

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?

(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	Historic Environment 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).