

The Arc
High Street
Clowne
S43 4JY

To: Chair & Members of the Local
Growth Scrutiny Committee

Contact: Jo Wilson
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Friday 27th January 2023

Dear Councillor

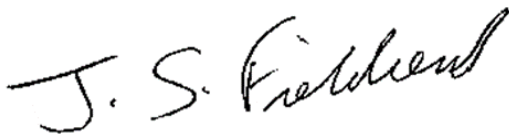
LOCAL GROWTH SCRUTINY COMMITTEE

You are hereby summoned to attend a meeting of the Local Growth Scrutiny Committee of the Bolsover District Council to be held in the Council Chamber, The Arc, Clowne on Tuesday 7th February 2023 at 10:00 hours.

Register of Members' Interests - Members are reminded that a Member must within 28 days of becoming aware of any changes to their Disclosable Pecuniary Interests provide written notification to the Authority's Monitoring Officer.

You will find the contents of the agenda itemised on pages 3 & 4.

Yours faithfully

A handwritten signature in black ink, appearing to read "J. S. Fielden".

Solicitor to the Council & Monitoring Officer

Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

Access for All statement

You can request this document or information in another format such as large print or **language** or contact us by:

- **Phone:** [01246 242424](tel:01246242424)
- **Email:** enquiries@bolsover.gov.uk
- **BSL Video Call:** A three-way video call with us and a BSL interpreter. It is free to call Bolsover District Council with Sign Solutions, you just need WiFi or mobile data to make the video call, or call into one of our Contact Centres.
- Call with [Relay UK](#) - a free phone service provided by BT for anyone who has difficulty hearing or speaking. It's a way to have a real-time conversation with us by text.
- **Visiting** one of our [offices](#) at Clowne, Bolsover, Shirebrook and South Normanton

LOCAL GROWTH SCRUTINY COMMITTEE

AGENDA

*Tuesday 7th February 2023 at 10:00 hours taking place in the
Council Chamber, The Arc, Clowne*

Item No.		Page No.(s)
	<u>PART A - OPEN ITEMS</u>	
1.	Apologies for Absence	
2.	Urgent Items To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972.	
3.	Declarations of Interest Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of: a) any business on the agenda b) any urgent additional items to be considered c) any matters arising out of those items and if appropriate, withdraw from the meeting at the relevant time.	
4.	Minutes To consider the minutes of the last meeting held on 6 th December 2022.	5 - 11
5.	List of Key Decisions and Items to be Considered in Private <i>(Members should contact the officer whose name appears on the List of Key Decisions for any further information). NB: If Members wish to discuss an exempt report under this item, the meeting will need to move into exempt business and exclude the public in accordance with the Local Government (Access to Information) Act 1985 and Local Government Act 1972, Part 1, Schedule 12a for that part of the meeting only.</i>	12
6.	Review of Town Centre Regeneration Frameworks - Clowne	13 - 61
7.	Delivery of Dragonfly and Bolsover Homes Programmes	62 - 75
8.	Scrutiny Committee Work Programme 2022/23	76 - 82

PART B - INFORMAL

9. Review work

LOCAL GROWTH SCRUTINY COMMITTEE

Minutes of a meeting of the Local Growth Scrutiny Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Tuesday 6th December 2022 at 10:00 hours.

PRESENT:

Members:

Councillor Jen Wilson in the Chair

Councillors Derek Adams, Tracey Cannon, David Dixon, Tom Kirkham and Janet Tait.

Officers: Natalie Etches (Business Growth Manager) and Joanne Wilson (Scrutiny & Elections Officer).

LOC33-22/23 APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillors Jim Clifton and Liz Smyth.

LOC34-22/23 URGENT ITEMS OF BUSINESS

There were no urgent items of business to consider.

LOC35-22/23 DECLARATIONS OF INTEREST

There were no declarations of interest made.

LOC36-22/23 MINUTES OF A MEETING HELD ON 4TH OCTOBER 2022

An error had been found in the version of the Minutes produced in the agenda and a revised version was circulated to Members at the meeting. A full copy of the exempt minute was also circulated to Members for their records.

Moved by Councillor Tom Kirkham and seconded by Councillor David Dixon.

RESOLVED that the circulated revised version of the Minutes of a Local Growth Scrutiny Committee held on 4th October 2022 be approved as a correct record.

LOC37-22/23 LIST OF KEY DECISIONS AND ITEMS TO BE CONSIDERED IN PRIVATE

Committee considered the List of Key Decisions and items to be considered in private document.

Moved by Councillor Tom Kirkham and seconded by Councillor David Dixon.

RESOLVED that the List of Key Decisions and items to be considered in private document be noted.

LOCAL GROWTH SCRUTINY COMMITTEE

LOC38-22/23

BUSINESS GROWTH STRATEGY - MONITORING UPDATE (INTERIM) 2022/23

The Business Growth Manager provided a verbal update to Members on current progress against the Business Growth Strategy.

Key points of discussion included:

- Crematorium Development – planning permission had been granted with specific conditions attached. The detailed designs were being developed to go out to pricing. The aim was to complete the build via Dragonfly following the changes to the company as this would give the Council more control over the development. It was hoped to achieve BREEAM status for the building which would be crucial for long-term sustainability of the building. If the next stages went to plan, it was hoped to be on site by June/July 2023.

A Member queried whether the use of Dragonfly as contractor was under full scrutiny and if an open book process was being used. The Business Growth Manager explained that using this approach would give the Council far more control over costs and quality than if a wider procurement process was used. All procurement standards would be met and the scheme would comply with the Construction Playbook.

- Garage Sites – the review of garage sites was complete and all sites identified for disposal had been sold. Sites identified as no longer suitable for use due to condition or not viable as a site, had been demolished to make way for redevelopment as green/open space. A small number of viable sites remained in use. The programme had brought in approximately £2m capital to the HRA.
- Pleasley Vale – a dedicated officer was now in post on a temporary contract for three years. Options for development work were being drawn up and there would be consultation with existing tenants in the New Year.
- Portland Drive – a flood risk assessment was due to be completed as a result of the culvert on the site. The current proposal was to erect 14 units with parking based on the size of the site and planning permission was due to be considered before Christmas.
- Business support/engagement – a programme would hopefully be delivered as a result of UKSPF monies which had just been approved by the government. The programme would involve business grants, tourism support, a net zero support programme and development of Oxcroft House. The UKSPF monies had been used as match-funding to support the Levelling Up bid to redevelop Oxcroft House in to a cultural/creative hub. The delivery plans for the UKSPF monies had finally been approved on 5th December 2022.
- Oxcroft House – the Council had been approached with a potential letting option for the site. While this was unexpected, work was progressing with the prospective tenant to secure a lease. This would not impact the ability to create a cultural/creative hub through the Levelling Up monies as alternative sites had been identified. If the lease option did not progress, then the hub would be based at Oxcroft House as planned.

LOCAL GROWTH SCRUTINY COMMITTEE

- Horizon 29 – a non-disclosure agreement was currently in place for one of the proposed tenants. One confirmed tenant was Wollesley Group, which would generate at least 20 new jobs related to warehouse distribution.
- Business Engagement Strategy – officers were currently working on a strategy to help businesses move forward within the District. Support had been received from the LGA (£14k) and Grant Thornton were also providing support as part of its development. The aim was to bring the Strategy to a future meeting of the Committee.

A Member queried if there was a known timetable in relation to the Levelling Up Fund and when an outcome would be received. The Business Growth Manager advised that the current guidance was 'before Christmas'. Officers were also considering proposals that could go forward for round 3 of funding once this was confirmed.

Moved by Councillor Derek Adams and seconded by Councillor Tracey Cannon.
RESOLVED that the verbal report be noted.

(Assistant Director of Development & Planning/
Business Growth Manager)

LOC39-22/23

UPDATE ON SHARED PROSPERITY FUND AND LEVELLING UP FUND

The Business Growth Manager provided a verbal report to Members on current progress against the funding bids submitted.

As noted by the officer in discussion of the previous item, the Council's allocation from the UK Shared Prosperity Fund had now been formally signed off and work could progress on the action plans.

Officers were still waiting to receive confirmation in relation to the Levelling Up Fund bid submitted for Bolsover town. If the bid was successful, it would likely require an urgent report to Executive for approval so work could progress in accordance with the funding criteria.

Moved by Councillor Derek Adams and seconded by Councillor Tracey Cannon.
RESOLVED that the verbal report be noted.

(Assistant Director of Development & Planning/
Business Growth Manager)

LOC40-22/23

REVIEW OF TOWN CENTRE REGENERATION FRAMEWORK - SHIREBROOK

The Scrutiny & Elections Officer explained the various documents that had been presented to Members as part of the review, including a supplementary report covering the villages and hamlets in the Shirebrook area.

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The Business Growth Manager presented a review of Shirebrook Town Centre Framework, acknowledging the Committee's original review plan to take each town area in turn. The Framework had originally been commissioned in autumn 2015, and had highlighted a range of public and private interventions that could be made to improve the town centre.

As agreed at the previous meeting, officers had produced a scorecard which analysed progress against the various elements of the Framework. On reflection, the Framework document had not guided development and many elements remained undelivered as the document had been aspirational in nature requiring additional buy-in from Town and Parish Councils to engage in the development plans themselves. Where funding had not been in place, many ideas had been difficult to deliver.

It was noted that the previous Regeneration Frameworks to some extent also sat outside a wider strategy for development and there was not a bank of costed projects ready to put forward to support the area. While the intention of the frameworks had been to lever investment, the lack of costed projects had made them almost impossible to deliver. As there was insufficient evidence base within the document, additional research was now being commissioned in order to evidence and cost the projects that could regenerate the town centre.

Of the seven core delivery objectives, two had been completed, largely as a result of the Building Resilience programme. A further objective; 'Remodel of the Market Place', was ongoing. This had been supported by local crowd funding for a Miner's Memorial statue and officers were awaiting the outcome of a bid to the Cultural Development Fund.

In relation to the third objective listed in the Framework, 24 bungalows were scheduled to be erected on the Ashbourne Street/Portland Road site. Ashbourne Court was also under redevelopment and would be extended creating further independent living provision.

In relation to objective 7; 'Pleasley Vale Loop', a lot of work had taken place on trails development with the Tourism Officer and the Countryside Officer from Leisure Services.

The Stepping Stone projects, highlighted to Members, were largely beyond the Council's control and required action by the Town Council to progress them.

The Business Rates Retention Programme was helping to deliver Shop Front Improvements. There had been low take-up to date but money was still available for local businesses. The Programme offered up to 80% of the improvement costs to encourage greater up-take and support was also being provided with building contractors.

The work on additional greenways, within and out of the town centre, had come to a halt as all previously identified routes had proved non-deliverable.

Following the initial updates Members discussed the information presented:

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Q: The route down Main Street in to the town centre had an appalling view and needed significant investment. There needed to be far better signage and clearer gateways in to the centre of town – was this being looked at?

A: There was now potential for residential development in that area and it was hoped that a number of the derelict sites would be converted over the coming months which should greatly improve the area.

Q: A key issue was how to regenerate the centre when the shops/businesses would not come back to the town. How do we do this?

A: It was noted there had been a big shift in the type of businesses in the area, particularly during, and post pandemic. There was now a much higher percentage of service sector businesses rather than retail and this was something to be mindful of when engaging with prospective businesses.

Comment: A BBC article had been released which highlighted the change in business types within the Bolsover area. It highlighted an increase in service-based business such as beauty and piercing/tattooists, a reduction in fish and chip shops (against national trend), and loss of national chain businesses amongst other statistics.

Q: Was there a reason for the loss of established retailers, was there a pattern?

A: Many businesses had moved to an online model, others had simply gone as a result of market pressures. There had been a big shift to larger footprint premises often on the outskirts of town, e.g., M&S in Chesterfield. A piece of work was needed to understand the issues businesses were facing.

Q: Had we considered the issue of the potential loss of the Frasers Group from Shirebrook, given their proposal to develop a new site in the south?

A: The new site had been promoted as an additional site to Shirebrook rather than a replacement but officers were keeping a watching brief on how things developed.

Q: How could we direct Pleasley based business to support?

A: Unfortunately the shop front improvement scheme did not cover Pleasley. It may be that if there was low uptake of funding then we may be able to stretch to cover the neighbouring villages/hamlets.

Q: What support could Pleasley and New Houghton access?

A: Officers from the Development team would be in touch with the ward Member to advise, however, there was nothing specific targeted at Pleasley and New Houghton.

Q: Was the Council in danger of chasing a retail offer that was in decline – should focus be on another development option?

