cross, before continuing south.

Figure 1: National Grid Chesterfield to Willington Stage 1 Consultation Emerging Preferred Corridor Within Bolsover.
 Source: The Chesterfield to Willington Corridor Preliminary Routeing and Siting Study March 2024. National Grid.



Corridors 1,2,3,4,5,and 6 considered in The Chesterfield to Willington Corridor Preliminary Routeing and Siting Study March 2024. National Grid.

1.5 The Routing and Siting Study reached the following conclusions

9.3.3 *The northern part of Corridor 5 (Section C5a) around the settlement of Heath contains areas of ancient woodland, several listed buildings and the Heath Village Conservation Area, all of which may be avoided with appropriate routeing. Other linear infrastructure including roads and existing overhead line infrastructure would need to be crossed in this location, with the M1 motorway representing a defining feature at the eastern extent of the section.*

9.3.4 *Moving in a southerly direction from this point around Holmewood, from a landscape and visual perspective it was determined that turning in a westerly direction towards Clay Cross and Section C3a would be preferred to continuing in a southerly direction, owing to the area around the east of Astwith and Hardstoft being situated on a more exposed upland ridge, with the potential for visual impacts associated with an overhead line. Ultimately, this was determined to be a key factor in remaining north of Hardstoft and Pilsley within Corridor 5 (Section C5a). It was considered that avoiding the potential visual impacts associated with crossing the exposed upland ridge on balance outweighed the technical challenges associated with finding a path between the settlements of North Wingfield and Lower Pilsley, or Lower Pilsley and Pilsley, where it is considered that an appropriate path can be found. Traversing to the west at this point within Corridor 5 (Section C5a) instead of due south past Astwith and Hardstoft may also facilitate a path which is located further away from Stainsby, including the fields used for Stainsby Festival at the eastern edge of the corridor, the Stainsby-defended manorial complex including site of chapel and Stainsby Conservation Area adjacent to the eastern boundary of the section, as well as Hardwick Hall Registered Park and Garden, and Hardwick and Rowthorne Conservation Area further to the east.*

9.3.5 *In addition, by maintaining a path that traverses towards Section C3a, the southernmost extent of Corridor 5 (Section C5a) immediately north of Alfreton is avoided. This general area contains potential constraints including a sewage treatment plant, the Meadow Lane Solar Farm, and a proposed residential development west of Chesterfield Road. An existing National Grid substation north of the Alfreton sewage treatment plant and potential wirescape associated with the presence of several existing overhead lines is also avoided.*

9.3.6 *As a result of the appraisal and preference to find a path in a westerly direction towards Clay Cross, Corridor 3 (via Section C3a) was progressed as the only available section that can be linked to in this way from Corridor 5 (Section C5a). As described in more detail in Step 3 below, the onward opportunities of utilising the River Amber Valley through Section C3b was also considered to be an advantage of choosing a path that includes Section C3a, as it affords the possibility of following existing linear infrastructure and vegetation which may mitigate potential visual impacts of an overhead line.*

9.3.7 *The result of the appraisal therefore meant that in addition to Section C3a, Sections C3b and C3c were progressed as the only available sections that can be linked to within Corridor 3 moving south from Section C3a.*

9.3.8 *Section C3a was progressed as the available direct link in a westerly direction from the northern portion of Corridor 5 (Section C5a). As such, Sections C3b and C3c must also be progressed as the only available links south within Corridor 3 from Section C3a.*

9.3.8 *The southern portion of Section C5a was not progressed based on the aforementioned appraisal. No additional sections were removed from consideration at this step.*

- 1.6 The proposed re-route of the overhead line means that line will connect with Section C3c rather than C3a (north of Pilsley). This misses out Section C3b of the “Emerging Preferred Corridor” identified in the Stage 1 Consultation by National Grid.
- 1.7 In relation to Step 3 – Determining the Routeing Around Ripley and Other Settlements the comparative appraisal sets out the following:

9.4.3 *The northern part of Corridor 3 (Section C3a) traverses around the south of Clay Cross and allows for optionality to the north or south of Stretton as it turns south to enter Section C3b. There may be a need for multiple crossings of road and rail infrastructure through the transition between Section C3a and C3b, but Section C3a is otherwise lacking many other environmental and socio-economic constraints, avoiding the existing solar farm to the south. Section C3a is close to residential properties at the southern edge of Clay Cross but is considered to allow a sufficient distance to minimise potential impacts. The northern option around Stretton sits on a less pronounced ridge than the southern option but would require routeing within closer proximity to the Ogston Reservoir SSSI (located outside the corridor to the west) upon its entry to Section C3b. The southern option represents a shorter option in length and is a more direct route southward to Section C3b.*

9.4.4 *Moving in a southerly direction through Section C3b, the corridor broadly follows the Amber River valley, which is sparsely populated and where the presence of the railway, tree groups and field boundary vegetation may mitigate the potential visual impacts of overhead lines in alignment with Holford Rule 4. Section C3b avoids several constraints outside its eastern boundary, including the Higham Old Village Conservation Area and cluster of listed buildings in this location, Hallfield Gate Conservation Area, Shirland Golf and Country Club and future residential development in Higham and Shirland. Around the transition to Section C3c, the section is more constrained by a cluster of listed buildings in the corridor, as well as the Amber Mill and Toad Hole Conservation Area to the north of Oakerthorpe, which may be avoided through appropriate routeing. Flood Zones 2 and 3 associated with the River Amber are present in this area, and potential impacts may be mitigated through standard measures.*

9.4.10 A continuation of Section C3c, which already comprised part of the emerging preferred corridor, was primarily progressed owing to the more direct route it offers south towards Derby in alignment with Holford Rule 3.

Preliminary Environmental Information Report Non-Technical Summary March 2026

- 1.8 [A Preliminary Environmental Information Report \(PEIR\)](#) has been prepared as part of the Stage 2 (statutory) consultation which comprises 62 documents. It presents the findings of the preliminary environmental assessments to give consultees (which include the public, statutory bodies and other stakeholders) an understanding of the potential likely significant effects (beneficial or adverse) associated with the Project.
- 1.9 It is stressed that:
- At this stage the PEIR is a preliminary assessment for each of the environmental topics that have been assessed for the Project.
 - The preliminary assessments are based on a reasonable worst-case scenario as currently known.
 - Additional mitigation measures may be identified once the final route has been established.
- 1.10 The Project is classified as an Environmental Impact Assessment (EIA) development under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. Therefore, National Grid will be required to undertake an EIA for the Project. The PEIR identifies that there are three main documents produced at different stages of the EIA process:
- Scoping Report: The Scoping Report defines the scope of the EIA and the Project's potential likely significant effects to be assessed.
 - Preliminary Environmental Information Report (the current stage of the Project): Prepared to provide the preliminary environmental assessments to give consultees an understanding of the potential likely significant effects (beneficial or adverse) associated with the Project.
 - Environmental Statement (ES): This forms part of the submitted DCO application and reports on the findings of the EIA, outlining the likely significant effects of a project and proposed mitigation measures.
- 1.11 One the aspects raised by the Council in their response to the Non Statutory Consultation was that the environmental reports did not include local wildlife sites set out the council's local plans. It is noted that The Preliminary Environmental Information Report Volume 2: Non-Technical Summary – Figures, March 2026 includes references to local wildlife sites.

- 1.12 The PEIR sets out a Back Check and Review of Strategic Proposal and Options Identification (Non-Technical Summary Paragraph 2.5, page 2.7).

2.5 Back Check and Review of Strategic Proposal and Options Identification

2.5.1 The development of any project is always evolving iteratively as knowledge about it, and the potential areas in which it will be sited, grows and/or alters. A back check of the strategic proposal was undertaken, and confirmed that the Project – the connection between Chesterfield to Willington – remains the optimal option.

