

## CHAPTER 6 WORKING COMMUNITIES

### *Supporting employment and the economy*

#### **ECONOMIC GROWTH AND EMPLOYMENT LAND PROVISION**

- 6.1 A key role of the Local plan is to set out the quantity and the type of employment land that would meet the needs of the District. This is identified through analysis of housing, population and economic growth, in line with the Spatial Strategy.
- 6.2 The strength of Bolsover District's economy is vital to the future prosperity and quality of life of its residents. Economic development can help increase employment opportunities and income, help regenerate deprived communities and create the confidence needed to encourage long term investment.
- 6.3 The decline of mining and related industries in the latter part of the last century, left the District facing severe economic challenges. However, these challenges were faced head on. Between 1985 and 2003 the amount of commercial and industrial floor space in Bolsover grew by 57% compared with 23% in England as a whole. Between 2000 and 2016 126.12 hectares of B Class employment land was developed in the district, at an average of 7.4 hectares per year. 63% of this development has been for B8 Warehousing (Storage Distribution). This reflects the district's position alongside junctions 28, 29, 29A, and 30 of the M1 and the A38 that intersects with the M1 at Junction 28.
- 6.4 Bolsover District Council's Economic Development and Housing Strategy aims to support the local economy and deliver new housing and commercial growth up to 2020. The core priorities of the Strategy are to:
- a. Support and encourage economic growth;
  - b. Ensure a more balanced housing market;
  - c. Support the development of existing and new business;
  - d. Support the creation of employment pathways training opportunities;
  - e. Support housing growth
- 6.5 Unlocking the capacity of major employment sites is a key element in supporting the delivery of these ambitions. However, the strategy also highlights a number of key challenges associated with this process, including:
- a) A legacy of large scale Brownfield sites, which require significant remediation and investment
  - b) The poor viability of commercial development may require assistance to help the area deliver its GVA and jobs growth forecast
  - c) The need to ensure that sufficient employment land is available to meet future job growth forecasts.

## B Class employment uses

- 6.6 The Economic Development Needs Assessment (2015) recommends that the Council should allocate a target of between 65 and 100 hectares of B class Employment land. Whereby a target of 65 hectares would be made up of:
- 10 ha - B1 (a & b) uses
  - 20 ha for B1 (c) and B2 Manufacturing uses
  - 35 ha to accommodate likely levels of indigenous B8 uses
- 6.7 A target of between 65 and 100 hectares would only be justifiable if sites can be identified with sufficient flexibility to accommodate up to two large retail logistic developments covering up to 35 ha between them. Two sites have been identified to meet this requirement.
- A second large warehouse and associated land already developed at Brook Park, Shirebrook
  - A large warehouse, already developed, and an adjacent new allocation for another large warehouse at Castlewood Business Park

## Non – B class employment uses

- 6.8 Whilst the District has made a successful transition to a post-mining economy, there is a perceived need for a broader economic base, and for provision of higher skilled, higher paid employment. The Council has in the past taken a flexible approach to employment uses and has allowed a wider range of employment uses to occupy land on its employment sites. For example, a diagnostic and treatment centre (hospital), garden centre and A2 Offices, Hotel, Pub and restaurants, are located at Barlborough Links. This accords with National Planning Policy Guidance <sup>1</sup> relating to the increasing diversity of employment generating uses.
- 6.9 During the plan period there will be demand from non B class employment uses in the district, but the number, scale and nature of these uses will be difficult to predict. The types of location sought after by each non – B class will differ according to the needs of each use. It is possible that such uses will seek to locate on either allocated employment land, or to recycle sites within existing employment areas.
- 6.10 Rather than allocate land specifically for non B class employment uses, it is proposed that the plan should have a flexible approach to these uses coming forward over the plan period. If there is development pressure for such uses to locate on allocated employment sites, such applications should be treated on their merits and the situation monitored and reviewed over the plan period.