A: This was something that officers were currently developing, with a focus on cultural activities and development of cafes/bars and the night-time economy within town centres. As town centres were used less as retail hubs, it was important to realise their

LOCAL GROWTH SCRUTINY COMMITTEE

potential for creating community focal points. At this point officers were not aware of any cafes/eating places operating in Shirebrook, as was the case in other town centres.

Comment: A Member noted there were three such businesses on the market place but was not sure if additional businesses like that were required based on the impact that could have on existing establishments.

Q: When driving through the town centre past the Gate Hotel, all that was seen were the backs of the terraced properties rather than the market place. Could something be done to improve the look of the area via murals or screening?

A: This was something that the Planning Policy team were looking at as part of the Growth Plan development and feedback gathered today would help to shape the next steps as part of the current consultation process. A Cultural Development Fund bid had been made through the Arts Council and BDC was classed as a priority area and had been invited to engage with the second stage of bidding. A key issue was having clarity over the potential investment costs and also gaining a better understanding of what DCC planned to invest. Transport links would play a big part in ensuring any cultural developments were fully accessible. Real-time bus services were part of the DCC Bus Improvement Plan. Other areas for investment included signage; public realm of the outer market square area; investment in the exterior of the square including the rear view of various properties. The Cultural Development Fund bid was crucial.

Comment: Having witnessed redevelopment of other market squares around the country, the more successful developments had taken a traditional approach using heritage colours, and keeping a uniform theme to the shop fronts

Q: Could we consider some form of conservation design policy for our town centres, moving forward?

A: This would need raising with Planning Policy as part of Local Plan delivery.

Moved by Councillor Derek Adams and seconded by Councillor Tracey Cannon.

RESOLVED that (1) the contents of the report be noted,

(2) The findings of the report be compared with the forthcoming reviews of the remaining Regeneration Frameworks to inform next steps.

(Assistant Director of Development & Planning/
Business Growth Manager/ Scrutiny & Elections Officer)

LOC41-22/23 OUTCOME OF CALL-IN OF DECISION EX41 22/23 – FUTURE SKILLS HUB

The Scrutiny & Elections Officer advised Members of the outcome of Executive's reconsideration of the Future Skills Hub report, following the Call-in by Scrutiny Members.

Following receipt of Scrutiny's recommendation, Executive considered the evidence and chose to keep to their original decision made on the 5th September 2022.

LOCAL GROWTH SCRUTINY COMMITTEE

Moved by Councillor David Dixon and seconded by Councillor Derek Adams.
RESOLVED that the outcome of Executive's reconsideration be noted.

(Scrutiny & Elections Officer)

LOC42-22/23

WORK PROGRAMME 2022/23

Committee considered their proposed work programme for 2022/23. It was noted that a number of proposed items were impacted by external factors which may affect the opportunity to receive those reports as planned.

It was agreed to add the Engagement Strategy referred to by the Business Growth Manager to the Committee's meeting scheduled in March.

Moved by Councillor Tracey Cannon and seconded by Councillor Derek Adams.
RESOLVED that the Work Programme 2022/23 be approved and noted, with proposed agenda items rescheduled where required.

(Scrutiny & Elections Officer)

The formal part of the meeting concluded at 11:33 hours.



List of Key Decisions and items to be considered in private

The latest version of the Forward Plan can be found here:

<https://committees.bolsover.gov.uk/mgListPlans.aspx?RPId=1147&RD=0&bcr=1>

Members should contact the officer whose name appears on the List of Key Decisions for any further information.

NB: If Members wish to discuss an exempt report under this item, the meeting will need to move into exempt business and exclude the public in accordance with the Local Government (Access to Information) Act 1985 and Local Government Act 1972, Part 1, Schedule 12a for that part of the meeting only.

Bolsover District Council

Meeting of the Local Growth Scrutiny Committee on 7th February 2023

Review of Town Centre Regeneration Frameworks – Clowne

Report of the Portfolio Holder for Growth / Economic Development

Classification	This report is Public
Report By	Natalie Etches – Business Growth Manager 01246 242389 / Natalie.etches@bolsover.gov.uk
Contact Officer	As above

PURPOSE/SUMMARY OF REPORT

- To review the effectiveness of the Regeneration Framework adopted in 2017 for Clowne and surrounding villages and hamlets including: Barlborough; Creswell and Elmtun; Whitwell; and Hodthorpe and Belph.

REPORT DETAILS

1. Background

- 1.1 In 2015, the Economic Development Team commissioned BaumanLyons Architects, Camun Lonsdale, and others to produce “Sharing Bolsover! Bolsover District Regeneration Framework”, a strategy for each of the four market towns and their respective surrounding villages.
- 1.2 It was intended that the Regeneration Framework (RF) would form an important part of the evidence base for the emerging Local Plan, informing its place specific policies and proposals; the Local Plan would embody the spatial elements of the RF helping to deliver their key priorities and projects in a co-ordinated manner and critically form the basis for external funding bids.
- 1.3 The project design team, led by Bauman Lyons Architects, were appointed in autumn 2015 and commenced consultations with a variety of local stakeholders, agencies, businesses, community groups and thematic interest groups to develop both town specific and district-wide proposals around emerging themes.

- 1.4 The regeneration framework is intended to:
- Prioritise investment providing the framework for targeted and coordinated public/private sector interventions;
 - Inform funding applications for town centre investment and regeneration;
 - Address the key priorities identified in Joint Economic Development and Housing Strategy;
 - Form the basis of work to deliver economic growth and for aligning the district's priorities to maximise inward investment;
 - Form an important part of the evidence base for the emerging Local Plan, informing its place specific policies and proposals;
 - Highlight the importance of "place-making", in matching the pace and nature of growth within the district, aligned with the physical characteristics of each discrete part of the District; and
 - Raise public awareness of place-making proposals and place marketing leading to improved quality and perception of place.
- 1.5 The four Regeneration Frameworks were accepted and endorsed in January 2017. The Clowne Town Regeneration Framework is included as Appendix 1.

2. Details of Proposal or Information

- 2.1 The Regeneration Framework for Clowne identified six main project areas:
- New civic route
 - Connection to potential strategic site
 - Enhanced connections
 - Social enterprise / Green Transport Hub
 - Clowne Linear Park
 - Bring forward the development of infill sites
- 2.2 There were also some 'Stepping Stone' projects for the town centre:
- Empty space above shops
 - Shopfront refurbishments
 - Temporary testing of Mill Street improvements
 - Gateway improvements
- 2.3 The extent to which these projects have been completed or funded would be one key measure of the effectiveness of the Regeneration Framework to date and a scorecard is presented overleaf.
- 2.4 Unfortunately, the review illustrates that five years on from their adoption, the Regeneration Framework has had little if any impact on the regeneration of the town centre and it has been ineffective in attracting inward investment or funding.
- 2.5 With this Regeneration Framework, the Development Directorate are unable to work up initiatives and investment opportunities informed by some of the proposals as the Framework is of limited utility in the absence of costings and

detailed design noting the generic nature of some of the proposals. The Regeneration Framework can therefore not be relied upon.

PROJECT NAME	SUMMARY	OUTCOME
BOLSOVER TOWN CENTRE PROJECTS		
New Civic Route	Urban design scheme incorporating pedestrian priority treatments and public realm improvements to connect community facilities to the North of the village centre to The Arc via the historic retail core of Mill Street.	No progress to date
Connection to potential strategic site	Strategic recommendations for a more pedestrian and cyclist friendly landscaped route between the village centre and a potential strategic site to the north.	No progress to date
Enhanced connections	Improvements to routes that connect the village centre to District greenways in particular the Clowne Branch Line.	Connections and route ways through to the Branch Line have been upgraded with 7km of new trails provided.
Social Enterprise / Green Transport Hub	New facility accommodating social enterprises and small organisations including Community Transport. Potential to incorporate green transport facility including hire.	Derbyshire County Council are working with districts to explore local transport hubs, updating digital travel information, e-bike storage and hire, as well as EV charging provision. Work is ongoing.
Clowne Linear Park	Landscape enhancements to promote Linear Park as a natural leisure destination on the Bolsover Loop including improved gateways and connections.	Bolsover Countryside Partnership Manager, Leisure Services, and the Tourism Officer are all working on a collaborative project to promote the district's routes and cycle ways to visitors. This is further complimented by the work underway by the Partnership's Team on the Community Rail Partnership initiative to encourage use of the cycle ways via Creswell and Whitwell train stations.
Bring forward development of infill sites	Identification and bringing forward of small sites within the village centre for infill housing and co-housing.	The infill sites which have been identified through Dragonfly, which could secure planning permission

PROJECT NAME	SUMMARY	OUTCOME
		are not being developed as they are unviable due to the economies of scale for developing out small parcels of land in isolation of larger developments.
STEPPING STONE PROJECTS		
Empty space above shops	Convert empty upper floors to housing and improvement of upper floor window appearance.	No progress to date
Shopfront refurbishments	Development of a design code and provision of subsidies for local business owners including identification of priority shop frontages which are in poor condition.	No progress to date
Temporary testing of Mill Street improvements	Temporary treatments to the road surface and occasional closures for events to experiment with pedestrian prioritised street usage.	No progress to date
Gateway improvements	Several sites identified at key entrances into the village centre, including community led Greening / artwork / attractive signage.	No progress to date

3. Reasons for Recommendation

3.1 On its own terms, the Regeneration Framework has not been successful because very little has been achieved and it can be seen five years since adoption:

- there has been no successfully targeted and coordinated public/private sector interventions in Clowne's town centre, in part due to the lack of public funding to be able to deliver public realm and enhanced connections;
- there has been no successful funding applications for town centre investment and regeneration to date, in part due to the lack of large scale investment proposal being designed or costed to inform such a bid proposal;
- no evidence the key priorities identified in Joint Economic Development and Housing Strategy have been addressed;
- and, there has been little in regard to inward investment on a large enough scale to bring commercial or residential regeneration.

3.2 One key takeaway from this regeneration framework is that there is no significant large scale regeneration initiative proposed with a large parcel of land or growth opportunity.

- 3.3 Where there is no land opportunity or if the Council does not have control over the land and/or buildings; it will have limited influence over its future use, which will more often than not be determined by the commercial imperatives of the landowner and/or developer subject to the relevant party obtaining the necessary planning permissions.
- 3.4 There has been no progress on the Stepping Stone projects proposed as part of the regeneration framework by the District Council as it would be the responsibility of the Parish Council and/or local property owners to bring forward investment and uplift schemes at this localised level.
- 3.5 Finally, Clowne town's Regeneration Framework also includes proposals for the surrounding villages and hamlets of: Barlborough; Creswell and Elmtun; Whitwell; and Hodthorpe and Belp, but whilst these projects are out of scope of this report, an addendum will be provided that further evidences the identified issues with this particular Framework.

4 Alternative Options and Reasons for Rejection

- 4.1 To recommend a refresh of the Regeneration Framework for Clowne: this option was rejected because the costs of addressing the points raised in the above review of the document would be unduly inhibitive.
- 4.2 To recommend that the Regeneration Framework for Clowne is put forward as an adopted planning document to allow more weight to be attached to it: this option was rejected because the document is out dated and would not meet the necessary thresholds to be adopted as a supplementary document.

RECOMMENDATION(S)

1. That Members note the contents of this report
2. That Members compare the findings in this report with the previous reviews for Bolsover and Shirebrook, and the forthcoming reviews of South Normanton to inform next steps.

IMPLICATIONS:

Finance and Risk:

Yes ☐

No ☒

Details: N/A

On behalf of the Section 151 Officer

Legal (including Data Protection):

Yes ☐

No ☒

Details: This report is for noting and refers solely to documents in the public domain so does not raise any legal issues or any data protection issues.

On behalf of the Solicitor to the Council

Environment:

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details: The report is for information only, and not directly delivering an intervention which will lead to a positive environmental impact. However, the schemes proposed within the Regeneration Framework will work to positively enhance the environment of the villages and hamlets they are delivered within.

Staffing: Yes ☐ No ☒

Details: None from this report.

On behalf of the Head of Paid Service

DECISION INFORMATION

Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>	No

District Wards Significantly Affected	Clowne East, Clowne West, Barlborough, Elmtown-with-Creswell, Whitwell
Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input checked="" type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes Details:

Links to Council Ambition: Customers, Economy and Environment.

Economy

DOCUMENT INFORMATION

Appendix No	Title
1	Sharing Bolsover – Regeneration Framework for Clowne Town
2	Town Centre Regeneration Frameworks – Clowne (Addendum)
Background Papers	
<i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive you must provide copies of the background papers).</i>	
None	

Sharing Bolsover!