2.5.2 Feedback received during the Stage 1 (non-statutory) consultation included suggestions that the Project should be routed away from Pilsley and Lower Pilsley and away from the River Amber valley. In addition, further engineering studies undertaken after the Stage 1 (non-statutory) consultation indicated that routeing through this area would be more technically difficult due to the nature of the terrain, accessibility and the recorded mining history.

2.5.3 A back check of the route corridors presented at the Options and Identification stage was undertaken, which confirmed that the conclusions remained valid with the exception of some of the technical assumptions made in relation to a section of the Emerging Preferred Corridor between North Wingfield/Lower Pilsley and Alfreton.

2.5.4 This back check considered information received from the Stage 1 (non-statutory) consultation as well as further engineering and environmental considerations. As a result of this back check the alternative corridor was defined. The consideration included, but was not limited to:

- engineering challenges to construct pylons in the River Amber valley including topography and accessibility;
- stakeholder feedback being against routeing through the River Amber valley;
- an approximately 1.4 km shorter route; and
- moving further away from Ogston Reservoir Site of Special Scientific Interest and the Grade II* listed Ogston Hall.

2.5.5 In light of the above, it was decided that the section of the corridor between Astwith and Alfreton should be revisited, and alternative options should be considered for this part of the route which went outside the Emerging Preferred Corridor.

- 1.13 The Preliminary assessment of the Project acknowledges that it has the potential to present significant effects to people within settlements, people visiting recreational areas and people using PRowS and other recreational routes (Paragraph 5.5.2).
- 1.14 In relation to the landscape It also states at paragraph 5.5.4 that “Moderate visual effects on Amber Valley Special Landscape Area are expected to be not significant.”
- 1.15 Visually, it indicates “that significant effects from the construction and operation of the Project are anticipated to affect people within the Study Area. These include changes to views experienced by residents within settlements and recreational users of PRowS and other recreational routes (such as LDPs), or visitors to various attractions such as Hardwick Hall. People living in settlements and undertaking

recreational activities close to the Project may experience significant effects to their existing views.”

- 1.16 The PEIR Volume 1: Chapter 6 Landscape and Visual, March 2026 in Table 6.7: Summary of significant visual effects – Section 1 Chesterfield Substation to Tibshelf, concludes for Bolsover Castle and Hardwick Hall there will be major adverse significant effects during the construction and afterwards. Similar there will be significant effects for Bolsover, Askwith, Stainsby, Hardstoft and Tibshelf. Paragraph 6.9.12 sets out “Significant effects were also identified for Bolsover Castle and Hardwick Hall due to the proximity of the route in the case of Hardwick Hall, and visibility of a large extent of overhead line in long distance views in the case of Bolsover Castle, seen in the context of existing overhead lines.”
- 1.17 In relation to the historic environment the PEIR identifies that “There are a large number of post-medieval farmhouses, many of which are designated as listed buildings; and a number of prominent country houses set within designated landscapes. Hardwick Hall is the most prominent of these (Officers emphasis)...”
- 1.18 PEIR Volume 1: Chapter 8 Historic Environment March 2026 sets out in relation to the Hardwick Group of heritage assets “The presence of pylons would therefore introduce a new element in outward views from the western side of Hardwick Hall and Old Hall. Due to the importance of the extensive views from the west terrace and roof of the hall, the impact arising from change on the settings during the construction phase would be of moderate magnitude on an asset of high value, resulting in a moderate adverse (significant) effect.” (Paragraph 8.7.75). “During the operation phase, the impact arising from change on the settings would be of moderate magnitude on an asset of high value, resulting in a moderate adverse (significant) effect.” (Paragraph 8.7.76).
- 1.19 For the conservation areas at Stainsby Conservation Area and defended manorial complex including site of chapel, Askwith, and Hardstoft both during the construction stage and the operation phase the conclusion is that there is a slight adverse (not significant) effect.