## Employment Land Allocations

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<sup>1</sup> Paragraph: 033 Reference ID: 2a-033-20140306

- 6.11 Policy WC1 below allocates just under a target of 100 hectares of B1, B2 and B8 employment land. This is made up of:-
- a) 10.98 ha have already been developed
  - b) 8.58 hectares is under construction
  - c) 5 sites totalling 29.39 ha have planning permission, and these sites are considered to be deliverable over the earlier to mid part of the plan period.
- 6.12 Seven sites with a combined site area of 50.72 ha are allocated, and are considered to be more likely to deliver over the mid to later part of the plan period.
- 6.13 The allocated sites have been assessed through the Strategic Employment Land Availability Assessment and are considered to be available, suitable and achievable.
- 6.14 The following sites have either in part or whole been developed or development has started.

A Sports Direct, Brook Park (Including Land Off Blacksmiths Way),

Shirebrook – 9.75 ha

B Beaufit Lane, Brookhill Industrial Estate, Pinxton – 1.23 ha

C Land off Midland Way, Barlborough – 1.5 ha

D Castlewood Business Park, North – 7.13 ha

E Land at Seymour, Markham Vale

- 6.15 This site has outline planning permission and is divided into two plots by a road that forms part of Markham Vale (North). The site is currently being prepared for development purposes. The Seymour Link Road from Erin Road is currently being constructed to adoptable standards to be completed by October 2016. Developer Henry Boot Developments Ltd is investing in the site. The site is likely to come forward between 2016 – 2021.

F Explore Industrial Park, Steetley.

- 6.16 A cross boundary site (between Bolsover and Bassetlaw) covering 98ha (48.4ha of which is within Bolsover), including spine roads, extensive structural landscaping and ecological mitigation areas. Development platforms have been created for all four plots within Bolsover and planning permission exists for up to 38,750 m<sup>2</sup> B1/B2/B8/ancillary staff accommodation floorspace. All structural landscaping and ecological mitigation is in place. Zone 5B has been part-developed. Remaining zones are development-ready and total 10.7 hectares. The site is likely to be completed by 2026.

G Land West of Farmwell Lane, Castlewood, South Normanton

6.17 This site is the last remaining plot within Bolsover's side of the large cross boundary (with Ashfield) Castlewood Business Park, covered by an outline planning permission. The site is suitable for B1 (offices).

H Land between Brickyard Farm and Barlborough Links, Barlborough

6.18 The site has outline planning permission for B1/B2/B8 uses, although a new application is currently being considered.

I Land off Weighbridge Road, (South, Brook Park, Shirebrook.

6.19 This site is surrounded by uses associated with Sports Direct and the Tangent Business Centre to the north. The site currently has a temporary planning permission for the storage of containers.

J Park View (South), Whaley Thorns

6.20 The site owners have made concerted efforts to attract employment uses to the site, and are confident that a firm will occupy the site in the near future, subject to planning permission.

K Land South of Maisie's Way, South Normanton

6.21 This 1.05 ha site is currently vacant and was intended to be a further phase of B1 (offices), but this part of the original planning permission lapsed. Access is available via Maisie's Way. The agent expects the site to come forward within 5 years.

L Wincobank Farm

6.22 A well located site to the strategic highway network, and the remaining part of a site that was allocated<sup>2</sup> as a reserve site for large firms. It is suitable for a variety of employment uses

M Land South of Farmwell Lane, Castlewood Business Park, South Normanton

6.23 This site would be a southern extension to the successful Castlewood Business Park, and suitable for a large warehouse.

N Clowne North

6.24 This will be a mixed use scheme providing for 20 hectares of B class employment use.

6.25 O Colliery Road, Creswell

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<sup>2</sup> Bolsover District Local Plan (2000).

6.26 This site would be suitable for a continuation of the small business units of a similar size to those that currently exist along Colliery Road.

P Whitwell Colliery

6.27 A masterplan has been prepared for the redevelopment of the Whitwell Colliery / Tip, including 5 hectares of B class employment, either side of Colliery Road. Due to the complex issues concerning the removal of the tip and decontamination of the site, the sites are not likely to come forward until the latter half of the plan period.

Coalite

6.28 This site has planning permission for development but due to uncertainties surrounding contamination and HS2, whilst the Council fully support employment uses here, the Plan does not rely on its development to achieve our strategy.

