

CHAPTER 6 – WORKING COMMUNITIES

INTRODUCTION

- 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. 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 2017 134.70 hectares of B Class employment land was developed in the district, at an average of 7.4 hectares per year. 65% 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. 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.
- 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.

ECONOMIC GROWTH AND EMPLOYMENT LAND PROVISION

B Class employment uses

6.6 The NPPF requires LPAs to plan positively for a strong, competitive economy. 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:

- a) 10 ha - B1 (a & b) uses
- b) 20 ha for B1 (c) and B2 Manufacturing uses
- c) 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 logistic developments covering up to 35 ha between them. Two sites have been identified to meet this requirement, namely:

- a) a second large warehouse and associated land already developed at Brook Park, Shirebrook;
- b) a 14 hectare site at Wincobank Farm, South Normanton could potentially accommodate a large retail logistics firm.

EMPLOYMENT LAND ALLOCATIONS

6.8 Policy WC1 below allocates just over 92 hectares of B1, B2 and B8 employment land. This is made up of:-

- a) 4 sites totalling 19.61 ha have been developed;
 - i. Sports Direct, Brook Park, Shirebrook (9.75 ha)
 - ii. Beaufit Lane, Brookhill Industrial Estate, Pinxton (1.23 ha)
 - iii. Land off Midland Way, Barlborough (1.5 ha)
 - iv. Castlewood Business Park, North (7.13 ha)
- b) 1 site totalling 3.74 hectares is under construction;
 - i. Erin Road (Northern Plot), Seymour
- c) 7 sites totalling 26.62 ha have planning permission, and are considered to be deliverable in the earlier to mid part of the plan period.
- d) 6 sites with a combined area of 41.59 hectares are allocated and are considered to be deliverable over the mid to later part of the plan period.

6.9 The allocated sites have been assessed through the Strategic Employment Land Availability Assessment (October 2017) and are considered to be available, suitable and achievable. These are discussed in more detail below.

6.10 Land at Seymour, Markham Vale - This site is divided into three plots. One plot is under construction (3.74 ha). The southern plot of 2.7 ha has detailed

planning permission and developer interest exists. The central plot of 3.74 ha has outline planning permission.

- 6.11 Explore Industrial Park, Steetley - A cross boundary site between Bolsover District and Bassetlaw District. The site has an outline planning permission granted in 2010 that allows the submission of reserved matters applications by 2020. The site benefits from a new roundabout off the A619 and a new road through the site, off which development platforms can be easily accessed. The planning permission restricts the use of the site to uses related to a manufacturing hub concept that benefits from the efficiency and sustainability gains from sharing resources on a single site. All structural landscaping and ecological mitigation is in place. Remaining zones are development-ready and total 10.7 hectares. The site is likely to be completed by 2026.
- 6.12 Land West of Farmwell Lane, Castlewood, South Normanton - 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).
- 6.13 Land between Brickyard Farm and Barlborough Links, Barlborough The site has outline planning permission for B1 / B2 / B8 uses, although a new application is currently being considered.
- 6.14 Land off High Hazels Road, Barlborough links - The site has full planning permission. There is developer interest for a two storey office building with integral vehicle maintenance / MOT bays and storage.
- 6.15 Land off Weighbridge Road (South), Brook Park, Shirebrook - Remaining plot within Brook Park. This site is surrounded by uses associated with Sports Direct with the Tangent Business Centre to the north.
- 6.16 Park View (South), Whaley Thorns - 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.
- 6.17 Land South of Maisie's Way, South Normanton - 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 site is expected to come forward within 5 years.
- 6.18 Wincobank Farm, South Normanton - A well located site to the strategic highway network, and the remaining part of a site that was allocated in the Bolsover District Local Plan (February 2000) as a reserve site for large firms. It is suitable for a variety of employment uses, or could be suitable for a large single occupier. There is currently a proposal for a retail park on the front part of the site.
- 6.19 Clowne Garden Village Strategic Site - This strategic site allocation will be a mixed use scheme providing for 20 hectares of B class employment use.

- 6.20 Colliery Road, Creswell - 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.
- 6.21 Former Whitwell Colliery Strategic Site - A masterplan has been prepared for the redevelopment of the former Whitwell Colliery strategic site, including 5.5 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.
- 6.22 Former Coalite Works Strategic Regeneration Site - This strategic regeneration site has planning permission for development and the Council fully supports employment uses here, but due to uncertainties surrounding contamination and HS2, the Plan does not rely on its development to achieve the Council's strategy. However, it is recognised that the site adds further flexibility to the Plan should development come forward within the Plan period as the developers intend.
- 6.23 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.