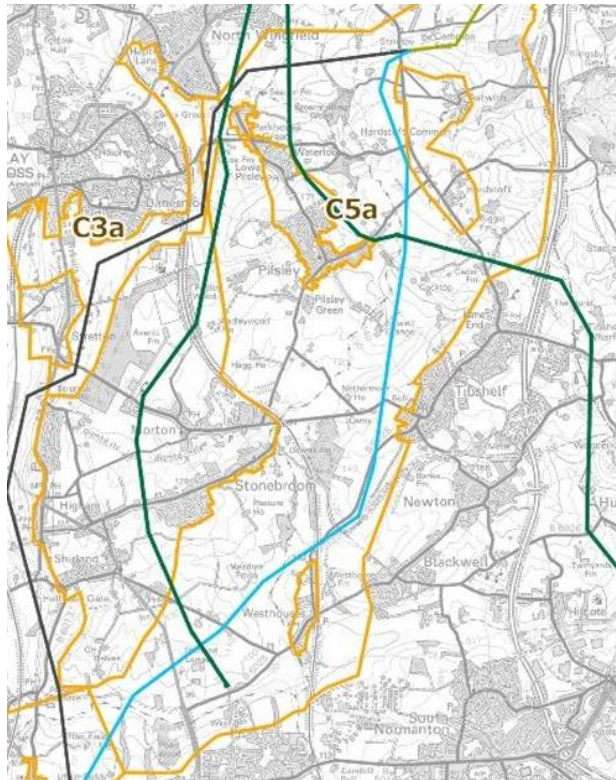
Stage 2 Consultation Design Development Report March 2026

- 1.20 The Design Development Report (DDR) describes how the Chesterfield to Willington Project has developed since the non-statutory (Stage 1) consultation 2024. It stresses that the Project has evolved in response to information collected from further environmental and engineering studies and from feedback received during the consultation period.
- 1.21 The DDR sets out a review of the Corridor Preliminary Routeing and Siting Study 2024 (CPRSS). In relation to Sections C3a and C3b it identified there are a number of technical issues which include:
- Topography with areas of steep terrain.
 - Access issues in relation to the proposed route.

- Historic surface mining issues with the potential need for ground remediation and/or improvement works and piled foundations.
- Pinch points including at Parkhouse Road, north west of Lower Pilsley. (Paragraph 4.3.7 to 4.3.13 inclusive).

It concludes that the development of an overhead line route alignment within Sections C3a and C3b presents significant engineering challenges, particularly those associated with terrain and the recorded mining legacy. ((Paragraph 4.3.14)

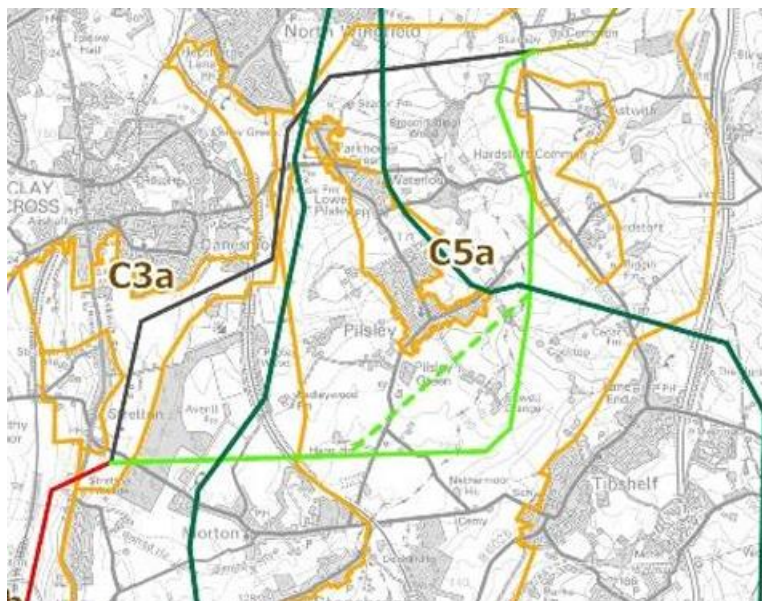
- 1.22 In relation to the environment there was no information that would challenge the findings of the CPRSS. However, it raises that the technical considerations set out above could have the potential to give rise to greater levels of environmental effects than were expected at the time of the CPRSS.(Paragraph 4.3.15).
- 1.23 A further aspect raised is that there were 2,643 feedback submissions from local communities, stakeholders and other consultees to the Stage 1 consultation period. This included suggestions that the Project should be routed away from Pilsley and Lower Pilsley and away from the River Amber valley. (Paragraphs 4.3.16 & 4.4.3).
- 1.24 As a consequence of these aspects Nation Grid determined that the routing through Sections C3a and C3b should be revisited and alternative options considered for this part of the route. (Paragraph 4.4.1 to 4.4.4)
- 1.25 The DDR identifies that in identifying potential alternative routeing options, consideration was given to all of the refined corridors appraised in the CPRSS that had the potential to host an alignment that either avoided or reduced the use of the Preliminary Preferred Alignment between Astwith and Alfreton. (Paragraphs 5.4.1.to 5.4.3)
- 1.26 The three alternative routeing options were identified
- Alternative Routeing Option 1 - 750 m north west of Astwith, from where it progresses in a broadly southerly direction for approximately 5.6 km, passing to the west of Astwith, Hardstoft and Tibshelf and to the east of Pilsley. (Paragraphs 5.4.5 to 5.4.9).