6.29 Whilst the Council has provided sufficient sites to meet the employment targets for each of the B class uses, it is recognised that it is important to allow sufficient flexibility for the market to respond to the variety of sites in the district and changing market demands. However, it is expected that over the plan period most land will be developed for warehousing and less land will be developed for B1 (offices) which reflects the relative attractiveness of the district for those two uses. Policy WC1 below provides an indication of the likely B class use for each site.

<b>Policy WC1 Employment Land Allocations</b>			
The Council will support the development of the following sites for B1, B2 and B8 uses over the plan period.			
		Ha	Use
<b>Developed during 2015/2016.</b>			
A	Sports Direct , Brook Park (Including Land Off Blacksmiths Way)	9.75	B8
B	Beaufit Lane, Brookhill Industrial Estate, Pinxton.	1.23	B8
<b>Already Developed Total</b>		<b>10.98</b>	
<b>Sites under construction 2016/2017</b>			
C	Land off Midland Way, Barlborough	1.5	B1/B8
D	Castlewood Business Park, North	7.13	B8
<b>Under Construction Total</b>		<b>8.58</b>	
E	Land at Seymour (Markham Vale)	10.05	B2 / B8
F	Explore Industrial Park, Explore Way (off A619), Steetley	10.70	B2/B8
G	Land West of Farmwell Lane, Castlewood, South Normanton.	3.13	B1
H	Land between Brickyard Farm and Barlborough Links	4.44	B1/B8
I	Land off Weighbridge Road, Brook Park, Shirebrook.	1.07	B1/B8

<b>Sites with Planning Permission Total</b>		<b>29.39</b>	
J	Park View (south), Whaley Thorns	0.58	B2/B8
K	Land South of Maisie's Way, South Normanton	1.05	B1
L	Wincobank Farm, South Normanton.	13.2	B2/B8
M	Land South of Farmwell Lane, Castlewood Business Park, South Normanton	10.11	B2/B8
N	Clowne North	20	B1/B2/B8
O	Colliery Road, Creswell	0.78	B1/B2/B8
P-	Former Whitwell Colliery, Whitwell	5	B1/B2/B8
<b>Total</b>		<b>99.72</b>	

### **Key Evidence Base**

Economic Development Needs Assessment (October 2015)

Employment Land Portfolio (October 2015)

The Strategic Economic Land Availability Assessment (2016)

### **You told us that...**

This is the first time this policy has been consulted on in the local plan process. The local plan objectives associated with the plan have been consulted on in the Identified Strategic Options (2015) and were generally supported. Responses can be viewed in the Statement of Consultation

### **Alternative Options considered but not selected...**

Other employment sites were considered in the Strategic Economic Land Availability Assessment and were also subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report

### **The NPPF tells us that...**

When drawing up their Local Plans, LPAs should plan positively for a strong, competitive economy (paragraph 21), Paragraphs 18-22, and 161 are also relevant to this policy.

### **Which local plan objectives will it meet?**

Objective E: Regeneration

Objective L: Economic Prosperity

Objective M: Employment Opportunities

**How will the policy be monitored?**

**Indicator:** The amount of allocated employment land developed per year.

**Target:** 5.5 ha per year (100 ÷ 18 years).

**Trigger for Review:** 50% or 50 hectares has been developed or 3 years with no growth.

Protected Employment Sites

- 6.30 The industrial estates and business parks in the district are home to a large proportion of jobs in the district and an important element of the districts employment portfolio. Over the plan period some businesses may cease to operate. Given the costs involved in building new employment units, it is important that, wherever possible, sustainable land and premises are recycled for another employment use. Some sites that are on the edge of employment areas may come under pressure for residential development. (The policy below also includes the Mansfield Designer Outlet Shopping centre, not because it is considered to be a B class employment use, but in recognition of its employment role.)
- 6.31 The NPPF is clear that sites should not be protected if there is no reasonable prospect of the site being used for employment in the future. In order to demonstrate this, an applicant will need to provide evidence that the site has been marketed for alternative employment uses. Such evidence will list all enquiries received by companies and reasons why they concluded that the site was not suitable.
- 6.32 A flexible approach will be taken to existing employment sites not protected by this policy. It is noted that permitted development rights apply to the conversion of some employment uses to other uses. The policy will be applied where such rights do not exist.