Policy WC1: Employment Land Allocations

The Council will support the development of the following sites for B1, B2 and B8 uses only, over the plan period:

Sites under construction 2016 – 2017	Ha	Use
Erin Road (Northern Plot), Seymour, (Markham Vale)	3.74	B2/B8
Under Construction Total	3.74	
Sites with Planning Permission	Ha	Use
Erin Road (central plot) Seymour (Markham Vale)	4.4	B2/B8
Erin Road (southern plot) Seymour (Markham Vale)	2.7	B2/B8
Explore Industrial Park, Explore Way (off A619), Steetley	10.70	B2/B8
Land West of Farmwell Lane, Castlewood, South Normanton	3.13	B1
Land between Brickyard Farm and Barlborough Links	3.45	B1/B8
Land off High Hazels Road, Barlborough	1.17	B1/B8
Land off Weighbridge Road, Brook Park, Shirebrook	1.07	B1/B8

Sites with Planning Permission Total	26.62	
Local Plan Allocations	Ha	Use
Park View (south), Whaley Thorns	0.58	B2/B8
Land South of Maisie's Way, South Normanton	1.05	B1
Wincobank Farm, South Normanton.	14	B2/B8
Clowne Garden Village Strategic Site	20.00	B1/B2/B8
Colliery Road, Creswell	0.46	B1/B2/B8
Former Whitwell Colliery Strategic Site	5.5	B1/B2/B8
Sites with Planning Permission Total	41.59	
OVERALL TOTAL	71.95	

PROTECTED EMPLOYMENT SITES

- 6.24 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 district's 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 East Midlands Designer Outlet Shopping centre, not because it is considered to be a B class employment use, but in recognition of its employment role).
- 6.25 The NPPF (para 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 but also states (para 18 – 22) 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.
- 6.26 It is noted that permitted development rights apply to the conversion of some employment uses to other uses. This policy will be applied where such rights do not exist.

Policy WC2: 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 maximise opportunities for employing local people and developing skills.

The following important existing employment areas (as shown on the Policies maps) are key economic drivers for the district for employment uses and will be protected:

- i. Barlborough Links
- ii. Station Road, Clowne
- iii. Creswell Road, Clowne
- iv. Southfield Lane, Whitwell
- v. Explore Business Park, Steetley
- vi. Erin Road, Seymour
- vii. Colliery Road, Creswell
- viii. Craggs Industrial Estate, Creswell
- ix. Smithy Brook Road Industrial Estate, Renishaw
- x. Hillstown Business Centre, Bolsover
- xi. Station Road, Bolsover (Including Castle Industrial Estate, Riverside Way, Bolsover Business Park, Intake Way)
- xii. Park View, Whaley Thorns
- xiii. East View Industrial Estate, Shirebrook
- xiv. Portland Street / Vernon Street / Sookholme Road, Shirebrook
- xv. Brook Park, Shirebrook
- xvi. Rotherham Road, New Houghton
- xvii. Mansfield Road, Bramley Vale
- xviii. Saw Pit Lane, Tibshelf
- xix. High View Road / Berristow Lane, South Normanton
- xx. Maisie's Way, South Normanton
- xxi. Clover Nook Industrial Estate, South Normanton
- xxii. Castlewood Business Park and the East Midlands Designer Outlet Centre
- xxiii. EPC-UK Explosives, Rough Close, South Normanton
- xxiv. Meadow Lane, Industrial Estate, Alfreton
- xxv. Fordbridge Lane, near Blackwell
- xxvi. Brookhill Lane, Industrial Estate, Pinxton
- xxvii. Doe Hill Depot

This protection will be sustained 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:

- 1) The site has been marketed appropriately for a period of time agreed in advance with the Local Planning Authority, with an estate agents board placed in a visible location on the site;
- 2) 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;
- 3) Demonstrate that it is no longer financially viable for the site to continue in its existing employment use. Evidence must include an appropriate and

robust evidence-based viability assessment based on realistic assumptions and up-to-date baseline information prepared by a suitably qualified independent surveyor.

Proposals for alternative employment generating uses at existing employment areas and allocated employment land will be treated on their merits.

SUPPORTING THE RURAL ECONOMY

- 6.27 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 WC3: 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 significant 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) secure a significant improvement to the environment or the conservation of a feature of acknowledged importance;
- b) provide community facilities which meet a local need, where that need cannot be met in a settlement within the hierarchy;
- c) re-use brownfield land or existing buildings;
- d) retain or expand existing businesses or enable existing small businesses to diversify;
- e) provide for renewable energy generation, of a scale and design appropriate to its location.

- 6.28 As noted in the policy WC2, the Council recognises the importance of the existing employment site at EPC-UK, Rough Close, South Normanton. Due to the complex nature of the business, the site is designated as a hazardous substances site, and an explosives site, with three Explosives Safeguarding Zones. These have implications for the type and level of development that is

compatible with the employment use of the site over a wide area. Given the unusual nature of this use it is considered appropriate to have a site specific policy. The aim of this is to:

- Retain the existing employment use by protecting the site from unsuitable encroachment which could limit the use of the site;
- Facilitate the growth and development of the site to meet the ongoing needs of business; and
- Protect the public in the remote case of a major accident.

Policy WC4: Rough Close Works, South Normanton

During the operation of the works as a major hazard site and / or the continued use of the premises for the manufacture of explosives or linked activities, planning applications will be considered in the following manner:

Within the core area, as shown on the proposals map, planning permission will be granted for employment development or variation of existing permissions, provided that:

- a) The development needs to be located there because of its connection with the operation of the works as a major hazard site and / or its connection with the manufacture of explosives or linked activities; and
- b) The development would not extend the area affected by the development control zones for the major hazard.

