

Bolsover District Council

Executive

24th April 2017

Bolsover Regeneration Framework/High Streets

Report of the Leader of the Council

This report is public

Purpose of the Report

To identify a way forward for the Regeneration Framework and High Streets by identifying priority projects in each of the four towns as well as projects which are cross cutting and to identify enabling funds where appropriate. This does not preclude responding to development opportunities as they arise with regards to other schemes.

1 Report Details

1.1 The Regeneration Framework for Bolsover District Council was adopted by full Council on 3rd January 2017 and work on High Streets has been prioritised with the introduction of a Cabinet member with responsibility for High Streets. Many of the issues highlighted in the framework main projects for each town related to highways improvements and in order to progress matters officers held a workshop with Derbyshire County Council staff to talk through the issues and identify key actions. These are summarised below for each town:

1.2 Bolsover, Sherwood Lodge

The link road through Sherwood Lodge is at the heart of the highway approach for the town and detailed traffic impact work has informed its development as part of the planning and highway considerations. Considerable highway work has already been undertaken as part of the Local Plan and key is identifying a solution which enables and unlocks housing developments within next 20 years, whilst mitigating traffic impact on the town centre. A Section 38 legal agreement has been signed with the County Council and commits Morrison's to build the link, however, it is inevitable that Morrison's will appeal against any action by the County Council to enforce the current legal agreement given the Morrison's foodstore has not been built.

A recent transport study commissioned as part of the Local Plan evidence concluded that *"the key junction of concern remains the Town End/Moor Lane/Welbeck Road junction, as a large proportion of development-related traffic will seek to route through it. The provision of a new link road through the form Sherwood Lodge site is anticipated to provide relief to this junction, especially with regards to Bolsover North development. Indeed, the delivery of such a link is a*

key element not just of the Sherwood Lodge site, but also the successful delivery of the planning quantum of development in Bolsover town”

Given the ongoing uncertainty with regards to the Sherwood Lodge site a further option needs to be developed. An alternative to the Sherwood Lodge link road is to form a gyratory loop or through the site (indicative layout below), which would improve highways capacity and have the potential to increase footway widths in the town. It would connect to Welbeck Road, although acquisition of land would be required.

The indicative cost for this highway is likely to be of similar order to the link estimated to be at least £1m based on the Morrison’s planning permission. Further highway modelling and legal advice is required to develop an alternative route more fully, estimating that up to £25k is required.



1.3 Clowne

There is significant public concern about the existing network in the town and the potential impact of new developments. Expert advice commissioned through Derbyshire County Council Highways has formed part of the development of the current local plan strategy and Traffic Impact Assessments have accompanied all major applications and planning obligations agreed to support the network. The Clowne Garden Village has also been tested through the recent Traffic Assessment and overall advice supports the approach proposed which provides a new link into the site and through to the town. There is planned upgrading to the

network around Barlborough as traffic moves to/from the motorway which will inform legal agreements linked to new development. The expert advice is that the network with the improvements set out above will function and can accommodate the level of development proposed.

However, the existing town traffic is being imposed on a narrow network of streets, which remains challenging for residents who have raised significant concerns through consultation and the local plan. Options for one way traffic and changes to Traffic Regulation Orders need to be explored with County Highways to mitigate the existing situation and improve parking and street widths for residents.

The issue of the new town link from Clowne North also needs further consideration and how this can be taken over the former railway and connect to the town centre. A town centre movement plan which improves the town's traffic network incorporates a cycling network as well as new green infrastructure will be the basis of the next steps, which will require specialist advice, estimated to be up to £25k.

1.4 South Normanton

Work undertaken by Broadway Malyan in 2009 remains relevant and the framework confirms that enhancement of the town centre facilitates through the redesign and re-establishing the Market Place at the heart of the village, new and enhanced connections to gateways, better utilising verges and margins at seven sites identified as key vehicular and pedestrian entrances into village are central to reinvigorating the town centre. The next step is to produce a brief in house and have the work costed for implementation. Officers are currently looking at potential opportunities for funding the improvements as part of a composite LGF3 bid for town centre regeneration. It is anticipated the £5k will be required for detailed costs to be worked up.