## **POLICY WC 2: GENERAL PRINCIPLES FOR ECONOMIC DEVELOPMENT**

The sustainable growth of the District's economy will be supported through:

- a) Requiring proposals likely to create over 50 jobs to be accompanied by site specific travel plans to promote sustainable travel choices;
- b) Encouraging proposals which help to create a higher wage higher skilled low carbon economy which develops, retains and enhances local skills. Job creating developments will be encouraged to demonstrate how they will maximize opportunities for employing local people and developing skills;

The following important existing and proposed employment areas (as shown on the Policies maps) are key economic drivers for the district for employment uses and will be protected unless it can be shown that the land or building is no longer physically suitable for employment uses and there is no realistic prospect of re-use or redevelopment for such uses, by providing the following evidence:

- c) The site has been marketed for a minimum of 2 years, with an estate agents board placed in a visible location on the site.
- d) A list of enquiries received with reasons stated as to why the site was unsuitable for employment purposes, be submitted as part of any application.
- e) Evidence that explains what attempts have been made to rectify the problems that prohibit the site from being re-used for employment, and explains why these problems cannot be overcome.

1. Barlborough Links
2. Station Road, Clowne
3. Southfield Lane, Whitwell.
4. Explore Business Park, Steetley.
5. Colliery Road, Creswell
6. Crag Industrial Estate, Creswell
7. Hillstown Business Centre, Bolsover.
8. Station Road, Bolsover inc (Castle Industrial Estate, Riverside Way, Bolsover Business Park, Intake Way.)
9. Park View, Whaley Thorns.
10. East View Industrial Estate, Shirebrook
11. Portland Street / Vernon Street / Sookholme Road, Shirebrook.
12. Brook Park, Shirebrook.
13. Rotherham Road, New Houghton



14. Pleasley Vale Mills & Vale Engineering Park.
15. Mansfield Road, Bramley Vale
16. Saw Pitt Lane, Tibshelf.
17. High View Road / Berristow Lane, South Normanton
18. Maisie's Way, South Normanton
19. Clover Nook Industrial Estate, South Normanton
20. Castlewood Business Park and the Mansfield Designer Outlet Centre.
21. EPC Explosives, Carnfield Hill, South Normanton
22. Fordbridge Lane, near Blackwell.
23. Brookhill Lane, Industrial Estate. Pinxton.

**Proposals for the recycling of existing employment areas, or the use of allocated employment land for other employment generating uses will be treated on their merits.**

#### **Key Evidence Base**

Economic Development Needs Assessment (October 2015)

Employment Land Portfolio (October 2015)

The Strategic Economic Land Availability Assessment (2016)

#### **You told us that...**

This is the first time this policy has been consulted on in the local plan process. The local plan objectives associated with the plan have been consulted on in the Identified Strategic Options (2015) and were generally supported. Responses can be viewed in the Statement of Consultation

#### **Alternative Options considered but not selected...**

None.

#### **The NPPF tells us that...**

When drawing up their Local Plans, LPAs should plan positively for a strong, competitive economy (paragraph 21). Paragraph 157 states that Local Plans should identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with

a clear explanation;

Paragraphs 18-22, 36 and 161 are also relevant to this policy.

**Which local plan objectives will it meet?**

Objective E: Regeneration

Objective L: Economic Prosperity

Objective M: Employment Opportunities

**How will the policy be monitored?**

**Indicator:** The amount of protected employment land lost to non-employment uses per year.

**Target:** None

**Trigger for Review:** If protected employment land is lost to non-employment uses through the Council losing an appeal.

**Supporting the Rural Economy**

6.33 The NPPF supports the growth and expansion of all types of sustainable business and enterprise in rural areas. To enable this to happen it is important that planning policies facilitate rather than frustrate sustainable rural economic regeneration. Some of the District's villages and rural areas can provide appropriate locations for small businesses, particularly those which might be inappropriate in a built up urban area, or which need or benefit from a rural location.