Figure? Alternative Routing Option 1 (Route identified by the blue line)

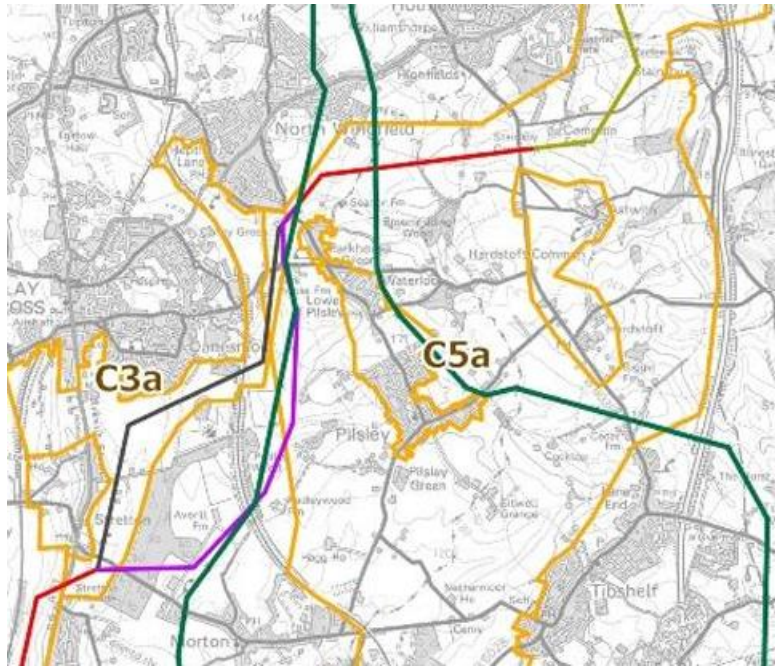
Source: Design Development Report March 2026, page 32.

- Alternative Routing Option 2 - 750 m north west of Astwith, from where it progresses in a broadly southerly direction for approximately 3.7 km, passing to the west of Astwith, Hardstoft and Lane End and to the east of Pilsley. (Paragraphs 5.4.10 to 5.4.15).



Figure? Alternative Routing Option 2 (Route 2a identified by the green line, Route 2b by the dashed green line)
 Source: Design Development Report March 2026, Page 34.

- Alternative Routing Option 3 - Option 3 diverges from the Preliminary Preferred Alignment at a point near Parkhouse Road as it passes between Lower Pilsley and North Wingfield, from where it progresses in a broadly southerly direction for approximately 3.5 km, passing to the west of Lower Pilsley and to the east of Danesmoor. (Paragraphs 5.4.16 to 5.4.20).



