

**Bolsover District Council**

**Council**

**05 January 2017**

**Bolsover District Regeneration Framework**

**Report of the Assistant Director Economic Growth**

This report is public

**Purpose of the Report**

To accept and endorse the Bolsover District Regeneration Framework documents (appendix 2) for publication (electronic), produced by consultants Bauman Lyons Architects.

**1. Report Details**

**Background**

- 1.1. In March 2015 the Executive approved the Joint Economic Development and Housing Strategy for Bolsover district, which included the production of the Regeneration Framework for the district.
- 1.2. It was intended that the Regeneration Framework would form an important part of the evidence base for the emerging Local Plan, informing its place specific policies and proposals; the Local Plan would embody the spatial elements of the RF helping to deliver their key priorities and projects in a co-ordinated manner and critically form the basis for external funding bids.
- 1.3. The project design team, led by Bauman Lyons Architects, were appointed in autumn 2015 and commenced consultations with a variety of local stakeholders, agencies, businesses, community groups and thematic interest groups to develop both town specific and district-wide proposals around emerging themes.
- 1.4. The regeneration framework document, 'Sharing Bolsover' looks forward to 2033 and is guided by the principles of placemaking and the ideas and priorities put forward by the local communities. The shared vision is for a flexible mix of transformational and fine grain projects that will enhance the offer of the four town centres of Clowne, Bolsover, Shirebrook and South Normanton to

strengthen their role as service centres. Proposed improvements to physical connectivity will enable outlying villages to access and benefit from these investments and to contribute to rise of a vibrant local economy and of shared sense of civic pride.

- 1.5. A key principle of the vision is shared responsibility for delivering regeneration. This will be achieved through embracing collaborative practices between the Council, Parish and Town Councils and local communities to develop physical assets through new community based organisations.
- 1.6. On 30<sup>th</sup> November 2016, the Council received a presentation from Irena Bauman from Bauman Lyons, setting out the main findings and recommendations. The full report was circulated to members on 30<sup>th</sup> November 2016 with any final comments due back to the Chief Executive or JAD Economic Growth by 16<sup>th</sup> December 2016. Council agreed to bring back a further report on the Regeneration Framework at Council to be held on 5<sup>th</sup> January 2017. No comments had been received by either the Chief Executive or Assistant Director Economic Growth on 14<sup>th</sup> December 2016. The report seeks Members endorsement of the regeneration framework (appendix 2) for future investment activity in the district, with the agreed action plan prioritising the project proposals emerging out of the frameworks and progressing feasibility assessments for the identified key projects to enable access to appropriate funding.

## **2. Conclusions and Reasons for Recommendation**

- 2.1. The regeneration framework is intended to:
  - Prioritise investment providing the framework for targeted and coordinated public/private sector interventions
  - Inform funding applications for town centre investment and regeneration.
  - Address the key priorities identified in Joint Economic Development and Housing Strategy;
  - Form the basis of work to deliver economic growth and for aligning the district's priorities to maximise inward investment.
  - Form an important part of the evidence base for the emerging Local Plan, informing its place specific policies and proposals.
  - Highlight the importance of "placemaking", in matching the pace and nature of growth within the district, aligned with the physical characteristics of each discrete part of the District.
  - Raise public awareness of placemaking proposals and place marketing leading to improved quality and perception of place.
- 2.2. The process for producing the framework has been exemplary in terms of the private and the public sector working together for the co-production of a document/ strategy, as partners to deliver place based regeneration: two hands clapping to support long term transformation.

- 2.3. On the basis of the above, officer recommendation is to accept and endorse the Bolsover District Regeneration Framework (appendix 2).

### **Consultation and Equality Impact**

- 3.1 Comprehensive consultation was conducted at each stage of the process. Events were hosted involving district-wide agencies and community groups, thematic interest groups, business community etc, in addition to regular meetings with BDC Cabinet and Members. Details of consultation meeting undertaken are appended (Appendix 1).
- 3.2 In addition to external consultations, regular meetings were held with the steering group, comprising representation from Planning, Estates, Leisure, Partnerships, and Communications teams to ensure added robustness to the emerging proposals.

### **4 Alternative Options and Reasons for Rejection**

- 4.1 Not accept the regeneration framework: joint collaborative working between local authorities, private sector stakeholders and consultants Bauman Lyons raised expectation for a framework to guide and prioritise future regeneration activities and the recommendations have informed the emerging local plan. This is not a recommended option.

### **5 Implications**

#### **5.1 Finance and Risk Implications**

- 5.1.2 In order to progress the implementation of the Regeneration Frameworks it has been necessary to commission detailed estimates for each of the projects identified in the Action Plan; this work has been commissioned in consultation with the portfolio holder and the estimates are expected to be available by mid – January 2017. These proprietary estimates will identify viability gaps and assess feasibility to enable access to the appropriate funding to deliver the projects.