### **POLICY WC 3 : SUPPORTING THE RURAL ECONOMY**

Sustainable rural employment and diversification will be supported in villages and within the countryside where this does not conflict with other local plan policies.

Employment generating developments of a scale appropriate to a small settlement and / or rural surroundings will be supported in rural areas where the development or activities are necessary to meet the needs of farming, forestry, recreation, tourism and other enterprises with an essential requirement to locate in the countryside, or where the business has no negative implications for the area and will help to support a sustainable rural economy and contribute to rural environmental or social regeneration. Such proposals should meet at least one of the following criteria:

- a. secures a significant improvement to the environment or the conservation of a feature of acknowledged importance
- b. provides community facilities which meet a local need, where that need cannot be met in a settlement within the hierarchy
- c. re-uses brownfield land or existing buildings
- d. retains or expands existing businesses or enable existing small businesses to diversify
- e. provides for renewable energy generation, of a scale and design appropriate to its location

#### **Key Evidence Base**

Economic Development Needs Assessment (October 2015)

#### **You told us that...**

This is the first time this policy has been consulted on in the local plan process. The local plan objectives associated with the plan have been consulted on in the Identified Strategic Options (2015) and were generally supported. Responses can be viewed in the Statement of Consultation

#### **Alternative Options considered but not selected...**

None.

#### **The NPPF tells us that...**

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (paragraph 28).

**Which local plan objectives will it meet?**

Objective E: Regeneration

Objective L: Economic Prosperity

Objective M: Employment Opportunities

**How will the policy be monitored?**

**Indicator:** The amount of small scale employment related development built / converted in rural locations.

**Target:** None

**Trigger for Review:** If no new small scale employment related development has been built / converted in rural locations within 5 years after adoption.

**TOWN CENTRES**

**Retail, Town Centre and Local Centre Development**

6.34 The District of Bolsover contains four small town centres that were first identified in the Bolsover District Adopted Local Plan (2000). At the time of the last surveys undertaken in 2013 and 2014 the centres had the following amount of floorspace devoted to town centre uses.

Town Centres

- a. Clowne – 13,470 m<sup>2</sup>
- b. Shirebrook – 12,095 m<sup>2</sup>
- c. Bolsover – 9,891 m<sup>2</sup>
- d. South Normanton – 5,500 m<sup>2</sup>

6.35 Below these town centres in the hierarchy are four local centres that have the following amount of town centre floorspace at the time of the last surveys in 2015.

Local Centres

- a. Creswell - 4,600 m<sup>2</sup>
- b. Pinxton – 3,350 m<sup>2</sup>
- c. Tibshelf – 3,500 m<sup>2</sup>
- d. Whitwell – 3,800 m<sup>2</sup>

- 6.36 A Retail Capacity Study Update, in 2011 identified a quantitative and qualitative need for convenience retail in both Bolsover, Clowne and Shirebrook town centres and recommended that the town centre boundaries be expanded to accommodate this need. Planning permissions for both a new Tesco in Shirebrook, an extension to a Tesco store in Clowne, and a Morrisons store in Bolsover soon followed, but all have since lapsed, and neither retailer intends to continue with these schemes. However, the area included within the Morrisons application is included within the town centre because a building has been demolished within the application area that has implemented the permission.
- 6.37 The Council has commissioned a new Retail and Leisure Study with Chesterfield Borough Council and North East Derbyshire District Council, and without the evidence from this new study, extensions to town centres have no justification. The town and local centre boundaries shown on the policies maps therefore reflect the extent and coverage of town centre uses at the time of the last survey only. If the new study identifies a need for retail development, suitable sites will be allocated, if available, in the Publication Local Plan. The study will also advise whether the threshold for Retail Impact Assessments should change.
- 6.38 Over the last 10 years the town and local centres in the district have experienced limited change. Town and local centre pubs have decreased, and hot food takeaway outlets have increased. The District still only has one of the big 4 supermarkets; Tesco at Clowne, which was followed, soon after, by a Wilkinsons and an Aldi.
- 6.39 In Bolsover, the Somerfield supermarket was replaced by a Factory comparison store, and Wetherspoons opened a pub / restaurant close to Bolsover Castle. South Normanton has benefited through a Joint Services centre, called The Hub, where a number of community services are located. Shirebrook has seen a small increase of shops catering for the growth in the Polish community in that area. There has also been an increase in out of town shopping mainly at Barlborough Links and at Brook Park, Shirebrook and the success of the East Midlands Designer Outlet has continued.
- 6.40 The centres of the Towns and Villages are key destinations for local people to shop, access services, and access the public transport network. They also function as hubs for leisure and social activities such as eating and drinking and can also provide an important role for residential development too. The Local Plan policy below defines a hierarchy of retail and service centres in the district, where additional retail and service development should be focussed. Promoting the District's centres in this way will also help to support more sustainable communities by ensuring that development which needs to be accessible as possible, is located in the most accessible locations.
- 6.41 The Council seek to ensure that each town centre in the District serve the day to day convenience, comparison and service needs of their respective

