

Bolsover District Council

Meeting of the Planning Committee on 3rd September 2025

SUCCESSFUL HEALTHY PLACES SPD – CONSULTATION DRAFT

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 seek Member approval for public consultation on the update of the Successful Healthy Places Supplementary Planning Document [Consultation Draft – September 2025].

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 As part of the aim to provide more detailed advice or guidance on policies of the Local Plan for Bolsover District (March 2020) the Successful Places SPD (2013) has been updated. In revising the document, the aim is to support the residential design policy 'Policy SC3: High Quality Developments', by advising how new residential development can achieve the high quality of design in terms of placemaking, buildings and landscaping that the policy requires.
- 1.3 The key guidance document upon which the original SPD was based on was Building for Life 12 [2012]. This was revised in 2020 and was retitled Building for a Healthy Life. The reference to health reflects changes in legislation, notably the Environment Bill. The guidelines within the revised document were commissioned by NHS England and endorsed by Homes England. So, although the original 12-point structure and underlying principles within Building for Life remain, the new emphasis on health needs to be reflected in the Council's own document. Accordingly, along with revisions to the text, the proposed revised SPD is to be retitled Successful Healthy Places.

- 1.4 Since the SPD was first adopted in 2013, legislation and Government guidance has also changed and so the document has been updated to reflect the latest guidance in the National Planning Policy Framework (2024) and other areas of national policy and legislation, as well as the Council's own *Bolsover District The Future* and our Bolsover Place Programme.
- 1.5 Finally, the 2013 SPD was published as a joint document with the neighbouring Councils of Chesterfield, North East Derbyshire and Bassetlaw. The aim of the revised guidance is to foster well-designed places that are in harmony with local character i.e. Bolsover District. The revised guidance therefore focuses on providing advice on how new residential development can contribute to healthier lifestyles and neighbourhoods in Bolsover District.

2. Details of Proposal or Information

- 2.1 On the initial updating of the SPD, key stakeholders and partners have been consulted to ensure that any necessary revisions to the proposed scope and contents of the SPD that they thought necessary were considered at an early stage. The consultees comprised:
- Bolsover District Council Officers across a range of services, including Development Management, Planning Policy, Conservation, Housing, Public Health, Environment Services, Climate Change and Sustainability;
 - Derbyshire County Council Officers across a range of services including Transportation, Flood Risk and Drainage;
 - Urban Design Officers from other Derbyshire Authorities;
 - Derbyshire Disability Partnership;
 - Derbyshire Wildlife Trust;
 - Derbyshire Police;
 - East Midlands Place Advocates Network.
- 2.2 In response to this initial consultation the structure and scope of the document was revised, and a number of refinements made to ensure that the revised guidance addresses the issues raised.
- 2.3 The guidance has been revised to improve readability, incorporate current images, and focus specifically on local context. It has been updated to reflect the changes in national and local policies since it was first published, including the National Design Guide (2019), Building for a Healthy Life (2023), and Secure by Design (2025). In this way there is a new emphasis on sustainability, health and wellbeing, climate change, biodiversity, and modern technology such as EV charging and heat pumps.
- 2.4 New sections in the document focus on local character, streets and trees, heritage and retrofit, residential extensions, and design criteria cross-referenced to the National Model Design Code. The guidance also includes a colour-coded framework reflecting the 10 placemaking qualities to be applied across the District cross-referenced to the guidance within the document.

- 2.5 Overall the document has introduced an increased emphasis on high quality design in placemaking, healthy lifestyles and wellbeing. As there is a greater emphasis nationally on the need to produce more homes, the revised document aims to ensure that this results in improved healthy living and more sustainable placemaking in a way that values the rural character of Bolsover District.

Proposed public consultation arrangements

- 2.6 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out that before a local planning authority adopts a SPD it must carry out public consultation for at least 4 weeks and make the document publicly available in a number of ways.
- 2.7 In addition, the Council's Statement of Community Involvement [SCI] outlines how the Council will seek to consult and involve people in the preparation of Local Plans and other planning documents, such as SPDs.
- 2.8 The proposed consultation on the Successful Healthy Places SPD is to be carried out in line with the requirements of the Regulations and the principles of the adopted SCI.
- 2.9 Those that have registered an interest on the Council's planning policy consultation database that have stated a wish to be notified of forthcoming Policy documents will be contacted directly by email and letter. Parish Council's will be notified so that their pages can link to the consultation.
- 2.10 The consultation document will be made available for at least 4 weeks in the following ways:
- a digital copy of the Successful Healthy Places SPD and consultation questionnaire will be available to read and print off on the Council's Supplementary Planning Documents webpage;
 - a link on the webpage will direct people to a digital version of the consultation questionnaire that can be completed online;
 - the same questionnaire will also be on the Ask Derbyshire webpage as many residents use it as their 'go to' when finding out what consultations are live across the district.
 - paper copies of the Successful Healthy Places SPD and consultation questionnaire will be made available at the district's libraries and Contact Centres throughout the 8 weeks of the consultation period.
- 2.11 Two drop-in events have been arranged, one at the Assembly Rooms in Bolsover on 16th September and another at the Leisure Centre at Shirebrook on 18th September, the dates and times of which will be advertised in the local press and included in any direct mailing to interested parties. Prior to the event, posters advertising the events and including digital links to the Council's SPD webpage will be distributed to Parish Councils to place on their notice boards / websites.

- 2.12 The proposed consultation draft version of the SPD is included as an Appendix to this report for Member consideration and approval is sought to commence public consultation on the document.
- 2.13 The detailed arrangements for the final content of consultation material will be agreed by the Assistant Director: Planning, in consultation with the Chair and Vice Chair of Planning Committee.
- 2.14 The outcome of this consultation exercise will be considered and reported, together with an updated SPD in light of the consultation feedback, to Planning Committee later in the year.

3 Reasons for Recommendation

- 3.1 The report updates Members on the preparation of the revised draft Successful Healthy Places SPD with the recommendation that Members approve the contents of the proposed draft document for the purposes of public consultation.

4 Alternative Options and Reasons for Rejection

- 4.1 In view of the proposed recommendations, Members not being made aware of progress on this matter would be an alternative option but that would not be a reasonable approach.

RECOMMENDATION(S)

That Planning Committee:

- 1) approve the contents of the proposed draft Successful Healthy Places Supplementary Planning Document as discussed in the report and attached as Appendix 1;
- 2) gives delegated authority to the Assistant Director of Planning and Planning Policy, in consultation with the Chair and Vice Chair of Planning Committee, to agree the final arrangements of the proposed consultation exercise on the Successful Healthy Places Supplementary Planning Document.

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.	
<u>Environment</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Details: There are no specific environmental implications arising from this report, albeit the Successful Healthy Places SPD will make a notable contribution to enhancing the built environment.	

DECISION INFORMATION:

<input checked="" type="checkbox"/> <i>Please indicate which threshold applies:</i>	
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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
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) <input type="checkbox"/> (b) <input checked="" type="checkbox"/>
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) <input type="checkbox"/> (b) <input checked="" type="checkbox"/>

District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i> Please state below which wards are affected or tick All if all wards are affected: The design guidance contained within the Successful Healthy Places SPD will cover the whole District.	All <input checked="" type="checkbox"/>
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Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i> 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> Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i> 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"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Portfolio Holder for Growth and internal stakeholders.
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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	Successful Healthy Places [Consultation Draft 2025]

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>