BOLSOVER DISTRICT REGENERATION FRAMEWORK

STRATEGIES FOR TOWNS AND VILLAGES



CLOWNE

and surrounding villages and hamlets including
Barlborough, Creswell, Whitwell and Hodthorpe





Sharing Bolsover!

BOLSOVER DISTRICT REGENERATION FRAMEWORK

STRATEGIES FOR TOWNS AND VILLAGES

CLOWNE

and surrounding villages and hamlets including
Barlborough, Creswell, Whitwell and Hodthorpe

BaumanLyons
ARCHITECTS CAMLIN LONSDALE



Accend







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INTRODUCTION

Top: Clowne Members' Workshop, Jan 2016

Middle (L-R): Bolsover, South Normanton and Shirebrook
Members' Workshops, Jan 2016

Bottom: Bolsover District Stakeholders Workshop, Feb 2016



PREFACE



Councillor Ann Syrett

I am delighted to present to you the Regeneration Framework for Bolsover District. This work is the result of many months of consultation with community groups and organisations who share the Council's commitment to improve our town centres and key settlements.

The Framework is a building block to secure regeneration which requires public and private funding, it provides an evidence base to add weight to the Local Plan, it has raised awareness of active placemaking proposals and facilitated discussion around perception of place. Lastly, it will be used to encourage inward investment by demonstrating the Council's commitment to the District's regeneration through co-ordinated and targeted interventions.

We live in a District which has much to offer, with a rich heritage and history and a proud industrial base which has been the backbone of our economy. We also recognise that our District is changing and in order to build sustainable communities we need to work together with partners locally, regionally and nationally to achieve our collective ambitions.

I would like to thank everyone who has been involved in development of the Framework and look forward to working in partnership with you to achieve our aspirations.

Councillor Ann Syrett

Leader of the Council

POLICY CONTEXT

LOCAL PLAN & REGENERATION FRAMEWORK

As Planning Authority, Bolsover District Council (BDC) is preparing a new Local Plan for Bolsover District to replace the Local Plan adopted in February 2000. This new Local Plan will set out the Council's vision and objectives for development in Bolsover District, outlining the planned levels of growth over the next 15 years. It draws on the national and the Council's own ambitions for growth and change in the district. It translates these ambitions into a Plan to help deliver the growth the District needs whilst preserving the characteristics people value and the features they cherish. To support the preparation of the new Local Plan, the Council has also developed this Regeneration Framework for the District, focusing on its four largest settlements – Bolsover, Clowne, Shirebrook and South Normanton.

This Regeneration Framework has sought to bring together the District's local communities and the Council and its partner organisations in order to understand the making of place in a strategic and holistic manner, identifying priorities and potential projects to help foster a greater sense of place. As such, the Regeneration Framework through its development has formed an important part of the evidence base for the emerging Local Plan, informing its place specific policies and proposals in a co-ordinated manner.

NATIONAL

The Plan for Growth (2011)

The Plan for Growth sets out the Government's approach to growing the UK economy. Aspects relevant to Regeneration Frameworks are the ambition for investment and exports as a route to a more balanced economy through an increase in private sector employment, especially in regions outside London and the South East, and increased investment in low carbon technologies.

The National Planning Policy Framework (2012)

The National Planning Policy Framework (NPPF) sets out the Government's policies in relation to achieving sustainable development. It states that "Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise". By supporting the Council's Local Plan, this Regeneration Framework will help connect local communities' aspirations into the preparation of the Local Plan.

REGIONAL

Local Economic Partnerships

At the time of writing this Regeneration Framework, BDC was within two Local Economic Partnership (LEP) areas: Sheffield City Region and D2N2 (the LEP for the Derbyshire, Derby, Nottinghamshire and Nottingham areas). The LEP's 2014 Strategic Economic Plans (SEP) were the basis for their Growth Deals with central government.

Combined Authorities

In March 2016 Bolsover District Council determined a 'preferred membership status' option in favour of becoming a constituent member of the proposed North Midlands Combined Authority and a non-constituent member of the Sheffield City Region (SCR) Combined Authority. These Combined Authorities are yet to define how to support the implementation of Regeneration Frameworks.

Derbyshire Economic Partnership (DEP)

The DEP is a public/private sector partnership which through working together seeks to facilitate an effective and co-ordinated approach to economic development across Derbyshire. DEP's Vision, themes and objectives are set out in Derbyshire Economic Strategy Statement. Particularly relevant to Regeneration Frameworks are strategic themes of Boosting Investment and Place Making through investment in infrastructure, unlocking potential of land and property assets, attracting new businesses and increasing the vitality and viability of towns, and Fostering Enterprise and Business Growth through maximising the potential of the visitor economy and strengthening the rural economy.

LOCAL

Bolsover District Council has developed a number of plans and strategies that provide an important context:

Bolsover and North East Derbyshire Growth Strategy, 2014

Guiding principles of the Growth Strategy are to play to the strengths and opportunities of both districts, focus on key assets, and to involve all stakeholders and partners in developing and implementing the Growth Strategy.

Bolsover District Council Corporate Plan, 2015-19

The plan sets out the key priorities for the Council and a vision to enhance and improve the wealth profile, well-being and quality of life for the communities of Bolsover District. The key aim most relevant for this framework is Unlocking our Growth Potential through supporting enterprise, unlocking development potential of major employment sites, and enabling housing growth by increasing the supply, quality and range of housing.

Bolsover Green Space Strategy, 2012

The Green Space Strategy seeks to achieve, through partnership working with local communities, the provision of a well maintained, attractive, safe, healthy, accessible and valued network of green spaces across the District. It also identifies priorities for how green space should be planned and managed and those settlements where new green space is needed.

Successful Places Supplementary Planning Document, 2013

Successful Places promotes the Council's high quality design agenda and sets out a series of Place Making Principles based upon established best practice that will be applied to both new developments and proposals to improve existing places. This guide provides the building blocks to creating better designed places to live, which are also relevant to where they are built, so that what we build today not only delivers character and distinctiveness, but the foundations for a better quality of life and well-being in the longer term.

Sustainable Community Strategy 2013 – 2020

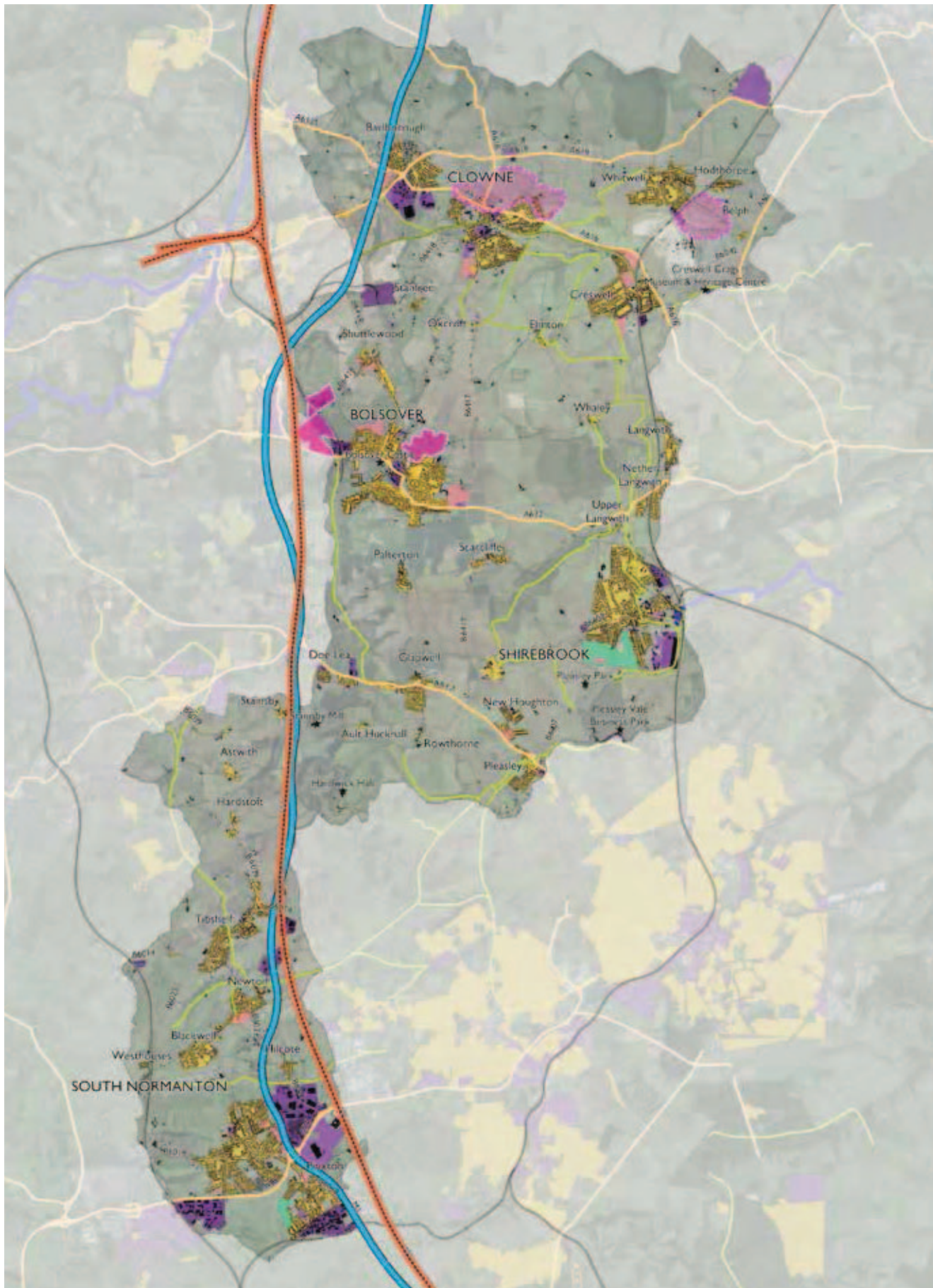
The Bolsover Partnership led Sustainable Community Strategy focuses on themes to bring together public, private and voluntary sector organisations, community groups and local people to deliver improved services and quality of life in local areas, with a view to creating a diverse, healthy, fair and prosperous district.

The Regeneration Framework links to all six priority strands within the strategy - Community Safety, Housing and the Environment, Culture and Tourism, Health and Wellbeing, Business and Employment, Accessibility and Raising Aspirations, in terms of recommending actions to benefit all the six strands.



Bolsover District Economic Development and Housing Strategy 2015 – 2020

The strategy offers a focus to deliver both economic and housing growth together, ensuring that the limited resources of the council and its partners are targeted effectively and in a coordinated way to face local challenges and deliver against targeted priorities, one of which is realising the vitality and viability of town centres; the Regeneration Framework addresses this priority by providing a basis for town centre regeneration, facilitated by co-ordinated and targeted interventions and guided by the principles of “placemaking”, the receptiveness of citizens and physical characteristics of each discrete part of the District.



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BOLSOVER DISTRICT IN 2033

Key

- | | | | |
|---|---|--|--|
| Potential Strategic Sites | Subregional Greenways | District boundary | Motorway |
| Sites with history of residential planning application(s) | Archaeological way | Buildings | A Road |
| Residential | National Strategic Routes | Railway Track | B Road |
| Employment | HS2 | Railway Tunnel | Local Street |
| | HCA Land Assets | | |

VISION

'Sharing Bolsover' looks forward to 2033 and is guided by the principles of placemaking 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 and village centres of Bolsover, Clowne, Shirebrook and South Normanton to strengthen their role as service centres. Proposed improvements to physical connectivity will enable outlying villages to access and benefit from these investments and to contribute to the rise of a vibrant local economy and of a shared sense of civic pride. There are three principles that underpin the Regeneration Framework:

BUILDING ON WHAT WE HAVE

Bolsover District is undergoing dynamic change. The proximity to the M1 corridor has been a focus of major investment that has secured economic growth. However the collapse of traditional industries such as coalmining and textiles and their attendant scars have governed the rate and distribution of economic benefits, resulting in marked contrasts between some parts of the District and others. The town and village centres seem to display these contrasts most clearly, particularly the four service centres: Bolsover, Clowne, Shirebrook and South Normanton. However the District nestles between the natural assets of Sherwood Forest and the Peak District and offers a blend of spectacular scenery and historic attractions such as Bolsover Castle, Creswell Crags and Hardwick Hall and the towns and villages have distinctive qualities, individual identities and strong communities.

Further growth is predicted. Population projections up to 2030 suggest that the populations of Bolsover will increase by 8,000 to 84,000 and the number of jobs will increase by 4,100. Building on these attributes, the strategy addresses the current weaknesses and barriers to community prosperity by recommending a range of sustainable enhancements to existing initiatives, organisations, projects and of physical and human assets.