Within the area of wider operations, as shown on the proposals map planning permission will be granted for development provided that the following additional criteria are also met:

- a) The development would not be detrimental to the generally open character of the site; or
- b) Should the works cease to operate as a major hazard site and the manufacture of explosives and linked activities cease, general countryside policies will be applied in the wider area of operations.

Within the inner development zone of the site permission will only be granted, for development of minor buildings or plant essential to the operation of the existing facility, rough close works.

Within the outer development zone, as defined on the proposals map as the rough close works, and during the operation of the works as a major hazard site, planning permission will not be granted for development, that is not in compliance with current Health and Safety Executive (HSE) land use planning guidance, this restriction currently includes:

- a) Open air retail or entertainment developments such as large retail markets, theme parks or large sports stadia;

- b) Buildings designed in a way which makes them vulnerable to blast (for example because of multi-storey or curtain wall construction, large areas of glass or the use of non load-bearing panels);
- c) Developments where emergency evacuation action may be very difficult (for example retail or community and leisure facilities of more than 5,000 square metres floorspace and institutions such as hospitals and homes for the elderly).

RETAIL, TOWN CENTRE AND LOCAL CENTRE DEVELOPMENT

6.29 The NPPF requires local plans to define a network and hierarchy of centres that are resilient to anticipated future economic changes. Bolsover District contains four small town centres that at the time of the last surveys undertaken in 2013 and 2014 had the following amount of floorspace devoted to town centre uses:

Town Centre	Floorspace m ²
Clowne	13,470
Shirebrook	12,095
Bolsover	9,891
South Normanton	5,500

6.30 Below these town centres in the hierarchy are four local centres that have the following amount of floorspace for town centre uses at the time of the last surveys in 2015:

Local Centre	Floorspace m ²
Creswell	4,600
Whitwell	3,800
Tibshelf	3,500
Pinxton	3,350

6.31 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.

6.32 The main changes elsewhere are:

- a. Bolsover, the Somerfield supermarket was replaced by a Factory comparison store, and Wetherspoons opened a pub / restaurant close to Bolsover Castle.
- b. South Normanton has benefited through a Joint Services centre, called The Hub, where a number of community services are located.
- c. Shirebrook has seen a small increase of convenience shops.
- d. There has also been an increase in out of town shopping mainly at Barlborough Links and at Brook Park, Shirebrook where large

comparison goods stores have opened, and the success of the East Midlands Designer Outlet has continued.

- 6.33 The centres of the Towns and Villages are key destinations for local people to shop, access services and the public transport network. They also function as hubs for leisure and social activities such as eating and drinking and can 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 as accessible as possible, is located in the most accessible locations.
- 6.34 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.
- 6.35 The Council commissioned a Retail and Centres Study with Chesterfield Borough Council and North East Derbyshire District Council. The study identifies the following quantitative need for retail floorspace requirements between 2017 and 2033:
- a) Convenience Goods – A range of between 1,400 m² to 2,100 m²
 - b) Comparison Goods - A range of between minus 2,600 m² to minus 4,100 m²
- 6.36 The floorspace requirements range for comparison goods are negative figures because the amount already developed within the study period has exceeded the need identified. In essence, in quantitative modelling terms, the District has too much comparison floorspace, and effectively would need to lose at least 3,087 m² before any new Comparison goods floorspace is needed. This is mainly due to the 4,669 m² Retail store granted permission and nearly complete (December 2017) at Brook Park, Shirebrook.

Recent Commitments

- 6.37 In May 2017, planning permission was granted for a Lidl convenience goods supermarket on the edge of Shirebrook Town Centre for 2,470 m². This site is allocated for Retail use in Policy WC 7. In January 2018, a revised application for a smaller store (1,794 m²) was granted planning permission. The floorspace requirements already take into account the first permission, and therefore would have allowed for 676 m² more convenience floorspace, than what would now be expected to come forward through the new permission. Therefore, it is reasonable to add this 676 m² to the capacity figures for the plan period, so the target range for convenience goods becomes 2,076 m² to 2,776 m².