Figure? Alternative Routing Option 2 (Route 3 identified by the purple line)
 Source: Design Development Report March 2026, Page 35.

- 1.27 Paragraphs 5.51 to 5.5.155 set out an analysis of the 3 alternatives reflecting appraisals of the following: technical aspects, landscape and visual, historic environment, ecology, water environment, socio economic and cost.
- 1.28 The Overall Appraisal set out the following

5.5.156 Due to the significant engineering challenges associated with the inherent terrain and characteristics of the local road network in the River Amber valley area between Stretton and Oakerthorpe, the technical appraisal resulted in a strong preference for Alternative Routeing Option 1, as this is the only option under consideration that would avoid this area. The preference for Alternative Routeing Option 1 was supported by the environmental appraisals for landscape and visual and ecology and by the cost appraisal. Whilst the environmental appraisal for historic environment identified a marginal preference for the Preliminary Preferred Alignment and Option 3, no barriers to the overall preference for Option 1 were identified by the environmental appraisals for historic environment and water environment or the socio-economic appraisal. The onward opportunities of utilising the River Amber

valley through Section C3b are also now outweighed by the potential environment harm that would be likely to arise from the extensive engineering works now known to be necessary for an alignment in this area. It is considered that Alternative Routeing Option 1 is the best performing option overall, as it represents the optimal balance between minimising environmental impact and minimising technical challenge.

1.29 Section 5.6 of the DDR provides a conclusion as set out below.

5.6.1 Conclusion In identifying the EPC, within which the Preliminary Preferred Alignment is located, the CPRSS determined that from a point to the south of Holmewood, turning in a westerly direction towards Clay Cross (i.e. into Section C3a) would be preferential to continuing in a southerly direction (i.e. staying within Section C5a). However, additional information gained from Stage 1 consultation feedback and from engineering and environmental studies undertaken since the selection of the EPC has led to several of the factors that influenced that selection to be reconsidered.

5.6.2 There is a relatively elevated upland area within Section C5a to the west of Astwith and Hardstoft, with a consequently increased potential for the overhead line to result in greater landscape and visual impacts should it be located in that area. At the time of the selection of the EPC, it was considered that, on balance, avoiding these potentially greater landscape and visual impacts outweighed the technical challenges associated with finding a route between the settlements of North Wingfield, Lower Pilsley and Pilsley and then routeing within the River Amber valley. However, whilst a more easterly alignment, avoiding the upland ridge, is still preferred from a historic environment perspective because of potential impacts on the setting of Hardwick Hall, such an alignment is no longer preferred from a landscape and visual perspective because of the landscape and visual impacts likely to arise from the extensive engineering works now known to be necessary for a more easterly alignment. In addition, such engineering works may also increase the impact of an alignment within the River Amber valley between Stretton and Oakerthorpe on breeding bird populations associated with the Ogston Reservoir SSSI. As a result, following a multi-disciplinary design change control process, and in light of feedback received during the Stage 1 consultation and further multi-disciplinary review and assessment, the balance of environmental and technical considerations in choosing between a more westerly alignment, across the more elevated upland area, and a more easterly alignment, in the River Amber valley, is now reversed.

5.6.3 Routeing westward into Section C3a instead of due south past Astwith and Hardstoft was also considered to facilitate an alignment located further away from Stainsby, including the fields used for Stainsby Festival, at the eastern edge of Section C5a. The Stainsby defended manorial complex and Stainsby Conservation Area are both adjacent to the eastern boundary of Section C5a and Hardwick Hall RPG, and Hardwick and Rowthorne Conservation Area are located further to the east. However, whilst Option 1 is likely to give rise to greater impacts on the setting of Hardwick Hall than the Preliminary Preferred Alignment, by utilising the central rather than easterly part of Section C5a, Option 1 minimises potential impacts on the other potential receptors identified in this area.