EMBRACING THE FUTURE

Significant global drivers of change are shaping our future: climate change, resources depletion, flattening of the global economy and the decrease in mid-level jobs are impacting on us already and will continue to do so. Local changes such as HS2, town extensions and immigration will significantly alter the geography and social profile of existing settlements. By 2033 it is likely that the culture of enterprise and start ups, often working from home but accessing global markets, will dominate the job market, whilst the decline of large supermarkets and increase in online shopping will continue to create a shift towards independent, local, distinctive retail and food economy on the high street.

Furthermore new technologies, coupled with the requirement to reduce carbon omissions, will have a fundamental impact on the way we live. By 2033 most of our energy demand will be met through renewable energy; electrically powered, silent autonomous cars will reduce the need for individual car ownership, will enable better connectivity, and will release capacity on existing networks; cycling and walking will be popular alternative modes of transport improving health and wellbeing; a host of new assistive technologies will help people to stay in their communities as they grow old. These new trends are likely to enhance the desirability of living in market towns; 'Sharing Bolsover' assumes that the projected economic growth will improve the viability and desirability of its towns and villages and it therefore suggests a dual approach of building on what we have combined with bold innovations.

TWO HANDS CLAPPING: CO-PRODUCING REGENERATION

It is increasingly recognised that many of the 'top down' strategies have not delivered sustainable regeneration, whilst many bottom up initiatives have been short lived. Neither approach is suitable on its own to deliver regeneration in Bolsover; but as the public sector resources dwindle and communities increasingly deliver ground breaking projects and services, they should be invited as partners to deliver place based regeneration: two hands clapping to support long term transformation.

A key principle of the vision is to share the task of delivering the regeneration. This would be achieved through embracing collaborative practices between the Council and local communities to develop physical assets through new community based organisations such as the Cooperative Land Trust, Community Development Trusts and community asset transfers. These organisations utilise the existing civic networks and skills to build on a host of existing community based initiatives.

CONNECT



Urban personal transportation



Carport solar structure

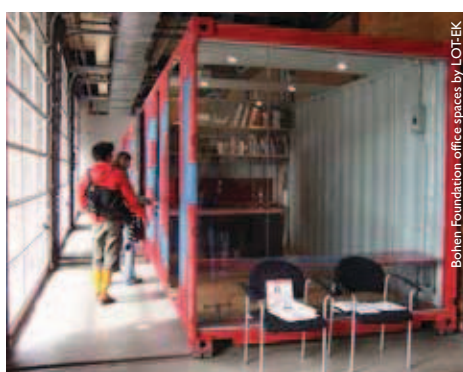


Cargo bikes: a light and healthy alternative

DIVERSIFY



Modular Home Factory



New types of workspace



Affordable ecological co-housing

ENHANCE



Cumberland Market allotments



Crowle Market Place - Bauman Lyons Architects



Crowle Market Place - Bauman Lyons Architects

CROSS CUTTING THEMES

'Sharing Bolsover' is underpinned by three district wide strategic themes: Connect, Diversify and Enhance. These are supported with a proposed framework of short, medium and long term place specific projects. The Regeneration Framework for each service centre consists of an 'ecology' of capital and revenue projects of various levels of complexity ranging from the fine grain, small and easy to deliver, to large scale flagship projects with longer delivery periods. A variety of delivery mechanisms and funding sources is envisaged.

CONNECT

Sustainable connectivity across the District, especially between the villages and the towns is poor. A major theme of this Regeneration Framework is to support the existing and ongoing plans for a District wide network of greenways that improves the quality of key environmental assets and the image of the District, whilst improving connectivity. There are a number of former mineral railway corridors across the District that have potential to be re-used for green transport. This could reactivate old transport routes to provide an attractive tourist offer that links the District's key visitor attractions and encourages visitors to stay longer and spend more in the District. This green movement network could also provide a recreation opportunity for local people and very importantly, it should be considered as a healthier and more sustainable day-to-day alternative to on-road connections between and within the main towns and villages. This approach builds on existing projects including Derbyshire County Council's work bringing forward the Archaeological Way through Pleasley and other planned and ongoing upgrades to the existing network.

DIVERSIFY

The District is projected to grow and strategic development site allocation identifies potential within the District for large town extensions on greenfield land. 'Sharing Bolsover' proposes to supplement these large developments with a fine grain of smaller development sites on infill and brownfield land, reusing empty properties and upper floors, diversifying types of housing ownership, and diversifying procurement methods and methods of construction.

Likewise new employment in the District has been secured over the last decade through large scale

business parks such as Markham Vale whereas the estimated 400 small businesses, and the reputedly fast growing start-ups, would also benefit from increased local authority support.

'Sharing Bolsover' proposes a new infrastructure to support these small businesses and encourage further growth of commercial and social enterprise. This requires provision of incubation spaces, move-on accommodation, co-sharing spaces, peer to peer support as well as training and business support.

ENHANCE

Over the last two decades BDC has achieved a great rate of economic growth and this growth is projected to continue. Currently the lack of quality retail offer and choice in the town centres, the poor housing offer and the physical environment of the towns (and some of the villages) continue to negatively impact on land values and fail to attract higher value jobs and workforce.

Market towns have been successfully regenerated through public investment in high quality public spaces and through the reduction of car traffic and car parking in favour of walking and cycling, handing over some of the highways space to retail and cafe tables and by enhancing the shop frontages, lighting and signage to create inviting civic spaces.

'Sharing Bolsover' proposes high quality civic spaces in the heart of each of the market towns to support and grow an independent retail offer. It also identifies potential for town centre housing and spaces for social and commercial enterprise that will help to animate the centre, support strong community networks and local economies, and create a civic hub that local communities and visitors want to use.

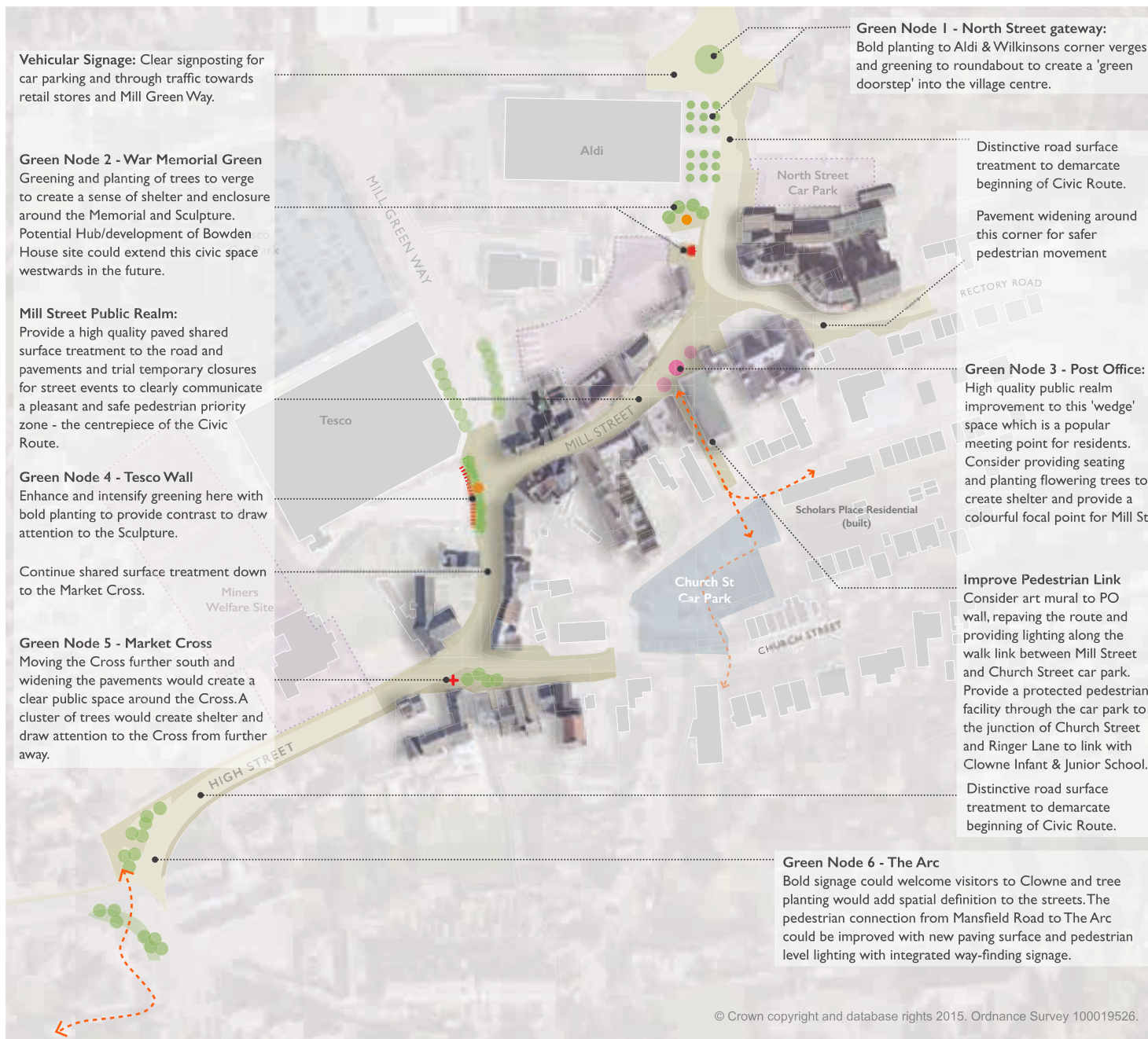
REGENERATION PROJECTS



Clowne Project Overview Map

CLOWNE PROJECTS SUMMARY

PROJECT NAME	SUMMARY	CROSS CUTTING THEME		
		CONNECT	DIVERSIFY	ENHANCE
CLOWNE VILLAGE CENTRE PROJECTS				
 1 New Civic Route	Urban design scheme incorporating pedestrian priority treatments and public realm improvements to connect community facilities to the North of the village centre to The Arc via the historic retail core of Mill Street.	✓		✓
 2 Connection to potential strategic site	Strategic recommendations for a more pedestrian and cyclist friendly landscaped route between the village centre and a potential strategic site to the north.	✓		✓
 3 Enhanced connections	Improvements to routes that connect the village centre to District greenways in particular the Clowne Branch Line.	✓		
 4 Social Enterprise / Green Transport Hub	New facility accommodating social enterprises and small organisations including Community Transport. Potential to incorporate green transport facility including hire.	✓	✓	
 5 Clowne Linear Park	Landscape enhancements to promote Linear Park as a natural leisure destination on the Bolsover Loop including improved gateways and connections.	✓		✓
 6 Bring forward development of infill sites	Identification and bringing forward of small sites within the village centre for infill housing and co-housing.		✓	
STEPPING STONE PROJECTS				
 A Empty space above shops	Convert empty upper floors to housing and improvement of upper floor window appearance.	✓	✓	✓
 B Shopfront refurbishments	Development of a design code and provision of subsidies for local business owners including identification of priority shop frontages which are in poor condition.		✓	✓
 C Temporary testing of Mill Street improvements	Temporary treatments to the road surface and occasional closures for events to experiment with pedestrian prioritised street usage.	✓		✓
 D Gateway improvements	Several sites identified at key entrances into the village centre, including community led greening/artwork/attractive signage.	✓		✓



Civic Route proposals





Bridgegate, Hebden Bridge: Pedestrianisation of town centre route with vehicular access limited only to deliveries.

Clowne has received considerable investment in recent years. Further growth of population and jobs is planned at the potential strategic site to the north of the town and a new public swimming pool is being built at The Arc. Currently the main gateway into town from M1 on North Road is signposted to Mill Green Way which services the Tesco, Wilkinsons and Aldi sites. The appearance of the village centre, particularly Mill Street would benefit from public realm investment.

A transformative project for the regeneration of Clowne is proposed to create an alternative Civic Route, the centrepiece of a sustainable transport corridor to connect Clowne Community Centre on Recreation Close to the public swimming pool at The Arc that is currently under construction and due to open in early 2017. General improvements are recommended to the full length of the route with clear signposting, distinctive

I CIVIC ROUTE FROM NORTH TO SOUTH

A major transformative urban design project that proposes pedestrian priority treatments connecting the community facilities to the North of the village centre to The Arc in the South via Clowne's historic retail core of Mill Street and the Market Cross.

road treatment to demarcate the start and finish of the route, bold planting to the Aldi and Wilkinson corner, high quality public realm outside the Post Office with seating and planting and improvements on Rectory Road and around the Memorial site.