Qualitative Need

- 6.38 The Retail and Centres Study (2018) showed that there was a large amount of expenditure leakage for both convenience and comparison goods. Within the whole study area, just 5.4% of comparison goods expenditure is spent within Bolsover District, compared to 36.3% in Chesterfield Borough, and 54.5% outside the study area. Within Bolsover District, 2.1% is spent in South Normanton (including the East Midlands Designer Outlet Centre), 1.3% in Clowne, 1% in Shirebrook, and 0.7% in Bolsover. This points to a clear lack of quality comparison goods stores within Bolsover District that are able to retain Bolsover District household expenditure, and also engenders unsustainable shopping trips to destinations outside the district, which given the poor public transport services in the District are likely to be undertaken by private car.
- 6.39 Regarding convenience goods, only 11.6% of the convenience goods market share is spent within Bolsover District, compared to 27.6% spent in Chesterfield Borough and 39% that is spent outside the study area. Within Bolsover District, 6% is spent in Clowne Town Centre, 2.5% in Shirebrook Town Centre, 1.2% in Bolsover Town Centre and 1.2% in South Normanton Town Centre.
- 6.40 The Tesco and Aldi within Clowne Town Centre could explain the relative higher expenditure, 6%, here. Recent permissions for a Tesco in Shirebrook and a Morrisons in Bolsover town were never implemented. The lack of one of the larger higher quality supermarkets in the other three towns could explain the relatively low expenditure in those towns and the District as a whole.
- 6.41 Allowing the opportunity for a better choice and range of both convenience and comparison goods is encouraged within the four town centres. The opportunity to be well connected to the town centres to help meet the quantitative needs for convenience goods in the district in full, and also to help meet the qualitative needs for both convenience and comparison goods, is an important consideration. Sites are to be allocated to allow for developer choice rather than a specific site for a specific town centre use, although part of the site at Portland Road (West), Shirebrook has planning permission for a Lidl supermarket. The sites allocated for town centre expansion, in the following edge of town centre locations, are:
- Sherwood Lodge, Bolsover (See Policy WC 6)
 - Land at Portland Road (West), Shirebrook (See Policy WC 7)
 - Land at Portland Road (East), Shirebrook (See Policy WC 7)
 - Market Street (A), South Normanton (See Policy WC 8)
 - Land North of Lees Lane, South Normanton (See Policy WC 8)
 - Station Road, Clowne (See Policy SS 5)
- 6.42 The NPPF requires Local Authorities to define the extent of town centres and Primary shopping areas. The primary shopping area is the 'Defined area where retail development is concentrated (generally comprising the primary

and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

- 6.43 The Town and Centres Study (2018) recommends that there is no need to differentiate between primary and shopping retail frontages, given the small scale of the centres. The study also recommends a single town centre boundary that serves as the Primary Shopping Area. The town and local centre boundaries, shown on the policies maps, reflect the extent and coverage of those town centre uses listed in paragraph 23 of the NPPF, at the time of the last survey.
- 6.44 The Retail and Centres Study (2018) recommended that Retail Impact Assessments will be required for all applications outside town centres in line with the following tiered approach:
- A local impact threshold of **200 m²** (net) applies for proposals within the catchment (500 metres) of protected local centres and neighbourhood parades;
 - The study recommends of **280 m²** (net) within the catchment (500m) of the four town centres.
 - A threshold of **500 m²** (net) applies across the remainder of the authority areas.

Policy WC5: 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 or leisure impact assessment will be required for applications in edge-of-centre or out-of-centre locations which include:

- a) over 200m² of net retail or leisure floorspace within 500m of local centres,

- b) over 280m² of net retail or leisure floorspace within 500 metres of the town centre boundaries
- c) over 500m² of net retail and leisure floorspace across the remainder of the district.

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 Development Envelopes defined on the adopted Policies 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.

REGENERATION FRAMEWORKS AND TOWN CENTRES

- 6.45 Alongside the Local Plan work, the Council have also sought to shape the future of our District by commissioning a community-led, district wide, regeneration approach to inform a wide range of potential interventions, many outside of the Town and Country Planning remit.
- 6.46 Led by consultants, the work primarily focused on the four primary centres, but also included the wider related settlements, as well as areas of interest such as Creswell Crags.
- 6.47 The aim was to help identify the strengths of the various areas, and consider how they could support further regeneration as well as looking at areas that need improving. The proposals address aspirations and are guided by the principles of place-making and the ideas and priorities put forward by the communities that live and work in the District. The shared vision is for a flexible mix of transformational and fine grained projects that will enhance the offer of the four town centres and 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 the rise of a vibrant local economy and of a shared sense of civic pride.
- 6.48 The approach was based on three Principles and three Cross cutting themes which are:

PRINCIPLES

- a) Building on what we have – The M1 corridor being a major attraction for economic growth, whilst the District also has significant historic and environmental assets
- b) Embracing the Future – Embracing and planning for future changes
- c) Two hands clapping; Co-producing regeneration – with the public and private sectors working together in partnership.

CROSS CUTTING THEMES

- 1) Connect – seeking to improve connectivity across the district; especially between the towns and villages
- 2) Diversify – To ensure a range of large and small development sites
- 3) Enhance – Recognises that despite recent economic growth, the town centre retail offer and the physical environment would benefit from enhancement.

6.49 Four frameworks have been produced; one for each of our towns and their surrounding villages and hamlets. These strategies take the following format:

- **Bolsover** - and the surrounding villages and hamlets including Bramley Vale, Doe Lea, Scarcliffe, Shuttlewood, Stanfree, Palterton and Glapwell.
- **Clowne** - and the surrounding villages and hamlets including Barlborough, Creswell, Whitwell and Hodthorpe.
- **Shirebrook** - and the surrounding villages and hamlets including Pleasley, Pleasley Vale, Langwith-Whaley Thorns and New Houghton.
- **South Normanton** - and the surrounding villages and hamlets including Pinxton, Blackwell, Hilcote, Newton, Tibshelf and Westhouses.

Bolsover

6.50 Bolsover town centre is the area with the greatest potential need for significant public involvement in regeneration schemes. The main town centre projects are defined as:

- 1) Development of the Sherwood Lodge site - Potential options for mixed use development including retail led or housing led
- 2) Reinvigorate Market Place and 'New Market Place' (Cenotaph area) - Building on existing improvements to Cenotaph area, the project aims to create better civic spaces that prioritise pedestrians and cyclists and establish distinctive characters for each of the two spaces.
- 3) New connections - Enhancement of routes to create Town Links connecting to greenways & enhance the route (or legibility) between Castle and St. Mary & St. Laurence Church.
- 4) Bring forward development of infill sites - Bring forward Bolsover District Council owned sites for alternative development.