populations as well as those of nearby villages. Local centres in villages would be expected to serve the basic day to day convenience and service needs of their respective populations as well as that of nearby small settlements.

6.42 Proposals for town centre uses should follow guidance set out in the National Planning Policy Framework directing development in the first instance to locations within town centre boundaries. However, it is accepted that the modest size of town centres in the District means that it can be difficult to find sites to accommodate large scale development.

6.43 The policy below has been informed by the Bolsover Retail Capacity Assessment Update (2011) which recommended that retail impact assessments be required for all applications outside town centres which include over 500 square metres gross retail floorspace. This threshold reflects the small size and low turnover of the District's town centres and the small average size of units within them.

#### **POLICY WC 4 RETAIL, TOWN CENTRE AND LOCAL CENTRE DEVELOPMENT**

Support will be given to proposals which maintain or enhance the vitality and viability of the following hierarchy of town and local centres:

**Town Centres:** Bolsover, Clowne, Shirebrook, South Normanton

**Local Centres:** Creswell, Pinxton, Tibshelf, Whitwell

Retail and other town centre development of a scale and nature appropriate to these roles will be supported in each centre, provided that the development respects the character of the centre, and assists in maintaining its retail and service function.

Retail development must demonstrate that it is:

- a) Appropriate in scale and function to its location;
- b) Located and designed to minimise its impact on the amenity of adjoining or nearby properties and that any impact will be at an acceptable level.
- c) Accessible by an appropriate level of public transport.

A sequential and retail impact assessment will be required for applications in edge-of-centre or out-of-centre locations which include over 500 square metres of gross retail floorspace.

When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.

Where appropriate conditions will be used to define permissible changes of use and the range and type of goods or services sold.

Within the settlement frameworks defined on the adopted Proposals Map, shops designed to meet the needs of local residents, compatible in scale and character to the locality, and which do not materially harm the vitality and viability of town or local centres, will be approved.

### **Key Evidence Base**

Bolsover Retail Capacity Assessment (2010)

Town and Local Centre Surveys 2014 and 2015.

### **You told us that...**

This is the first time this policy has been consulted on in the local plan process. The local plan objectives associated with the plan have been consulted on in the Identified Strategic Options (2015) and were generally supported. Responses can be viewed in the Statement of Consultation

### **Alternative Options considered but not selected...**

None.

### **The NPPF tells us that...**

Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. Also refer to NPPF – Paragraphs 23 – 27.

### **Which local plan objectives will it meet?**

Objective E: Regeneration

Objective L: Economic Prosperity

Objective M: Employment Opportunities

Objective P: Town Centres

### **How will the policy be monitored?**

**Indicator:** The amount of town centre uses (A1 – A5) developed within town

and local centres.