The main area of proposed improvement is Mill Street, currently a one way street connecting North Road and Rectory Road with Mill Green Way. The route currently supports the majority of smaller retail units within the town and has a large amount of on street parking which dominate this space making a poor and unattractive environment. Pedestrianisation or pedestrian priority of Mill Street would provide a significant improvement and would support creation of a gateway treatment to the Village Centre from the North. This will promote Mill Street as a hub for independent retailers and specialist shops and a potential space for public events.

KEY ACTIONS

Consult
with traders on
Mill Street to
secure buy in

**Traffic movement
Study**
including car parking
analysis in anticipation
of the potential strategic
site to the north

**Temporary
testing**
of shared surface
on Mill Street

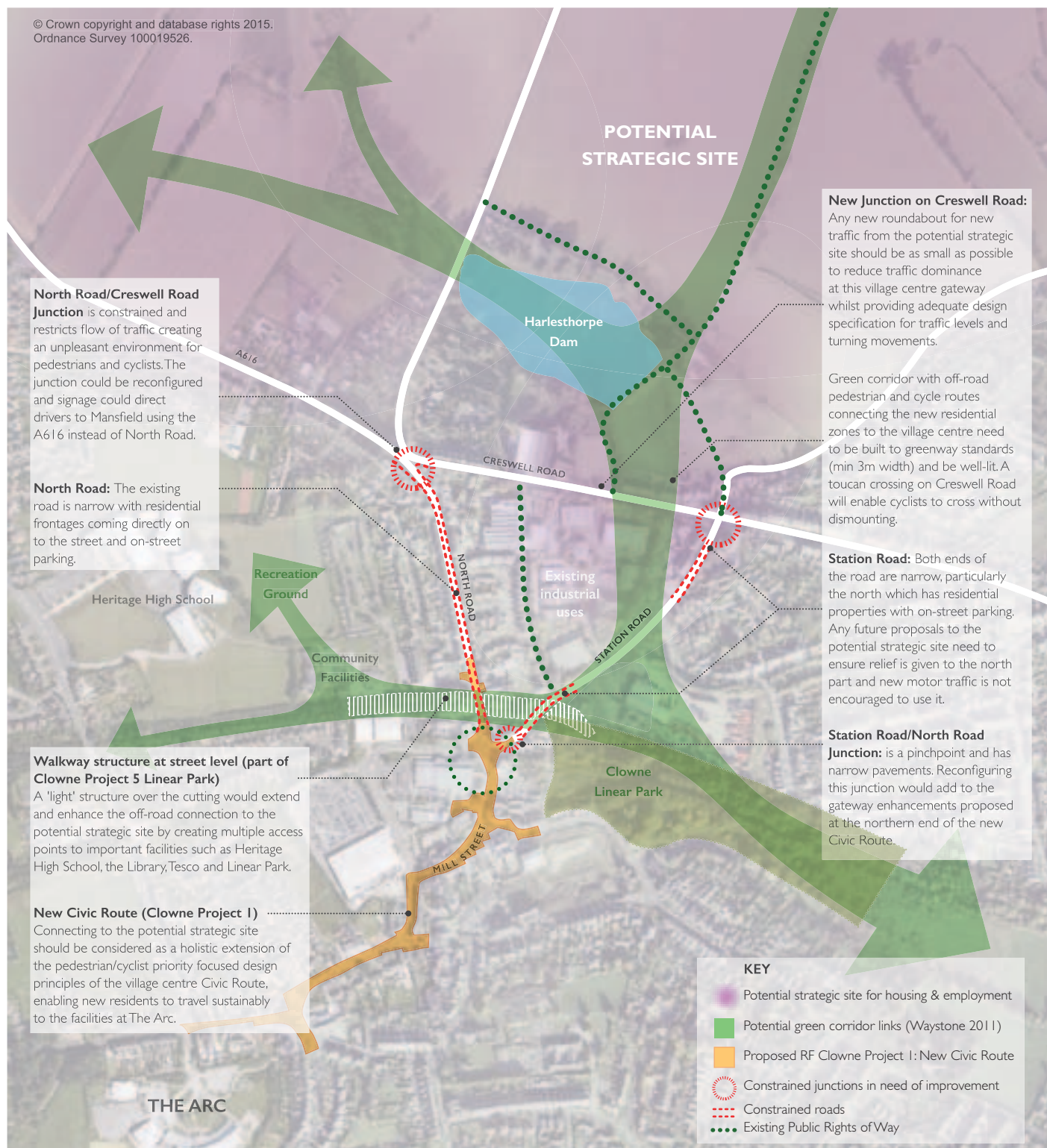
Draw up proposals
for full improvements
and phased
implementation
programme



(L) Regenerated High Street in the market town of Belper, Derbyshire - Winner of the The Great British High Street Award 2014.



(R) Pontardawe Town Centre: Major public realm improvements incorporating the War Memorial into the public realm with the junction narrowed and calmed as part of the Town Centre gateway. The road treatment is a shared surface with different paving treatments to subtly demarcate pedestrian and vehicular zones.



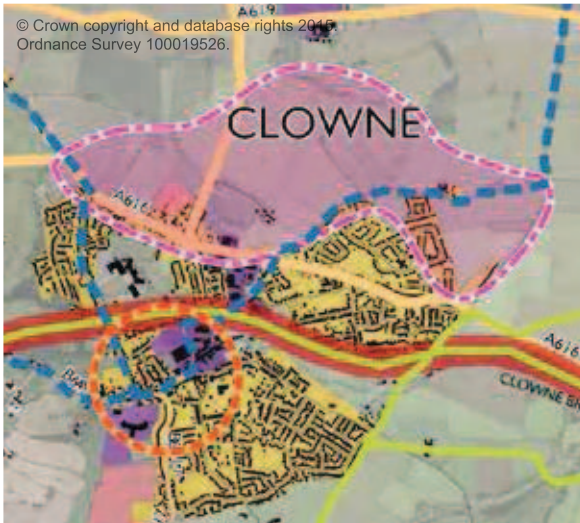
Map of connections to potential strategic site



Existing junction between Creswell Road and North Road.



Narrow road and on street parking at the north end of Station Road.



Potential strategic site to the north of Clowne

2 CONNECTION TO POTENTIAL STRATEGIC SITE

The Regeneration Framework makes strategic recommendations to guide the design of the new and enhanced connections between the village centre and the potential strategic site to the north. The design principles promote pedestrian and cycle priority and opportunities for enhancing landscape quality while reducing pressure on the existing road infrastructure.

There is a potential strategic site to the north of Clowne being considered within the preparation of the Local Plan for Bolsover District. This site provides opportunities to strengthen the employment pull of Clowne as well as the viability of the village.

Currently, links to the village centre present major challenges and are in parts are narrow and constrained for vehicular flow and present an unpleasant environment for pedestrians and cyclists.

An additional link road is required to increase the capacity of existing infrastructure to enter Clowne from the north-west.

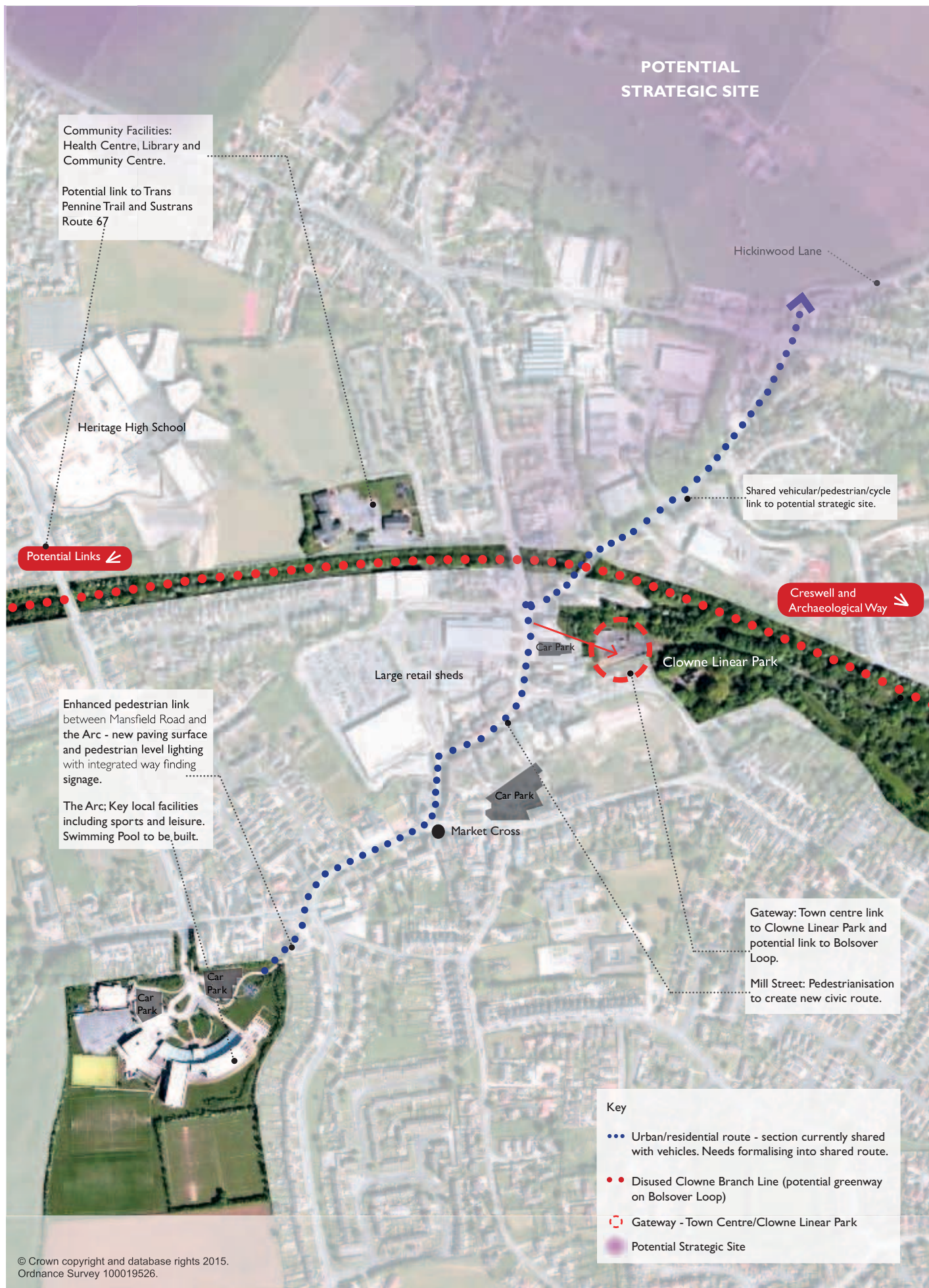
One potential option is to provide a new link road through the industrial estate to the Station Road / North Road junction but it involves the loss of several buildings on Station Road at the North Road junction. This southern stretch of Station Road is also the most direct pedestrian route to and from the north of the village centre, so should provide good quality widened and protected footway for pedestrians. The roundabout at Station Road / North Road should be as small as possible to reduce traffic dominance at this gateway to the village centre.

Relief should be offered to the northern length of Station Road which is very narrow and has residential properties with on-street parking.

A parallel off-road walk/cycle link along the suggested green corridor could be considered between the potential strategic site and the Village Centre to provide a sustainable transport link of 3 metre width with controlled crossings of the roads.

Access onto and off the Bolsover Loop along the former rail alignment is a challenge. It is recommended that an access link is provided onto the alignment to the east of Station Road. Ideally, a green link across the rail cutting should be provided from the Community Centre towards Tesco and the village centre and this would be a useful point also for providing a link from the cutting to street level.

Signing and way-finding of the greenway network should be improved and direction signing in Clowne should be re-examined as Mansfield-bound traffic could be signed via A61 and/A60, avoiding the need to pass through the centre of Clowne.



New Village Centre to Stockley Trail (Bolsover Loop) Greenway Connection



Crossing point, pedestrian priority scheme in Holbein Place, London

3 NEW CONNECTIONS TO GREENWAYS

Enhancement of the transport links between the towns and villages with a green transport network for walking and cycling is a cross cutting theme of the Framework. In Clowne this can be achieved by implementing the 'Civic Route' through the village centre and the enhancement of links to Clowne Linear Park and the Bolsover Loop.

The proposed Civic Route will provide a clear north-south vehicular, cycle and pedestrian route through the village centre, which follows Clowne's historic main streets. The route combines sections of shared surface and public realm improvements, including new surfacing, signage and greenspace. The Civic Route connects the village centre to The Arc's sports facilities to the south, the potential strategic site to the north and the Clowne Linear Park and Bolsover Loop.

