

Bolsover District Council

Meeting of the Planning Committee on 18th February 2025

Historic Environment 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 Historic Environment Supplementary Planning Document [Consultation Draft – February 2026].

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.

National Heritage Policy

- 1.4 The key change in national heritage policy is a significance-led approach to heritage management. This was first set out by English Heritage (now Historic England) in Conservation Principles (2008) and later formalised in Planning Policy Statement 5: Planning for the Historic Environment (2010).
- 1.5 PPS5 required planning applications affecting heritage assets to include a Heritage Statement explaining the asset's significance and assessing the potential impact of the proposal. The principles embodied in PPS5 were subsequently incorporated into the National Planning Policy Framework (2012 and later revisions) and PPS5 was subsequently withdrawn. The accompanying Practice Guide (last updated in 2019) continues to provide relevant guidance for the historic built environment alongside the NPPF.
- 1.6 Since the publication of the SPD in 2006, Historic England have published a number of Good Practice and Advice Notes including, 'Managing Significance in Decision Taking in The Historic Environment' (2015) which provides guidance on assessing and applying heritage significance in planning decisions. Also 'The Setting of Heritage Assets (2015 second edition)' which outlines how to evaluate and manage the impact of development on the setting of heritage assets. In addition, an Advice Note on Statements of Heritage Significance (2019) advises on preparing clear statements to support heritage impact assessments.

National Climate Change Policy

- 1.7 The broader legislative and policy landscape within which heritage is considered has also evolved significantly since the SPD was adopted in 2006. Advances in technology, particularly those related to energy efficiency and conservation have also influenced what is now deemed acceptable in terms of alterations to heritage assets.

Local Planning Policy

- 1.8 In accordance with National Policy, the policies of the Local Plan for Bolsover District (2020) focus on conserving the significance of historic assets and their settings. They require development to respect and enhance the character, context, and visual integrity of conservation areas, listed buildings, scheduled monuments, registered parks and gardens, and locally important heritage assets. It is acknowledged in the Local Plan that heritage assets contribute to the overall Plan aim of sustainability.

2. Details of Proposal or Information

- 2.1 The consistent and proper application of the Local Plan is supported by the SPD reflecting its policies. The developments in National and Local Policy since the current SPD was adopted necessitates an update of the Historic Environment SPD (2006) to ensure it remains relevant, practical, and reflects current thinking and critically that the guidance aligns with the NPPF

and the current Local Plan. The proposed updated SPD thereby introduces guidance on retrofitting and balancing energy efficiency with heritage considerations.

- 2.2 Two new sections are also added, one on Historic Parks and Gardens and another on Setting. Historic Parks and Gardens are significant heritage assets in many ways; they preserve cultural heritage, provide biodiversity and green space, and contribute to community well-being. They also support education, tourism, and environmental sustainability, making their protection essential for not only heritage reasons.
- 2.3 The setting of historic assets provides the context that defines their significance and character. An asset's setting shapes how the asset is experienced and understood. The preservation of visual relationships, historical associations, and sense of place is key. Protecting the setting ensures that development does not harm the asset's integrity or diminish its heritage value. Historic England produced guidance on The Setting of Heritage Assets in its 2023 edition.
- 2.4 A further new section entitled Applying for Consent provides focused and up to date advice and signposting on the required information on submitting a preliminary enquiry or planning application. In this the SPD will support the Bolsover Local Validation Checklist by linking to it and offering detailed supplementary guidance.
- 2.5 By clarifying what heritage significance is and also setting out the evaluation of heritage impact, including defining levels of harm, justification requirements, and mitigation strategies, the proposed revised Historic Environment SPD aims to improve the understanding of heritage protection and encourage constructive engagement from applicants, communities, and consultees such as Parish and Town Councils.
- 2.6 The aim of the document is to provide an easily accessible framework that sets out why heritage assets are important, whilst signposting the reader to the significant amount of guidance available from Historic England, other Council documents and the Government. The new section on Applying for Consent is a key update that aims to convey the detailed consideration that the Council applies to the proposed development of all heritage assets.
- 2.7 The Development Management and Land Charges Team have been involved from the early stages of the update to ensure that in the reformatting and new content it will provide a useful document that can be easily navigated by all of those that use it.

Proposed public consultation arrangements

- 2.8 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.

2.9 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. The proposed consultation on the Historic Environment SPD is to be carried out in line with the requirements of the Regulations and the principles of the adopted SCI.

2.10 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.

2.11 It is proposed that the consultation document is made available for 4 weeks between 23rd February and 23rd March in the following ways:

- a digital copy of the Historic Environment 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;
- paper copies of the Historic Environment SPD and consultation questionnaire will be made available at the district's libraries and Contact Centres throughout the 4 weeks of the consultation period.

2.12 As part of the consultation, it is proposed that an exhibition illustrating the key content of the consultation SPD is put on display at The Arc with a corresponding drop-in event for Members on the day of the Full Council 4th March.

2.13 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.

2.14 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.

2.15 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 on the 15th April 2026 with the intention to put the Revised Historic Environment SPD to Full Council for adoption on 20th May 2026.

3 Reasons for Recommendation

3.1 The report updates Members on the preparation of the revised draft Historic Environment 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

That Planning Committee:

- 1) approve the contents of the proposed consultation draft Historic Environment Supplementary Planning Document as discussed in the report and attached as Appendix 1;
- 2) gives delegated authority to the Interim Strategic Director for Economic Growth, in consultation with the Chair and Vice Chair of Planning Committee, to agree the final arrangements of the proposed consultation exercise on the Historic Environment 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.		

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

DECISION INFORMATION:

☒ Please indicate which threshold applies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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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:

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.

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.

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:

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

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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(a) <input type="checkbox"/>	(b) <input checked="" type="checkbox"/>
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(a) <input type="checkbox"/>	(b) <input checked="" type="checkbox"/>
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All <input checked="" type="checkbox"/>
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Is the decision subject to Call-In?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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(Only Key Decisions are subject to Call-In)

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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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Consultation carried out:

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

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

Portfolio Holder for Growth and internal stakeholders.
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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.

Economy

- To attract more visitors and inward investment to the area, a focus for a new place narrative.

DOCUMENT INFORMATION:

Appendix No	Title
1	Historic Environment SPD Update [Consultation Draft 2026]

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