1.5 Shirebrook

The priority project for Shirebrook is the remodelling of the market place, ensuring the square is retained as the civic centre of Shirebrook; a water feature celebrating Shirebrook will be at the heart of the design, but other elements include a flexible, attractive and safe public space using high quality, simple natural materials, redefining the entranceways, support a sustainable attractive market offer; introduce tree planting widen footpaths to allow for shop goods to be displayed and for cafe seating, introduce street furniture that is comfortable whilst being robust and easy to maintain and redesign the roads so they make a positive contribution to the quality of public realm. In dependant quantity surveyors Bernard Williams Associates have already costed the market square redevelopment at £3.25m based on the Bauman Lyons proposals. A brief for the market square has already been produced and is ready to be commissioned. It is unlikely that this work would be fully funded by external grants and so a cocktail of funding needs to be prepared and again officer have commenced looking at funding options. Improvements will form part of composite bid to D2N2 for town centres for which match funding will be required as the bid is prepared.

There are a number of cross cutting schemes which include a Shop Front Improvement Project, Gateway Initiative and Robin Hood line promotion. A shop front enhancement scheme has the added value of being could be used to initiate

town teams and the regeneration framework recommends that a town team is piloted in the South Normanton area. It may be that initial facilitation work will need to be provided by the council in the first instance but the rationale behind a town team is that it is independent and self sustaining.

The promotion of the Robin Hood line and Gateway projects have the capacity to add value through community engagement, supporting local people to secure new skills which supports employment. Current funding opportunities, which would need to be matched, are being considered through a European funding, Building Resilience project, D2N2 LGF3, Section 106, Arts Council, One Public Estate, Bolsover District Council and Derbyshire County Council.

2 Conclusions and Reasons for Recommendation

- 2.1 The Regeneration Framework is a strategic plan which identifies a number of interventions required to transform our town centres. This report prioritises projects and sets out the resources required to enable this work.

3 Consultation and Equality Impact

- 3.1 The Regeneration Framework has been the subject of extensive consultation with both statutory and voluntary agencies who contributed over the period of year during the development of the framework.
- 3.2 In addition all members were invited to consultation meetings before the frameworks were approved at full council to confirm the priorities on a geographical basis.
- 3.3 As a regeneration document the framework is intended to create town centres which are attractive and vibrant providing positively to the quality of life for residents and businesses as well as being a contributory factor to economic growth.

4 Alternative Options and Reasons for Rejection

- 4.1 The Council could choose not to implement any of the projects within the Regeneration Framework but this would cause reputational damage as the purpose of the Regeneration Framework was to provide a plan for moving forward regeneration across the District.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 Bolsover Partnership was successful in bidding for funds for a “Building Resilience” project which can be used as match funding for initiatives where appropriate.
- 5.1.2 In order to progress the priority projects as outlined above more detailed work needs to be undertaken to get them “shovel ready” for bids. An initial assessment of the total funds required to deliver work is approximately s £55k, however further work will be required to ensure that this is properly scoped before any activity is

commissioned. Therefore it is proposed that future reports will be provided to Executive, as and when necessary, setting out the proposed costs of the more detailed work and highlighting how it has been scoped.

As part of this work officers will continue to investigating other sources of external funding such as D2N2, the Arts Council and European funding, which could be used to match fund or support initiatives. This will also be reflected in future reports as and when necessary.

5.2 Legal Implications including Data Protection

5.2.1 There are no legal implications in prioritising Regeneration Framework projects.

5.3 Human Resources Implications

5.3.1 There are no direct implications arising from the report.

6 Recommendations

6.1 That Executive agrees to:

- (i) prioritise the projects below for each town as the focus for delivery;
 - Bolsover – development of Sherwood Lodge site- options for mixed use development,
 - Clowne – new civic route; urban design scheme incorporating pedestrian priority treatments and public realm improvements,
 - Shirebrook – remodel and enliven the market place; public realm redesign to create more multi-functional and animated civic space,
 - South Normanton- redesign and re-establish the market place as the heart of the village; and
- (ii) prioritise the following cross cutting projects which operate across the District;
 - Shop front enhancements, piloting South Normanton area for a Town Team to support delivery and utilising the Controlling Migration Fund for Shirebrook,
 - Promotion of the Robin Hood line/ Gateway enhancements improving promotion and signage, financed from the transformation reserve and external funding wherever possible; and
- (iii) further reports being provided regarding the delivery of the agreed priorities when necessary.

7 Decision Information

Is the decision a Key Decision? (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)	Yes
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	Yes
District Wards Affected	
Links to Corporate Plan priorities or Policy Framework	

8. Document Information

Appendix No	Title
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 Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Regeneration Framework	
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