

Bolsover District Council

Meeting of the Planning Committee on 29th October 2025

Successful Healthy Places 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 Successful Healthy Places 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 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 original 2013 SPD, which was based upon Building for Life 12, has been retitled Successful Healthy Places to reflect Building for a Healthy Life (2020), which took forward the guidance in Building for Life 12 whilst also emphasising health in response to new legislation including the Environment Bill. The SPD update also aligns with the National Planning Policy Framework (2024) and the latest Corporate Plan, Bolsover District The Future. Unlike the previous joint version with neighbouring councils, the revised SPD focuses solely on Bolsover District, promoting residential developments that reflect local character as well as support healthier lifestyles.

- 1.4 The draft of the revised SPD was first discussed with the Local Plan Implementation Advisory Group on 25th June 2025 and presented to Planning Committee on 3rd September 2025, 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. Documents were also made available at libraries and the Council's contact centres. Two drop-in events were held at Bolsover and at Shirebrook. The consultation ran from 8 September to 6 October 2025.

2. Details of Proposal or Information

Outcome of the Consultation Exercise

- 2.1 The Council received four submissions during the consultation period, from:
 1. Coal Authority
 2. Natural England
 3. Stancliffe Homes
 4. Historic England
- 2.2 The main points are summarised below. Some are considered to merit revisions to the approved consultation draft Successful Healthy Places SPD. The full schedule of responses and the Council's proposed response to the points is included as Appendix 1 to this report.

Respondent: Coal Authority

- 2.3 The Coal Authority stated that although they have no specific comments on the Successful Healthy Places SPD the presence of recorded coal mining features in the Bolsover area may pose surface stability risks. In response a reference has been made to the presence of coal mining features in the SPD.

Respondent: Natural England

- 2.4 Natural England made 4 representations in their response. They support the SPD's references to landscape character and green infrastructure and recommend inclusion of signposts to Natural England guidance, including the Green Infrastructure Framework, Accessible Greenspace Standard, and Green Infrastructure Planning and Design Guide. They welcome sections on sustainable transport, green/blue infrastructure, biodiversity, and encouraging stronger links to national standards that promote health, wellbeing, and nature recovery. In response, links to the documents that Natural England reference have been added to the SPD.

Respondent: Stancliffe Homes

- 2.5 The respondent was supportive of the focus on eco-friendly housing, though disagreed with some of the other detailed design guidance within the document.

Respondent: Historic England

- 2.6 Historic England welcomes the revisions to the 2013 SPD. In particular, the emphasis on how heritage, in conjunction with green and blue infrastructure, has the potential to enhance a place for its community as well as the new section on heritage and retrofit.

Ask Derbyshire Survey feedback

- 2.7 Alongside the main channel for representations regarding the consultation draft document, we made the same questionnaire survey available on the Ask Derbyshire website in order to reach as many people as possible given the district-wide nature of the consultation subject.
- 2.8 Five responses were received. As these responses were received via the Ask Derbyshire website, they were made anonymously and therefore cannot be attributed to individuals or organisations. As such, the feedback is summarised below and any key comments highlighted.
- 2.9 The feedback to the yes / no questions within the five responses was all positive about the Consultation Draft Successful Healthy Places SPD.
- 2.10 In terms of long answers, one respondent agreed that each area has local character, local stone, local materials and local influences and that it is important that new houses reflect local this. One respondent acknowledged in their response that poorly designed housing, whether unattractive, overcrowded or low-quality, was demoralising. Another welcomed the guidance's focus on sunlight and orientation, noting its importance for liveability. Regarding landscaping, one respondent simply noted support for good SUDS systems. In terms of potential risks or negative consequences arising from the guidance within the SPD, concern was raised about the impact of multiple occupancy on community cohesion. Another respondent emphasised the need to assess subsidence risk before development. The overall impression of the document stated by one respondent was that it included an incredible amount of detail.
- 2.11 Although a small number of respondents, it is positive to read that the views provided are positive and it is considered that they validate the aims of the SPD to further improve residential design in the district.

Final Document

- 2.12 A final version of the SPD with the above revisions is attached as Appendix 2.

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 Successful Healthy Places 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 Successful Healthy Places 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 Successful Healthy Places Supplementary Planning Document is adopted as a material consideration in planning decisions.

Approved by Cllr Tom Munro, Portfolio Holder – Growth

IMPLICATIONS:

Finance and Risk 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
Legal (including Data Protection) 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

Staffing Yes No

Details: There are no human resources implications arising from this report.

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: 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:

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 Successful Healthy Places SPD will cover the whole District.

Is the decision subject to Call-In?

(Only Key Decisions are subject to Call-In)

Yes No

If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? *(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)*

Yes No

Consultation carried out:

(this is any consultation carried out prior to the report being presented for approval)

Yes No

- Leader Deputy Leader Executive SLT
- Relevant Service Manager Members Public
- Other

Portfolio Holder for Growth and internal stakeholders.

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

Environment

- 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.

Housing

- 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	Successful Healthy Places SPD

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).