The amount of town centre uses (A1 – A5) developed outside of town and local centres

**Target:** No units of above 500m developed outside of town centres

**Triggers for Review:** The target being exceeded. The next retail survey within 3 years of plan adoption.

## **Tourism and Visitor Economy**

- 6.44 Tourism is a growth industry and an important component of the local economy. The district has a number of key tourist sites that are internationally recognised such as Bolsover Castle, Hardwick Hall and Creswell Crags. It is also in close reach of tourism destinations in other areas of the northern east midlands such as the Peak District and Sherwood Forest. In addition to this there are a number of smaller sites of tourist interest, and a number of sites which have largely unrealised tourist potential e.g. the trails network. The proximity of this diverse range of archaeological, natural, built and industrial heritage to the M1 is a significant attraction.
- 6.45 In order to derive full benefit from tourism, there is a need to provide appropriate tourism infrastructure including hotels, visitor attractions, conference centres and interpretation facilities. Many tourists unfortunately do not spend more than a day in the district. Good accommodation would encourage more visitors to stay overnight, thereby increasing the amount of money spent in the district.
- 6.46 Recent planning permissions have been granted as extensions to existing hotels at Hotel Van Dyke, near Clowne for 101 bedrooms, and also in South Normanton at the Derbyshire Hotel (54 bedrooms), and the Premier Inn (18 bedrooms).
- 6.47 In settlements such as Bolsover and Creswell, the tourist economy could clearly play an enhanced role in economic regeneration.
- 6.48 It is important that tourism related development takes place in a sustainable manner, in ways that conserve the countryside and wherever possible enhance access by non-car modes. Directing the development of significant visitor accommodation (e.g. hotels and hostel accommodation) to the towns, emerging towns and large villages will help to achieve these aims.
- 6.49 There are also benefits that can accrue from allowing existing facilities to expand, or through the conversion or re-development of existing buildings. New tourist accommodation would be particularly welcome in Bolsover Town which



has potential to develop its tourism role taking advantage of its natural and historic assets and convenient location near to the M1 motorway. The town provides a particularly suitable location for accessing a number of nearby tourist destinations as well as being convenient for Markham Vale Business Park.

- 6.50 In rural areas a flexible approach is required which support small scale developments which can help provide local jobs.
- a. The Council would also wish to support where suitable the creation and
  - b. provision of tourist facilities in terms of recreational or supportive uses such as activity centres and recreational opportunities.

### **Policy WC 5 : TOURISM AND THE VISITOR ECONOMY**

**Support will be given to proposals which would provide facilities, opportunities or accommodation for visitors to the District, both in terms of business trips and tourism related visits. Such proposals would be particularly welcome in Bolsover Town.**

**Existing tourist facilities and infrastructure will be protected and enhanced including those at Bolsover Castle, Creswell Crags, Hardwick Hall, Stainsby Mill, Pinxton Canal, Pleasley Pit and the multi-user trails network.**

**The majority of new tourism facilities, not directly related to a specific tourist destination, will be directed towards the towns, emerging towns and large villages. Tourism proposals will be promoted and supported where:**

- a) **They contribute to the achievement of regeneration aims and objectives.**
- b) **Development is at a scale which is in keeping with local character and which conserves or improves the quality of the natural and built environment.**
- c) **Visitor attractions that could attract large numbers of people are accessible by a choice of means of transport, and offer good access by non-car modes.**

#### **Key Evidence Base**

Economic Development Needs Assessment (October 2015)

#### **You told us that...**

This is the first time this policy has been consulted on in the local plan process. The local plan objectives associated with the plan have been

consulted on in the Identified Strategic Options (2015) and were generally supported. Responses can be viewed in the Statement of Consultation

**Alternative Options considered but not selected...**

None.

**The NPPF tells us that...**

Local Plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. (Paragraph 28).

**Which local plan objectives will it meet?**

Objective E: Regeneration

Objective L: Economic Prosperity

Objective M: Employment Opportunities

Objective F: Tourism

**How will the policy be monitored?**

**Indicator:** The amount of town centre uses (A1 – A5) developed within town and local centres.

The amount of town centre uses (A1 – A5) developed outside of town and local centres

**Target:** None

**Triggers for Review:** If hotels are developed in locations outside of towns, emerging towns and large villages.