6.51 Development of the Sherwood lodge site is a major undertaking that necessitates Local Plan support. The site, between Town End (the 'high street') and Oxcroft Lane to the north is a large potential redevelopment area. An extant planning permission exists for development of a large Supermarket on the site, with a road connection through from Town End to Oxcroft Lane, however the developer (Morrisons) is no longer proceeding with the scheme.

6.52 The development of the ‘Sherwood Lodge site’ is seen by the Council as an important objective in delivering significant improvements within Bolsover town centre. The site will play two important roles:

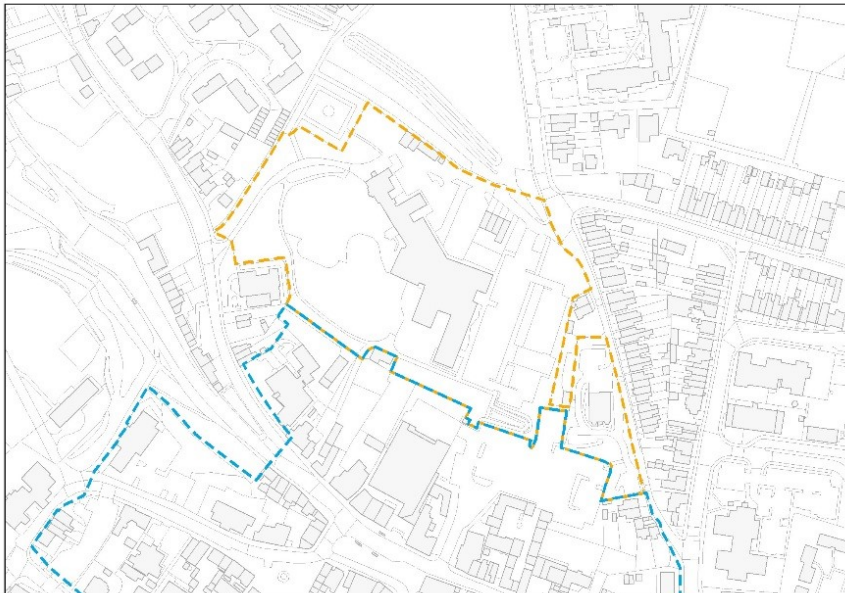
- a) Provide a vehicular link to help mitigate against potential congestion due to traffic generated within and around the town centre;
- b) Provide town centre retail development opportunities, potentially with residential or community facilities as well.

6.53 Figure 6A. below shows the main area of the development. However, it is accepted that provided that the site helps to provide for a link road and enhances the retail provision within the town centre, other forms of town centre development would be welcomed as part of the overall development site.

6.54 Bolsover is one of the main settlements within the District and with its Castle, hosts a major tourist destination. However, as the retail study shows, it performs poorly in terms of attracting or retaining either convenience or comparison goods retailing.

6.55 Whilst the allocated land is largely not within the Council’s ownership, there have been discussions with the landowners over potential redevelopment schemes.

Figure 6A – Sherwood Lodge Edge of Town Centre Allocation



6.56 Whilst the regeneration strategy provides for a number of potential town centre and related projects within Bolsover town centre, it is only in relation to the Sherwood Lodge site that a policy for development is required.

Policy WC6: Bolsover Edge of Town Centre Allocation

As part of the regeneration and redevelopment of Bolsover town centre, the area known as the Sherwood Lodge site, as indicated in Figure 6A and defined on the Policies Map is allocated as an edge of town centre allocation within the Local Plan. Proposals for the development of this site will be permitted where they are comprehensive, guided by an approved masterplan for the site and:

- a) Provide for an acceptable two way vehicular access road between Town End and Oxcroft Lane;
- b) Ensure the provision of pedestrian access and linkage between Cavendish Walk and the site;
- c) Provide for at least one Convenience retail store in excess of 1,200m²;
- d) Provide for other town centre related uses which may include retail, leisure, employment, residential or community facilities;
- e) Ensure that a suitable level of public parking is made available as part of the scheme;
- f) Give special consideration to the historic grounds and remaining building on the western side of the site, as identified heritage assets;
- g) Contribute to the planned Bolsover town cycle network through the provision of cycling facilities within the site;
- h) Contribute towards place-making through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood utilising public art as appropriate;
- i) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation;
- j) Mitigate the loss of the green space through a financial contribution to be towards the improvement of a green space within Bolsover Town.

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan.

Clowne

6.57 In relation to Clowne town centre, the issues are mainly around connectivity. All of these issues are covered by other policies within the Plan or do not require Local Plan policies in order to bring them forward. They are:

- New Civic Route – Connecting community facilities within the town
- Connection - From the town centre to the proposed Clowne Garden Village
- Enhanced connections – Improvements to the Greenways; especially the Clowne Branch line
- Social Enterprise / Green Transport Hub - New facility accommodating social enterprises and small organisations including Community Transport

- Clowne Linear Park - Landscape enhancements to promote Linear Park as a natural leisure destination on the Bolsover Loop including improved gateways and connections
- Development of infill sites for small housing schemes - Identification and bringing forward of small sites within the town centre for infill housing.