5.6.4 The onward opportunities of utilising the River Amber valley through Section C3b was also considered to be an advantage of choosing to route through Section C3a, as it could afford the possibility of following existing linear infrastructure (i.e. the Midland Main Line railway) and vegetation which may mitigate some of the potential

visual impacts associated with an overhead line. This consideration is now outweighed by the potential environment harm that would be likely to arise from the extensive engineering works now known to be necessary for an alignment in this area.

5.6.5 A route through Section C3a would avoid the southern part of Section C5a, immediately to the north of Alfreton. This area contains several potential constraints, including a sewage treatment plant, the Meadow Lane Solar Farm and a proposed residential development west of Chesterfield Road. An existing NGED Substation north of the Alfreton sewage treatment plant and the potential for wirescape associated with the presence of several existing overhead lines would also be avoided. However, in developing the Option 1 alignment, it has been demonstrated that these constraints can be avoided.

5.6.6 Given that the balance of environmental harm likely to arise from an alignment crossing the elevated upland area to the west of Astwith and Harstoft and that likely to arise from an alignment within the River Amber valley between Stretton and Oakerthorpe is now reversed, and in light of the results of the appraisal of the Preliminary Preferred Alignment and the three alternative routeing options set out above, it is confirmed that Alternative Routeing Option 1 is now the preferred option for the routeing in that section of the corridor. Details of the changes made to the Preliminary Preferred Alignment as a result of this decision are provided in Chapter 7 of this report.

The Great Grid Upgrade

Chesterfield to Willington

Community Benefit Survey

March 2026



National Grid Electricity Transmission (NGET) is consulting on proposals for Chesterfield to Willington, a new high-voltage electricity transmission line and associated works in Derbyshire between a new substation at Chesterfield and the existing Willington Substation. More information on our proposals can be found on our Project website - nationalgrid.com/chesterfieldtowillington.

Communities should benefit from hosting new electricity transmission infrastructure. To help us deliver community benefit programmes that work for your area, we are keen to hear your views. We want to understand what is important to you and where funds could deliver long-lasting benefits, including through community grant schemes and investment in community groups or via strategic partnerships.

The way we deliver community benefit funding is informed by government guidance¹ published in March 2025. This sets out the types of infrastructure projects that should deliver community benefit funds, and the level of funding that should be made available. This is based on:

- £530,000 for new substations, converter stations and switching stations
- £200,000 per kilometre of new overhead line*.

The responses to this survey will help us understand the priorities of the local community. It will form part of a series of engagement with communities and stakeholders as we develop our plans for community benefit associated with Chesterfield to Willington.

This form is specifically intended to understand views on community benefits. Please do not use this form to provide feedback on Chesterfield to Willington or any other National Grid project proposals.

We are not seeking views on the government's emerging proposals for energy bill discounts. The legislation that government is proposing to introduce energy bill discounts is not yet in place. This consultation is therefore only focussing on community funds in line with the current guidance.

To learn more about our proposals for Chesterfield to Willington, visit our website nationalgrid.com/chesterfieldtowillington or scan the QR code.



Complete this survey on our Project website, or return your completed paper copy at no cost to **FREEPOST NATIONAL GRID PROJECTS (JBP)** or email it to chesterfield-willington@nationalgrid.com

¹ <https://assets.publishing.service.gov.uk/media/67cef18c54faabbad9f16090/community-funds-for-transmission-infrastructure.pdf>

* This includes changes to some existing network infrastructure, such as upgrading existing overhead power cables and extensions to existing substations as defined within the government guidance.

We want to understand what is important to you, to help us deliver genuine long-lasting benefits in the areas hosting the Chesterfield to Willington project.

Please do not use this form to provide feedback on our proposals for Chesterfield to Willington.

Q1. These are some of the areas we believe could be supported through community benefit funds in your community. Which of these are important to you?

- Delivering environmental enhancements
- Supporting employment, education and skills development
- Promoting health and wellbeing in the community
- Investing in community infrastructure and facilities
- Alleviating fuel poverty and enhancing energy efficiency
- Supporting communities to decarbonise
- Anything else - please include in the box below

Please provide further details here if required:

Q2. Do you have any views on the types of projects or programmes that would be most beneficial to your community?