From The Arc a newly surfaced pedestrian link leads to Mansfield Road where clear crossing points could be provided. The route continues along the High Street with improved pavement surfacing, to the Market Cross, where traffic calming measures are integrated with improved public realm treatment (including new

surfacing and reduction of street 'clutter'). A shared surface could be implemented along Mill Street, with pedestrian priority and occasional closure of this street to traffic for events such as markets or fairs.

Pedestrian and cycle links into Clowne Linear Park from a new North Road Car Park entrance and Rectory Road should be clearly indicated from Mill Street, with options to continue onto the Bolsover Loop west to the Trans Pennine Trail or east towards Creswell. Further up Station Road to the north of Clowne, there is opportunity for sustainable movement routes to follow Hickinwood Lane (edging the potential strategic site), northeast and link into the greenways network.



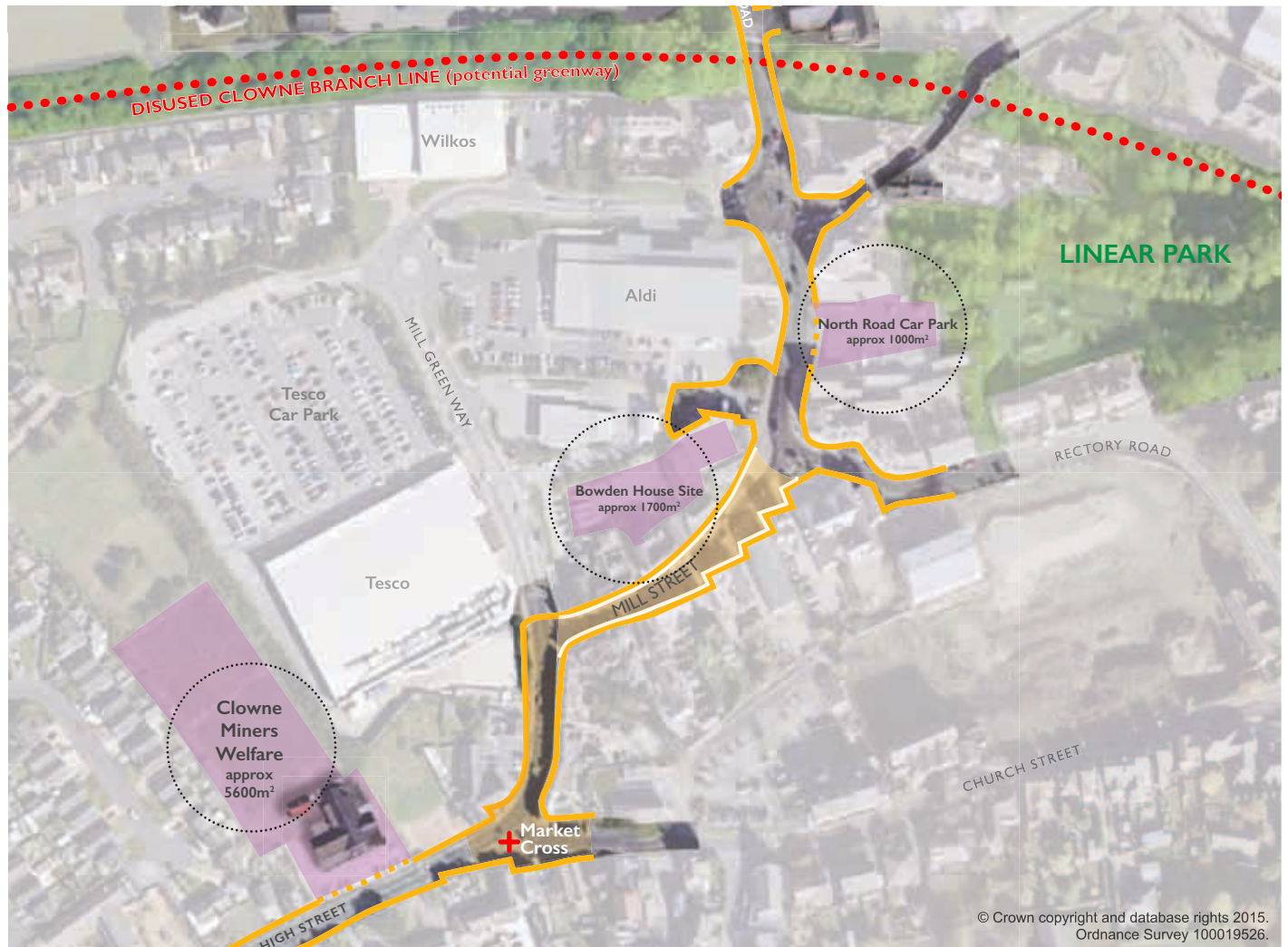
Shared pedestrian, cycle and vehicular route, Amsterdam



Cycle parking in Amsterdam



Get Cycling: Community Interest Company based in York offering both conventional and specialist bikes for sale and hire, specialising particularly in disability cycling, adapted cargo bikes, recumbent bikes and other innovative models. Get Cycling also run cycling events, active education and offer cycling support services.



HEART - Headingley Enterprise and Arts Centre, Leeds: The Headingley Development Trust led the five year development and refurbishment of an old primary school to keep it in community use providing enterprise, arts and community centre facilities run by local people.

The Cycle Hub Newcastle: A cafe, bike repair and hire workshop run by a social enterprise. The Cycle Hub is located on the Gateshead quayside along the Sustrans 72 cycle route providing a convenient and centralised green leisure facility.



The Cycle Hub Newcastle: A bike repair and hire workshop with cafe run by a social enterprise.

4 SOCIAL ENTERPRISE & GREEN TRANSPORT HUB

To provide a focus for the promotion of sustainable transport, a hub facility is proposed where the community delivers sustainable transport services to the district for residence and visitors. It is proposed that The Hub would also house many of the social enterprises in the district most notably Clowne and District Community Transport.

The Hub will provide new services and be integrated with the provision of community transport services, as currently delivered by Clowne and District Community Transport and other services such as Wheels to Work schemes.

The Sustainable Transport Hub should be operated by a community interest company or social enterprise on a not for profit basis. By providing a range of services around sustainable transport promotion, the enterprise would be able to bring in funding from various sources. The services could include commercial hire of bikes; e-bikes and disability bikes to tourist visitors; bike loans as part of community schemes; jobseeker schemes or health referral schemes; cycle training offered to individuals and to families and to school children utilising the greenways; social bike rides; cycle maintenance and training; bike holidays, including planning itineraries, booking accommodation, transporting bikes; storing and maintaining the fleet of bikes.

Where possible, the above services should be provided utilising existing capacity in the community, looking to

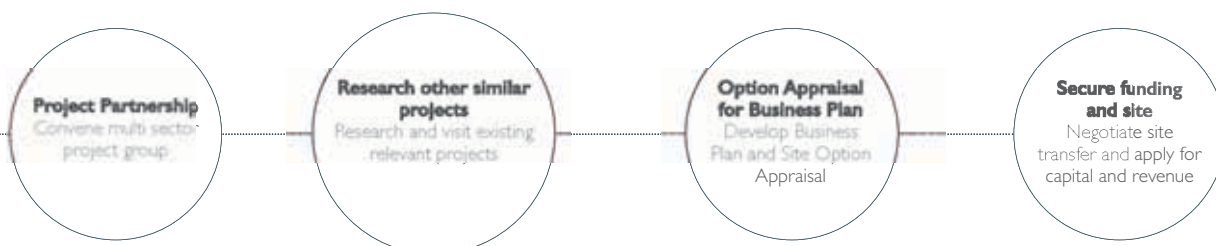
work with existing cycle shops, bike mechanics, cycle trainers and cycle ride leaders.

The Hub should be provided as a physical community asset and be run by an existing CIC / social enterprise, such as Clowne and District Community Transport, or other interest groups forming a CIC/social enterprise, such as Bolsover District Cycling Club or a joint venture of existing cycling shops, training and maintenance providers.

Revenue sources could include: commercial daily hire revenue; sustainable transport initiatives; funding from transport projects to provide cycle training; social rides; maintenance training; community bike loan; health and social care referral; community cafe; developer contributions; membership fees; and fund raising.

Three potential sites have been identified: North Road Car Park, Bowden House, Miners Welfare site. It may be appropriate to provide additional facilities elsewhere in the District such as a cycle hire site at Pleasley Vale more specifically targeting the tourist cycle hire market (but possibly run by the same organisation).

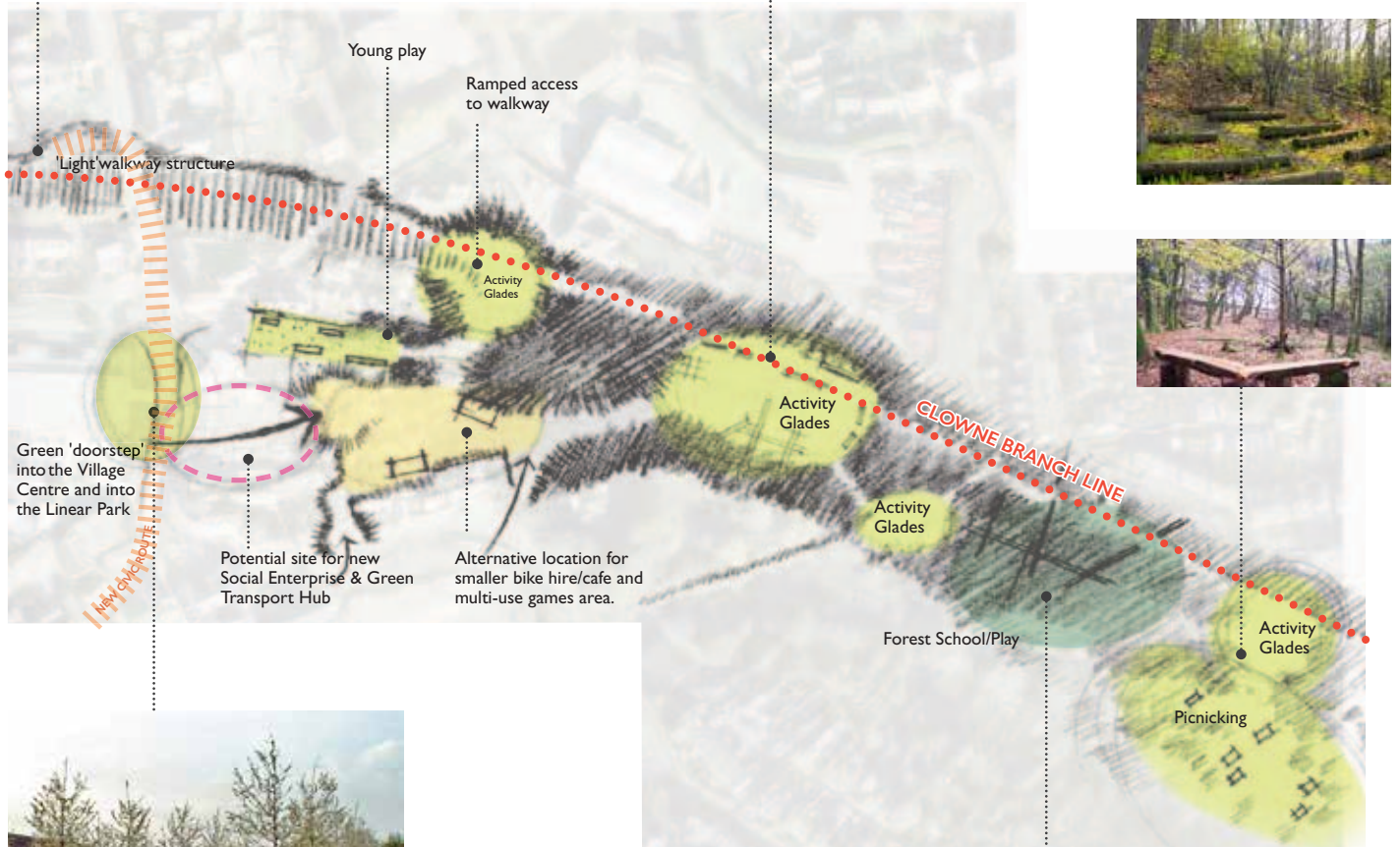
KEY ACTIONS





'Light' walkway structure at street level
The walkway would allow the Branch Line (Bolsover Loop) to act as a 'seam' between north and south Clowne by providing an accessible connection for safer pedestrian movement to and from the centre.

Activity Glades - woodland/natural play
Woodland clearings of different scales could form a sequence of activity pockets catering for different ages e.g. high ropes, archery, outdoor gym etc using natural 'apparatus' like the tree canopy and branches.