Shirebrook

- 6.58 The main focus of Shirebrook town centre is one of the largest market squares in England. However, whilst it has the potential to be a vibrant focal point and the 'heart' of the Town, the market itself is too small to occupy the available area and despite recent environmental improvements the square is not an attractive place to dwell.
- 6.59 The town centre has a considerable number of independent shops around the edge of the square, which adds character to the area, but their viability is undermined by retail developments elsewhere. The Regeneration Framework suggests that the surrounding buildings and the shop frontages can appear neglected.
- 6.60 Addressing these issues and re-imagining of the square holds the potential to support, sustain and grow the independent retail sector, to transform the image of the town and to offer an area where the community can come together.
- 6.61 Enhancing the town centre and improving the appearance and connectivity of the area is the main focus of the work. The identified issues are:
- a) Remodel and enliven Market Place - Public realm redesign to create a more multifunctional and animated civic space that prioritises the centre as a destination offering, as well as retail, recreation, an evening economy and entertainment.
 - b) New pedestrian routes – Improve routes, primary from the Town park to Sports Direct, secondary through Hollycroft Farm to the Town park.
 - c) Development of the Portland Road Site - Suggested proposals for a new mix of uses including retail, higher density housing and leisure
 - d) New and enhanced Connections - Development of town links including missing links to Archaeological Way and Pleasley Vale
 - e) Main Street and King Edward Street Improvements - Long term conversion of shop units as they become available back into residential so retail is concentrated in Market Place. Narrow the carriageway to improve pedestrian movement
 - f) Bring forward development of infill sites - Bringing forward small sites within the town for infill housing, focusing on good quality rental properties or a community centre for new communities, and potential for developing a Park and Ride facility near the train station
 - g) Pleasley Vale Tourist Loop - Create links to Pleasley Pit Trail from Shirebrook town centre.

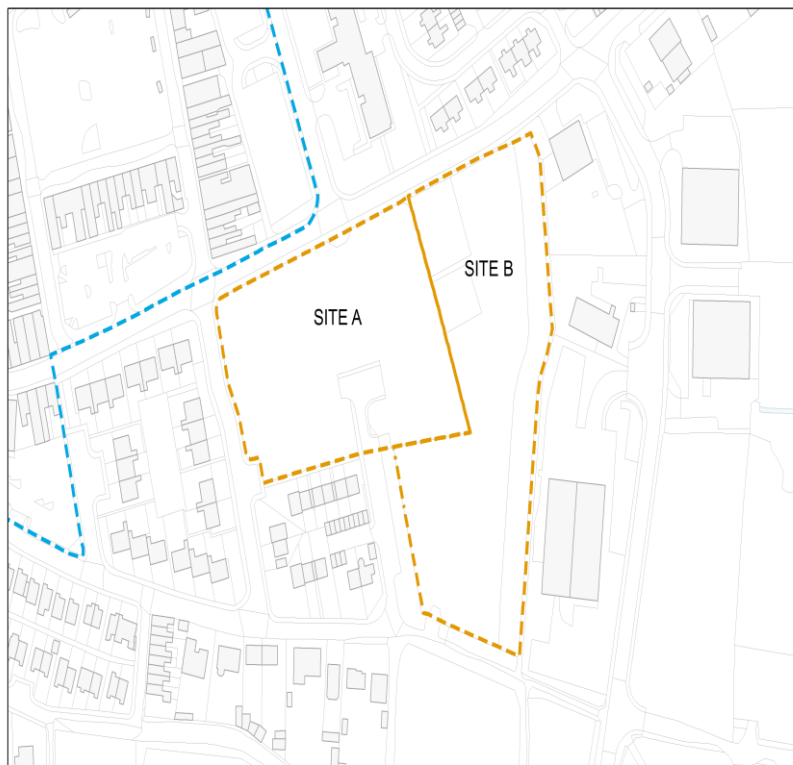
6.62 In general most of these do not require a specific Local Plan policy to enable them to be brought forward. However, the site at Portland Road has been allocated as an edge of town centre site for town centre uses, split into two parts.

- a) Portland Road (west) is allocated specifically for retail use and has permission for a Lidl Foodstore.
- b) Portland Road (east) is considered suitable for a range of town centre uses but is also protected green space including an equipped play area.

6.63 The Council is committed to encouraging development in support of its regeneration agenda. Whilst the Retail Study has not indicated a significant quantitative retail requirement, in qualitative terms the need for investment and regeneration in the area is clear. The Retail and Centres Study also indicates that in leisure terms, additional uses may have a need for a town centre location, but it is not necessary to allocate for this need.