Q3. Do you have any other ideas about community benefits that you want to share with us?

About you

We would be grateful if you could answer the following, optional, demographic questions. We will use the information we receive to help understand whether our consultation has been useful to people of different backgrounds and requirements, and only in accordance with our Data Privacy Statement, as set out later in this form.

We may publish a summary of the results, but no information about an individual would be revealed. The answers you provide to some of these questions are defined as 'special category data'. If you agree to provide this information, you can withdraw your permission for us to use it in our reports at any time. To withdraw your permission, please contact us via email at chesterfield-willington@nationalgrid.com.

Q4. How would you describe your interest in Chesterfield to Willington?

- | | |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Local resident | <input type="checkbox"/> Regular visitor to the area |
| <input type="checkbox"/> Local representative (i.e. Councillor, MP) | <input type="checkbox"/> Local interest group member (please specify below) |
| <input type="checkbox"/> Potentially affected landowner or tenant/occupier | <input type="checkbox"/> Local charity or not-for-profit organisation |
| <input type="checkbox"/> Local business owner | <input type="checkbox"/> Other |

Please provide further details here if required:

Q5. What is your gender?

- | | |
|---------------------------------|--------------------------------------------|
| <input type="checkbox"/> Male | <input type="checkbox"/> Non-binary |
| <input type="checkbox"/> Female | <input type="checkbox"/> Prefer not to say |

Q6. Do you consider yourself to be a person with a disability?

- | | |
|------------------------------|--------------------------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> Prefer not to say |
| <input type="checkbox"/> No | |

Q7. How would you describe your ethnic background?

- | | |
|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <input type="checkbox"/> White English/Welsh/Scottish/Northern Irish/British | <input type="checkbox"/> Pakistani |
| <input type="checkbox"/> Irish | <input type="checkbox"/> Bangladeshi |
| <input type="checkbox"/> Gypsy or Irish Traveller | <input type="checkbox"/> Chinese |
| <input type="checkbox"/> Any other White background (please state below) | <input type="checkbox"/> Any other Asian background (please state below) |
| <input type="checkbox"/> White and Black Caribbean | <input type="checkbox"/> Black African |
| <input type="checkbox"/> White and Black African | <input type="checkbox"/> Black Caribbean |
| <input type="checkbox"/> White and Asian | <input type="checkbox"/> Black British |
| <input type="checkbox"/> Any other Mixed or Multiple ethnic background (please state below) | <input type="checkbox"/> Any other Black/African/Caribbean background (please state below) |
| <input type="checkbox"/> Asian/Asian British | <input type="checkbox"/> Arab |
| <input type="checkbox"/> Indian | <input type="checkbox"/> Any other ethnic group (please state below) |
| | <input type="checkbox"/> Prefer not to say |

If other, please state here:

Q8. What is your age?

- Under 16
- 16-24
- 25-34
- 35-44

- 45-54
- 55-64
- 65+
- Prefer not to say

Data privacy statement

We will use your personal data collected via this consultation for a number of purposes, including:

- to analyse your responses
- to keep up-to-date records of our communications with individuals and organisations.

Any personal information you include in this form will be handled and used by (or made available to) the following recipients, to record, analyse and report on the feedback we receive:

- National Grid
- our legal advisers
- consultants working on behalf of National Grid.

Next steps

We will take account of responses to this survey, and continue to engage with the community and stakeholders to develop a plan tailored to meet the needs of the community.

We will be clear about how community involvement has shaped the development of the plan.

The community benefit programme will be delivered once the project receives all necessary approvals and construction begins.

Contact us

Please get in touch if you have any questions:

- call us: **0800 073 1047** lines are open Monday to Friday 9am–5:30pm, with an answerphone facility taking messages outside of these hours
- email us:
chesterfield-willington@nationalgrid.com
- write to us: **FREEPOST NATIONAL GRID PROJECTS (JBP)** no stamp or further address details are required.