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Green 'doorstep' into Clowne Village Centre:
Formal grids of fruiting (productive) and flowering trees would help bring the green character of the Linear Park on to the new Civic Route (Clowne Project 1).



Forest School/Play: Examples of family den and play nest building at Ecclesall Woods in Sheffield.



The existing Clowne Branch Line and Linear Park could provide possible locations for land based art

5 CLOWNE LINEAR PARK

The Linear Park is one of Clowne's greatest leisure and green movement assets. Its connection to the disused railway line and villages beyond identify the Park's potential to be a local stopping and starting point on the district wide greenway network offering spaces to rest, play and recover, strengthening the Park's role as a gateway into the village centre.

'Glades' or woodland clearings of different scales could be created to form a sequence of 'activity pockets' along the Linear Park and Branch Line. Possible functions may include; picnicking - using felled trees to create benches and tables; nature based play on the forest floor and up in the tree canopy; an outdoor 'gym' using rustic timber/metal to form benches, beams, monkey bars, etc.

Large, open clearings can be multifunctional, serving as space for temporary events, outdoor performance, art installations and forest school/educational use. Canvas canopies could be hung from the trees for shelter; dens made from felled branches and DIY felled-timber seating logs arranged as temporary outdoor classrooms.

The North Street car park has the potential to become a principal civic open space and key entrance to Clowne Linear Park. The character of this space could extend across to the planting beds in front of Aldi to embrace this northern stretch of Mill Street, creating a human-scale green 'doorstep' into Clowne. Planting may comprise formal grids of fruiting and flowering trees in permeable paving such as self-

binding gravel and setts. Alternatively, this car park could become the location of a sustainable transport 'hub' structure (See Clowne Project 4). The sharp level change from North Road car park could be exploited to create a dramatic entrance into the Linear Park. A new multi-user access ramp could wind down the bank, through the trees alongside a steep flight of steps offering a more playful and adventurous route.

A street-level 'light' walkway structure above the Clowne Branch Line cutting could allow access for all, to increase perception and encourage exploration of the greenway, without infilling this historic movement route. This walkway could create a potential link along the Branch Line from Station Road, westwards to the Library and Community Centre where it could also provide a new pedestrian link here over the railway cutting to the village centre.

The east entrance into the park from Hollin Hill Road could be improved with simple vegetation management to open up light to the access gate and installation of a new, simple carved timber/stone sign to fit in with its wooded context.





Potential infill site between Regent Street and Chestnut Drive



Potential infill site between Regent Street and Tesco car park



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Former allotment land to the east of Mansfield Road and on the west side of Ringer Lane (BDC owned)



Underutilised land that is part of Clowne Junior School site (DCC owned)



Land on the south side of Rood Lane (BDC owned)



Visual by Emmett Russell Architects

6 BRING FORWARD DEVELOPMENT OF INFILL SITES

There are a number of vacant infill sites and buildings that could be brought forward for the development of housing schemes that would stimulate the regeneration process.

The attraction and vitality of market towns and their enduring appeal can be largely attributed to the sense of community and proximity to the countryside both of which elude city dwellers. Market town centres were traditionally mixed use with large numbers of residents living in the heart of the town.

Current housing policy is pushing new housing developments to the edges of the town where large greenfield sites form part of the potential strategic land allocation. There is a concern that these new large communities will become commuter neighbourhoods and will not use the facilities of the village centre. Furthermore the large housing sites tend to provide mostly traditional family dwellings whereas the current housing shortage extends to smaller units for social housing, affordable housing, first time buyers, move on from first time buying, downsizers, older persons' housing, one person householders and rental markets - all of these would benefit from village centre locations. Clowne village centre sites in public ownership

should therefore be brought forward to supplement the supply offer. This would have the added benefits of regenerating underutilised assets, encouraging alternative modes of transport as current car park sites are developed and creating additional footfall to enhance the viability of the retail and leisure sectors. Centrally located housing would enhance the village offer to the residents, the surrounding settlements and visitors alike.

There are a number of suitable publicly owned sites in Clowne including land between Regent Street and Tesco car park, former allotments to the east of Mansfield Road and west side of Ringer Lane, underutilised land next to Clowne Junior School and land south of Rood Lane - all would lend themselves to housing developments that could be brought forward. All new infill developments should maximise green amenity space, especially where a former underutilised green space site has been brought forward.











Visuals by Emmett Russell Architects



EXAMPLE: Bristol City Council's New Build Council Housing Programme: Aiming to deliver 1000 new council homes over the next 15 years on small infill sites around the city. Three of these schemes (pictured) have been designed by Emmett Russell Architects to Passivhaus standards. The schemes range between 3-8 houses per site with each dwelling accommodating 1-2 bedrooms.

CLOWNE STEPPING STONE PROJECTS

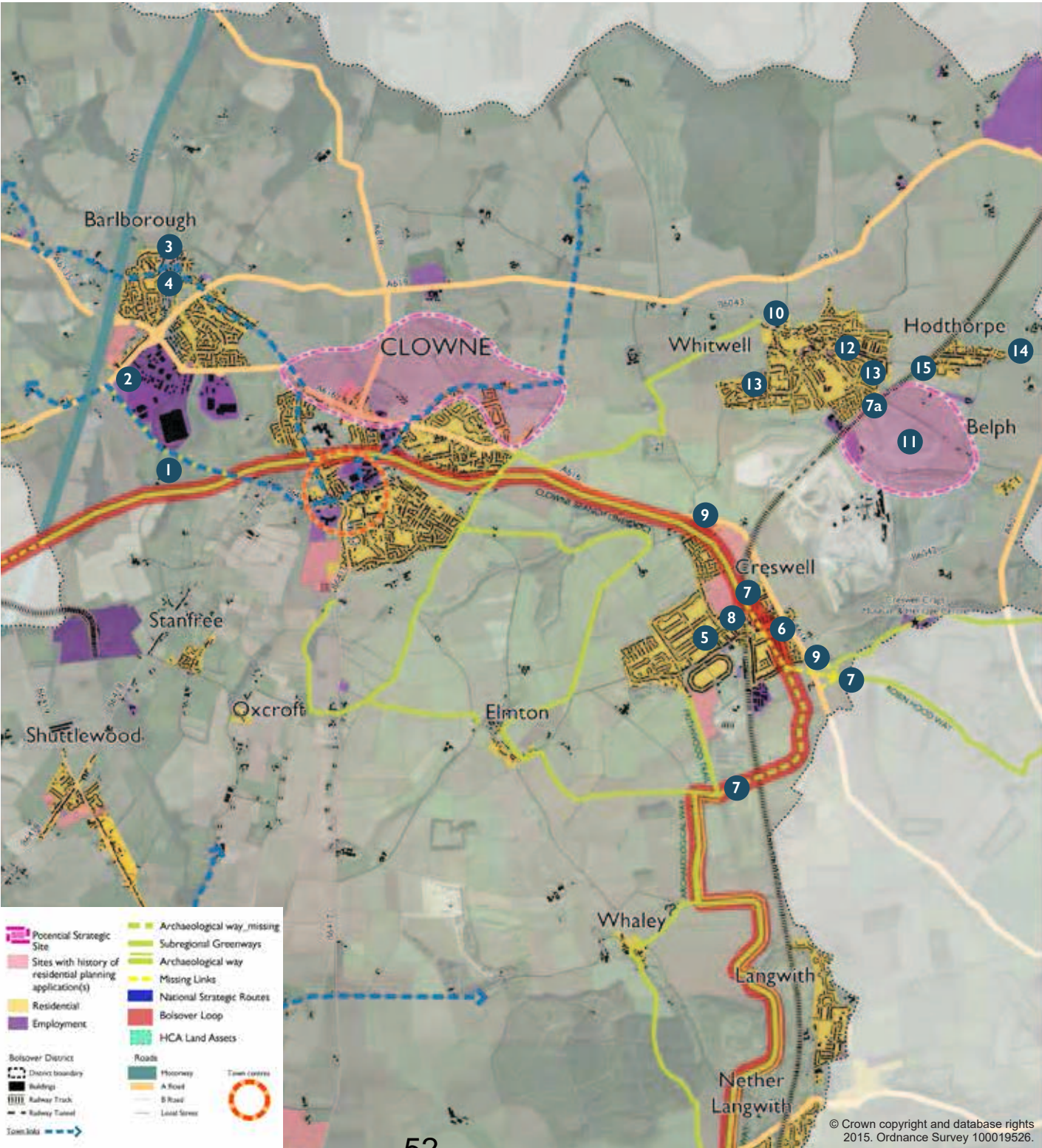
PROJECT DESCRIPTION & KEY PARTNERS	CROSS CUTTING THEME		
	CONNECT	DIVERSIFY	ENHANCE
A. EMPTY SPACE ABOVE SHOPS <p>Much of the accommodation above shops is currently underutilised. Creation of new residential and office accommodation in vacant upper floors would enhance the appearance, increase footfall, diversify residential and work space accommodation and contribute to job creation.</p> <p>The project fits well with other strategic policies and could be funded by D2N2 LEP: Local Growth Fund, Developer Contributions, Historic England, Bolsover District Council and individual property owners/tenants</p> <p>Key Partners: A local project steering group to be formed in the village with representatives from the Parish Council, District Council, County Council, Historic England, local business organisations.</p>	✓	✓	✓
<div>   </div> <p>Richmond Market Place shopfront and upper floors: Before</p> <p>Richmond Market Place shopfront and upper floors: After</p>			
B. SHOPFRONT REFURBISHMENTS <p>The village centre needs to improve its appearance and this includes improved shop frontages. Such improvements have shown to increase footfall and dwell in town centres, leading to increased spend in local retail and food outlets, which in turn improve business viability and increase the number of jobs in the medium term.</p> <p>Shop improvements can be delivered as an element within an integrated public realm improvements project and it would be a good early win.</p> <p>Key Partners: A local project steering group be formed in the village with representatives from the Parish Council, District Council, County Council, Historic England, local business organisations.</p>		✓	✓
<div>  </div> <p>Example: Thornton Heath shopfront improvement & flank wall graphics project by You & Me for Croydon Council.</p>			
C. TEMPORARY TREATMENTS & OCCASSIONAL CLOSURE FOR EVENTS ON MILL STREET <p>Temporary closure of Mill Street would help to raise awareness of transformational possibilities, highlight the barriers to permanent change, help to refine the ideas and quantify costs, help to find ways of overcoming them. Staging community events on a high street would be one way to gain feedback and buy-in from the wider community and to design the right solutions before major investment is made.</p> <p>Key Partners: A local project steering group to be formed in the village with representatives from local grassroots organisations, the Parish Council, District Council, County Council, local business organisations and cultural providers.</p>	✓		✓
 <p>Caledonian Road, a neighbourhood with a busy through road in North London is closed to host a yearly street festival.</p>			

PROJECT DESCRIPTION & KEY PARTNERS	CROSS CUTTING THEME		
	CONNECT	DIVERSIFY	ENHANCE
D. GATEWAY IMPROVEMENTS	✓		✓
<p>North Road - Station Road Junction:</p> <p>Bold tree planting to the corner verge adjacent to Aldi wrapping round to the entrance space fronting Lloyds Pharmacy and Domino's would create a green town centre approach, highlighting the attractive historic buildings to the east of North Road and help screen the large grey Aldi shed. Reduce signage where possible, integrating it with other signposts or onto existing structures, e.g. walls or fences.</p> <p>The centre of the mini-roundabout is a potential location for a 'Welcome to Clowne' feature, e.g. 'planted' signage or community artwork.</p> <p>Rectory Road Village and Linear Park Gateway:</p> <p>This threshold space could be enhanced using a contrasting paving material/tarmac top dressing, which extends out from the park threshold space to the adjacent pavement (and possibly across the road?). The existing tree in this space could be bolstered with additional tree planting, to bring the wooded character of the Linear Park out into the street. In-ground or on-wall signage and bespoke railings/gates could mark this as a welcoming gateway into the Linear Park.</p> <p>Church Street Village Gateway: The pedestrian crossing here could be resurfaced and simple tree lines planted to the verges (repeating species used at the Rectory Rd Gateway) to improve the spatial containment of this threshold into Clowne centre. New tree planting and pavement surfacing could also mark the well used school to town pedestrian route, around the edge of Church Street car park.</p> <p>Mansfield Road - B6418 - High Street Junction:</p> <p>As a key gateway to Clowne village centre from the south, this junction should become a distinctive threshold space and give a sense of arrival. Bold signage could welcome visitors to Clowne, and tree planting would add spatial definition to the streets. The grassed corner plot and garage site could potentially become a focal building, helping to strengthen the spatial structure in this location and enliven the street frontage. The pedestrian connection from Mansfield Road to The Arc could be improved with new paving surface and pedestrian level lighting with integrated way-finding signage.</p> <p>Key Partners: A project steering group to be formed in the village with representatives from local groups including Clowne in Bloom and other gardening and creative groups, representatives from the Parish Council, District Council, County Council, local business organisations</p>			
 <p>'Town Dressing' - building on the Derbyshire tradition of well-dressing - could these local skills be extended to larger more permanent planted signage around the town's 'first impression' spaces?</p>  <p>There is opportunity for wayfinding, gateway and boundary treatments around Clowne Linear Park and the Branch Line to be designed to a high standard that is coherent and bespoke for Clowne.</p>  <p>Tree planting can be used to mark entrances into town centres and to add visual and spatial structure the streetscape.</p>  <p>Town centre pedestrian lighting</p> <p>Lighting integrated into paving setts</p>			

VILLAGES & HAMLETS

Outlying villages and hamlets form a vital part of the District's offer and identity. It is intended that the key principles of the Regeneration Framework are applied also to these settlements to identify and inform future projects.