6.64 Therefore an area to the south east of the town centre, as shown in Figure 6B is subject to policy WC7.

Figure 6B – Shirebrook Edge of Town Centre Allocations



Policy WC7: Shirebrook Edge of Town Centre Allocations

As part of the regeneration and redevelopment of Shirebrook town centre, the area known as Ashbourne Street / Portland Road, as indicated in Figure 6B and defined

on the Policies Map is allocated as an edge of town centre allocation within the Local Plan. Proposals for the development of this area will be permitted where they provide for retail in respect of Site A, Portland Road (West), and town centre uses that could include retail, office, leisure, residential or other suitable town centre uses or community facilities in respect of Site B, Portland Road (East). Such proposals should also:

- a) Contribute towards place-making through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood utilising as appropriate public art;
- b) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation.
- c) Be able to clearly demonstrate their active contribution to the regeneration agendas set out in the Regeneration Framework.
- d) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation.
- e) Provide a replacement play area and provide a commuted sum to be agreed with the Council

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan.

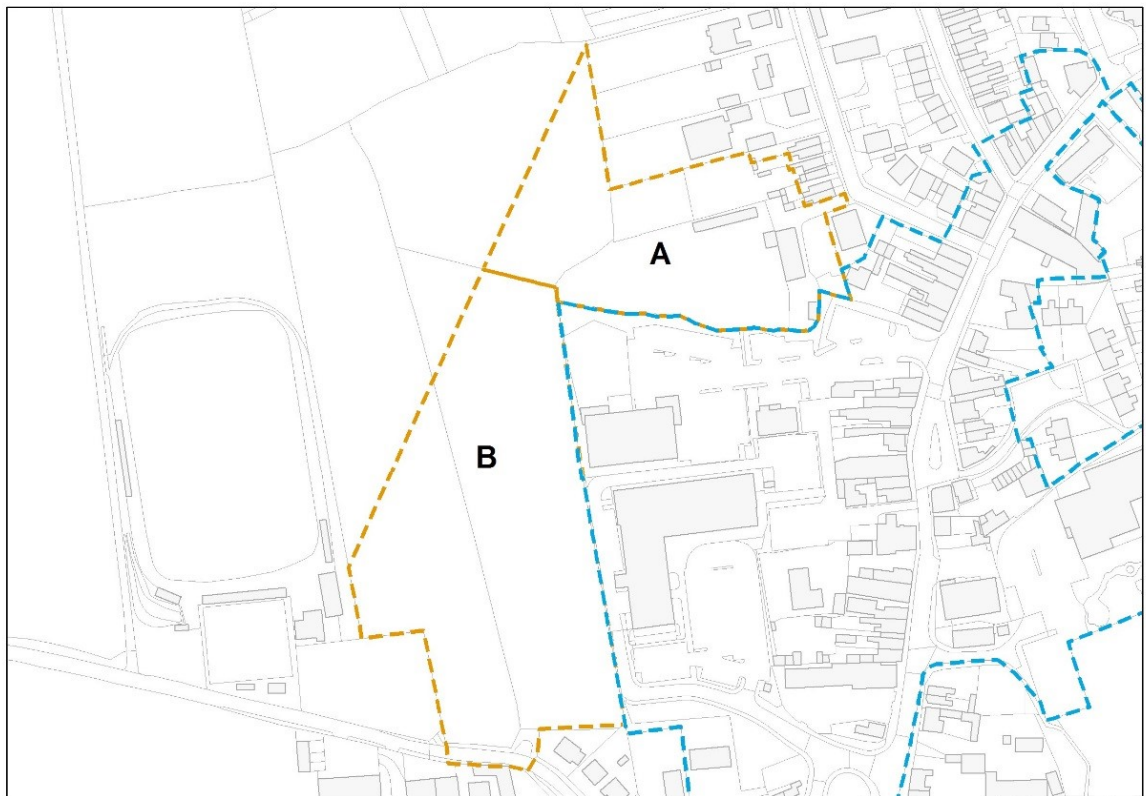
South Normanton

- 6.65 South Normanton is the most southerly of the four towns. It is also one of the poorest performing shopping areas, based on our 2017 Study. Only 1.2% of the whole of the study area's convenience expenditure takes place in South Normanton; the same as in Bolsover; but only a fifth of the spending that takes place in Clowne.
- 6.66 At 2.1%, the amount of comparison shopping seems strong. However, this includes the East Midlands Designer Outlet; a major out of town clothing and comparison shopping destination; which is likely to be the major part of this expenditure and is divorced from the town centre by around 1.5 miles, the M1 and the A38 dual carriageway.
- 6.67 Like Bolsover, the most concerning statistic is that South Normanton only retains around 20% of its immediate catchment zone's convenience expenditure. This shows that whilst the centre is not playing a role in attracting shoppers from a wider area, it retains very little of the food shopping expenditure from the centre of the town.
- 6.68 The Regeneration Framework, identifies 3 main village centre projects:

- Redesign and re-establish Market Place as the heart of the Village - High priority urban design project and delivery to improve pedestrian movement and experience in the village centre, including improved signage and replacement of the Market Place clock.
- New and enhanced connections to greenways - Development of connections to the Blackwell Trail and upgrades along The Common and Alfreton Road to create a 'shared route.'
- Bring forward development of infill sites - Prioritise and promote development of brownfield and long term vacant sites in the village centre for diverse types and scales of housing.