Risk Description	Impact / Likelihood	Mitigation
The frameworks may raise public expectations in terms of delivering the recommended projects within the framework.	Low	Public expectations can be managed via the detailed action plan identifying project leads and resource implications produced in collaboration with key stakeholders including local communities, to enable relevant groups to take ownership of relevant projects.
Funding of projects is dependent on	High	Some of the key town centre projects

<p>private/public sector investment. The public sector funding climate is tight with a number of competing projects/schemes seeking support at local, regional and national levels. Funding is dependent on the strategic fit of the projects to the objectives of funding streams/ agencies and public sector value for money.</p>	<p>may align to forthcoming calls for projects under the D2N2/SCR funding regimes, priority projects will be worked up to sufficient details to apply for funding, once available.</p>
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**5.2 Legal Implications including Data Protection**

5.2.1 The acceptance of the document does not have any direct legal implication. However in the event that project options outlined in the document relating to sites in Council ownership are developed, these could involve the sale or lease of the land to developers/ Community Interest Companies/ voluntary groups. In the event that project options outlined in the document relating to sites in Private ownership are prioritised, these may be acquired by compulsory purchase orders (CPOs), the procedure for gaining those powers may be implemented by the authority.

**5.3 Human Resources Implications**

5.3.1 The Economic Development team will support where appropriate, the projects identified as priority projects within the framework. Recruitment to the vacant post of Senior Economic Development Officer will offer a dedicated resource to direct the detailed proposals and costs to support the implementation of the Regeneration Frameworks.

**6 Recommendations**

That the Council:

6.1 Accept and endorse the Regeneration Framework.

**7 Decision Information**

<p><b>Is the decision a Key Decision?</b></p> <p>(A Key Decision is an executive decision which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)</p>	<p>yes</p>
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<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No
<b>District Wards Affected</b>	All wards of the district.
<b>Links to Corporate Plan priorities or Policy Framework</b>	<b>Regeneration:</b> <ul style="list-style-type: none"> <li>• Develop vibrant town centres and rural communities</li> <li>• Maximise employment opportunities</li> </ul>

## 8 Document Information

Appendix No	Title
Appendix 1	Details of workshops/ consultations undertaken as part of the production of the Regeneration framework
Appendix 2	“Sharing Bolsover” - Regeneration Frameworks for Clowne, Bolsover, Shirebrook and South Normanton.
<b>Background Papers</b> (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 Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
<b>“Sharing Bolsover” - Regeneration Framework</b>	
<b>Report Author</b>	<b>Contact Number</b>
Allison Westray-Chapman	

Report Reference –

**Appendix 1:** Details of workshops/ consultations undertaken by BLA:

Workshops/ consultation events organised are as follows:

When	Where	Workshop focus
14 January 2016	The Arc, High Street, Clowne S43 4JY	Members workshop
04 February, 2016 11:00 – 15:30	The Arc, High Street, Clowne S43 4JY	District-wide Stakeholder consultation
16 February 2016 09.30-16.00	George Bratt Room, Assembly Rooms, Bolsover, S44 6NG	Local stakeholder consultation focussing on Bolsover
18 February 2016 09.30-16.00	Community Centre, Recreation Close, Clowne, S43 4PL	Local stakeholder consultation, focussing on Clowne
01 March 2016 09.30-16.00	The Junction 28 Church, The Common, South Normanton DE55 2EP	Local stakeholder consultation ifocussing on South Normanton
03 March 2016 09.30-16.00	Kissingate Leisure Centre, Park Road, Shirebrook NG20 8JQ	Local stakeholder consultation focussing on Shirebrook
13th April 2016 12:00 – 19:00	The Assembly Rooms, Hilltop, Bolsover, S44 6NG	Public Exhibition and Settlement workshop for villages and hamlets surrounding Bolsover; focus group workshop
14th April 2016 12:00 – 19:00	The Post Mill Centre, Market Street, South Normanton DE55 2EJ	Public Exhibition and Settlement workshop for villages and hamlets surrounding South Normanton; focus group workshop
20th April 2016 12:00 – 19:00	The Schoolroom, Clowne Methodist Church, North Road, Clowne S43 4PF	Public Exhibition and Settlement workshop for villages and hamlets surrounding Clowne; focus group workshop
21st April 2016 12:00 – 19:00	The Christian Centre, 18-26 Main Street, Shirebrook NG20 8DG	Public Exhibition and Settlement workshop for villages and hamlets surrounding Shirebrook; focus group workshop

**Appendix 2:**

Regeneration Frameworks (for Clowne, Bolsover, Shirebrook and South Normanton) – see separate files under <L:\Common\Regeneration Framework final 2016>