6.69 Whilst these projects are important in trying to lift the village centre, it is considered that in qualitative terms additional retail is needed to encourage the area to fulfil its role as a town. Therefore the Council are supporting the potential development of two edge of town centre allocations. Site A, to the west of Market Street and to the north of the Coop is allocated for new retail to help meet the Council's quantitative needs for convenience goods and its qualitative needs for both convenience and comparison goods. Site B, to the west of the Hub and to the north of Lees Lane is allocated for a range of town centre uses that could include retail, but also offices, leisure, residential, extra care, and community facilities, as shown in Figure 6C and addressed through Policy WC8. The development of these sites will need to take careful account of the nearby Rough Close Works and the Health and Safety Executive requirements in relation to their massing, orientation and materials of construction as required by Policy WC4.

Figure 6C – South Normanton Edge of Town Centre Allocations



Policy WC8: South Normanton Edge of Town Centre Allocations

As part of the regeneration and redevelopment of South Normanton town centre, the areas as indicated in Figure 6C and defined on the Policies Map are allocated as edge of town centre allocations within the Local Plan. Proposals for the development of this area will be permitted within:

Site A) for retail

Site B) for retail, office, leisure, residential (including Extra Care accommodation or community facilities).

Where they:

- a) Contribute towards place-making through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood utilising as appropriate public art;
- b) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation;
- c) Comply with current Health and Safety Executive (HSE) land use planning guidance in relation to the nearby Rough Close Works.

HOT FOOD TAKEAWAYS

- 6.70 In 2011 the Government published '*Healthy lives, healthy people: a call to action on obesity in England*', which described the scale of the obesity epidemic and set out plans for action across England. Obesity is a complex problem that requires action from individuals and society across multiple sectors. One important action is to modify the environment so that it does not promote sedentary behaviour or provide easy access to unhealthy food. Takeaways are recognised as a source of unhealthy food.
- 6.71 Furthermore, research indicates that once a child or adolescent develops obesity they are more likely to remain obese through adulthood, have poor health and reduced life expectancy. According to the Health Profile 2017 for Bolsover District by Public Health England, by year 6 (10 - 11 year olds) over 20 percent of children in Bolsover are classified as obese and the estimated levels of adult excess weight are higher than the England average.
- 6.72 Using 2014 mid-year population estimates, Public Health England found that Bolsover District had 67 fast food outlets, giving it a density of 86.8 per 100,000 residents. This is higher than the East Midlands average (78.4) but lower than the England average (88.0).
- 6.73 Action on the food environment is supported by the NICE public health guidance, '*Prevention of Cardiovascular Disease*'. NICE recommends restricting planning permission for takeaways and other food retail outlets in specific areas (for example, within walking distance of schools).

- 6.74 Furthermore, hot food takeaways can generate unacceptable levels of noise, vibrations, odours, traffic disturbance and litter and are often open late at night. It is therefore important that such uses are controlled or restricted to protect the residential amenity of occupiers living in close proximity to such establishments.
- 6.75 The NPPF says that planning should “take account of and support local strategies to improve health, social and cultural wellbeing for all” (paragraph 17), and it “can play an important role in facilitating social interaction and creating healthy, inclusive communities” (paragraph 69).
- 6.76 A condition may be imposed which removes permitted development rights in cases where the size and / or location of the proposed hot food takeaway could undermine the district's retail hierarchy should a change of use occur. The Council is also considering further work alongside Public Health to develop a Supplementary Planning Document (SPD) to support / inform decision making in relation to fast food outlets and therefore aid the implementation of the policy.
- 6.77 Whilst it is recognised that this policy cannot have a retrospective impact on existing outlets, it can reduce the potential for saturation of outlets in locations near to schools and colleges. Therefore, it is seen useful to have a policy that will help limit the worsening of an identified issue by preventing proliferation of hot food takeaway outlets and preventing new outlets opening in undesirable locations if existing ones close.

Policy WC9: Hot Food Takeaways

Planning permission will be granted for hot food takeaways (use class A5) provided that:

- a) they are not within 400m* of an access point to any school or college
- b) they would not harm residential amenity in terms of: noise, vibration, odour, traffic disturbance, litter or hours of operation
- c) they address any concerns in relation to crime and anti-social behaviour
- d) within town centres, it can be demonstrated that the proposal will have a positive impact upon both the town centre's daytime and evening economies.

Where Planning permission is forthcoming for hot food takeaways the following actions may be pursued to minimise impact:

- *S106 contribution to support local healthy eating programmes*
- *Conditions restricting opening hours during school term time, for example at the start/end of a school day; break and lunchtimes.*

*400m radius around the proposal - based on an approximate ten minute walking time.

TOURISM AND THE VISITOR ECONOMY

- 6.78 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. By developing a connected network of Green Infrastructure, an attractive resource can be marketed to promote longer visits, overnight stays and visitor spend, thereby driving local regeneration and economic growth across the District. The proximity of this diverse range of archaeological, natural, built and industrial heritage to the M1 is a significant attraction.
- 6.79 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.
- 6.80 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).
- 6.81 In settlements such as Bolsover and Creswell, the tourist economy could clearly play an enhanced role in economic regeneration.
- 6.82 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.
- 6.83 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.
- 6.84 In rural areas a flexible approach is required which supports small scale developments which can help provide local jobs. The Council would also wish to support where suitable the creation and provision of tourist facilities

in terms of recreational or supportive uses such as activity centres and recreational opportunities.

Policy WC10: 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 preserves or enhances 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.