Furthermore it is intended that the projects put forward for Clowne centre will also improve facilities for all surrounding villages and hamlets that would like to use it as their service centre. Improved connectivity - including continual review/enhancement of pedestrian footways, bridleways and associated signage - is a key project in the Framework that will provide the vital infrastructure to strengthen these links between core towns and their surrounding settlements.



BARLBOROUGH

- 1 Enhance existing proposals for greenways to provide improved cycle routes from the old village centre, through Barlborough Links to Clowne, via the Clowne Branch Line.
- 2 Enhance connectivity between the business park and retail units within the links neighbourhood.
- 3 Support a programme of shopfront improvements to retail units within the village.
- 4 Support the reuse of empty commercial properties within the village such as the empty retail unit in the village centre.



The old village centre could be the starting point of improved cycle routes.



Existing signage could be replaced with bespoke and distinctive signage.



Post Office shopfront requires improvements in keeping with the village character.



Empty retail unit in village centre.

CRESWELL & ELMTON

Acknowledge and enhance the former civic architecture that defines the history of the village, through a programme of village improvements including:

- 5 *Creswell Public Realm Improvements:* Strategic recommendations for improving the quality of the Elmtun Road core retail area.
- 6 *Creswell Leisure Centre:* potential redesign and refurbishment of the existing leisure facility at Creswell to complement the leisure centre at The Arc in Clowne.
- Encourage Tourism:
 - Explore options for Caravan and Lodge Park, Tent/Yurts etc.
 - Interpretation boards including Robin Hood Line.
- 7 interpretation at Creswell Station (and Whitwell Station [7a])
- Support the improvement of cycle trail / green route linking the Archaeological Way to the Clowne Branch Line.
- Develop and complete the green links into Creswell.
- 8 Support the redevelopment of the Station Hotel, Creswell.
- 9 Gateway improvements to enhance village identity as part of a bespoke village signage scheme.



Strategic recommendations for sustaining the use of Creswell Leisure Centre in conjunction with the leisure centre in Clowne.



Support the redevelopment of the Station Hotel, Creswell.

WHITWELL

- 10 Gateway improvements to enhance village identity as part of a bespoke village signage scheme.
- 11 Support the redevelopment of the former Whitwell colliery site – potential strategic site for a mixed housing and employment scheme. Also support the restoration of the colliery tip.
- 12 Support the reuse of the former Co-op building.
- 13 Support the improvement of Bakestone Moor and Welbeck Street play areas.



Support the re-use of the former Co-op building.

HODTHORPE & BELPH

- 14 Gateway improvements to enhance village identity as part of a bespoke village signage scheme.
- 15 Support the improvement of the play area at Hodthorpe Recreation Ground.



Support the improvement of play areas in Hodthorpe.





POSTSCRIPT



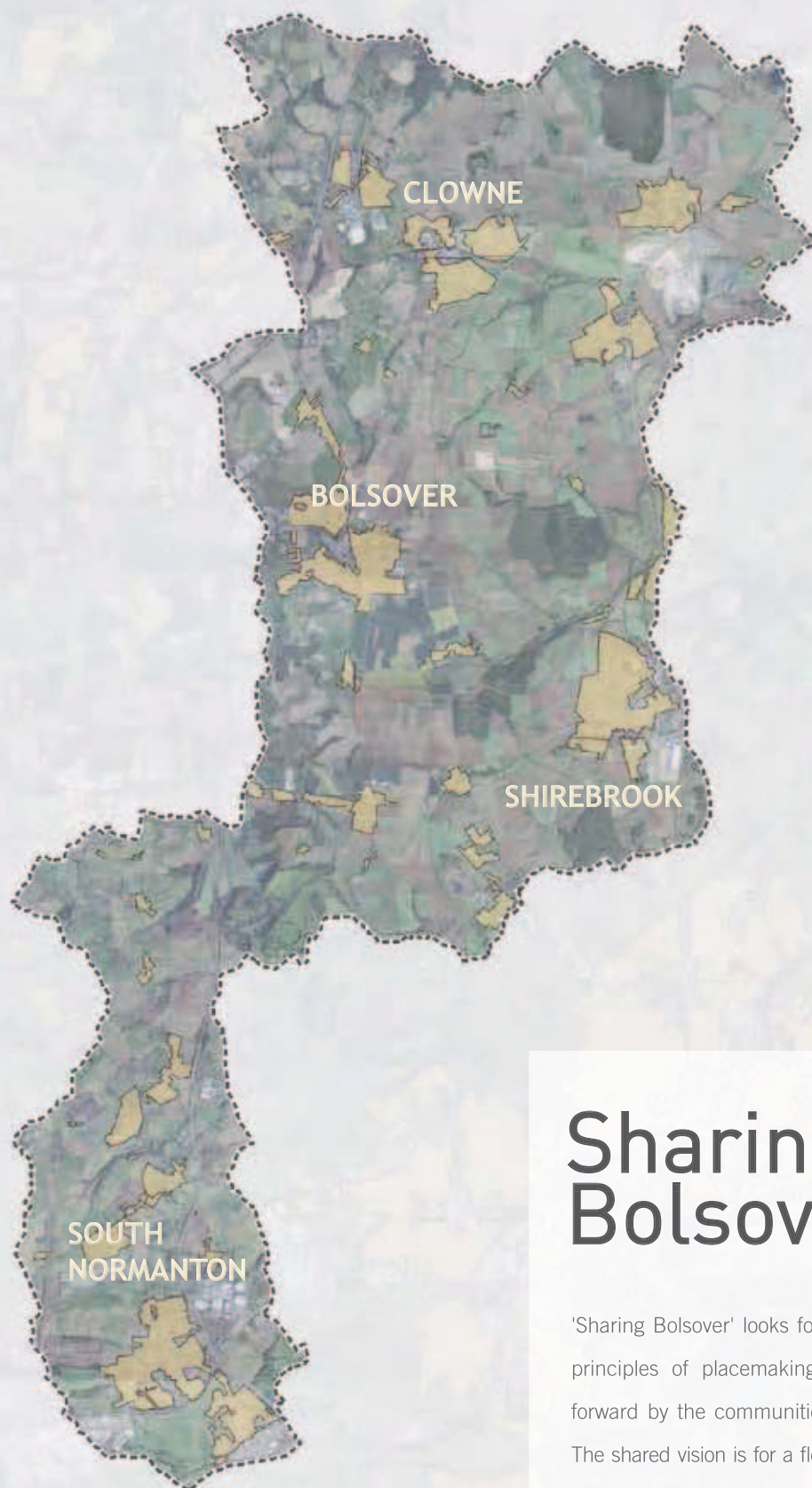
Regeneration Frameworks have traditionally been devised at arm's length from the very communities for whom they are intended. To be successful, regeneration has to be rooted in local knowledge and the understanding of the needs, the qualities and the place specific opportunities of each unique town and village.

The 'Sharing Bolsover' Regeneration Framework has been developed and shaped by many individuals and organisations working in the district. All have given generously of their time, knowledge and ideas.

Many individuals contributed beyond what could be reasonably expected and many organisations, from all sectors, impressed with their long term commitment to making Bolsover prosper.

Bolsover District is rich in social capital and this is its greatest asset and the source of its future success. In the era of sparse public resources this is where the hope for the future dwells.

'Sharing Bolsover' belongs to the communities of Bolsover District who helped to create it.



Sharing Bolsover!

'Sharing Bolsover' looks forward to 2033 and is guided by the principles of placemaking 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 grain projects that will enhance the offer of the four town and village centres of Bolsover, Clowne, Shirebrook and South Normanton to strengthen their role as service centres. Proposed improvements to physical connectivity will enable outlying villages to access and benefit from these investments and to contribute to the rise of a vibrant local economy and of a shared sense of civic pride.

Bolsover District Council

Meeting of the Local Growth Scrutiny Committee on 7th February 2023

Review of Town Centre Regeneration Frameworks – Clowne (Addendum)

Report of the Portfolio Holder for Growth / Economic Development

Classification	This report is Public
Report By	Natalie Etches – Business Growth Manager 01246 242389 / Natalie.etches@bolsover.gov.uk
Contact Officer	As above

PURPOSE/SUMMARY OF REPORT

- This is an addendum to the report reviewing the effectiveness of the Regeneration Framework adopted in 2017 for Clowne.
- This addendum report reviews the impact of the Regeneration Framework with particular regard to the projects proposed for the surrounding villages and hamlets including: Barlborough; Creswell and Elmtun; Whitwell; and Hodthorpe and Belph.

REPORT DETAILS

1. Background

- 1.1 Alongside the main project areas and ‘stepping stone’ projects contained in the Clowne Regeneration Framework for Clowne town centre, it was noted that outlying villages and hamlets form a vital part of the District's offer and identity and for this Framework the relevant ‘outlying’ places were identified as Barlborough; Creswell and Elmtun; Whitwell; and Hodthorpe and Belph.
- 1.2 It was therefore intended that the key principles of the Regeneration Framework would be applied to these settlements to identify and inform future projects and the Clowne Regeneration Framework included suggested projects for each place.

2. Details of Proposal or Information

- 2.1 The following score card provides a summary of the suggested project and what has been achieved to date:

Villages and Hamlets		
	Project Summary	Outcome
Barlborough		
1	Enhance existing proposals for greenways to provide improved cycle routes from the old village centre, through Barlborough Links to Clowne, via the Clowne Branch Line.	No progress made
2	Enhance connectivity between the business park and retail units within the Links neighbourhood.	No progress made
3	Support a programme of shopfront improvements to retail units within the village.	No progress made
4	Support the reuse of empty commercial properties within the village such as the empty retail unit in the village centre.	The units within the village are all currently occupied, with a vacant commercial unit on the Links. Interest in, and vacancy rates of, commercial units are driven by the market demand
Creswell and Elmtton		
Acknowledge and enhance the former civic architecture that defines the history of the village, through a programme of village improvements including:		
5	<i>Creswell Public Realm Improvements:</i> Strategic recommendations for improving the quality of the Elmtton Road core retail area.	No progress made
6	<i>Creswell Leisure Centre:</i> potential redesign and refurbishment of the existing leisure facility at Creswell to complement the leisure centre at The Arc in Clowne.	Redevelopment of the site is underway to construct a Heritage and Well-Being Centre, to provide a 27-station gym, badminton and sports hall, climbing wall and caving experience, soft play area, exercise studio and a café. Completion and opening expected early 2023.
7	Encourage Tourism: <ul style="list-style-type: none"> Explore options for Caravan and Lodge Park, Tent/ Yurts etc. Interpretation boards including Robin Hood Line and interpretation at Creswell 	The Tourism and Visitor Economy Officer has established a working group with officers from Leisure and Bolsover Countryside Partnership to ensure a co-ordinated approach with the investment and improvements to cycle trails and green links, to ensure the promotion and link to

Villages and Hamlets		
	Project Summary	Outcome
	Station (and Whitwell Station [7a]) <ul style="list-style-type: none"> Support the improvement of cycle trail / green route linking the Archaeological Way to the Clowne Branch Line. Develop and complete the green links into Creswell. 	local attractions is co-ordinated to maximise uptake. This work links to the Community Rail Partnership work currently being delivered through the Partnership Team.
8	Support the redevelopment of the Station Hotel, Creswell.	Works complete in 2017 on the conversion of the former public house / hotel to 15no. 1 and 2 bed apartments.
9	Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	No progress made
Whitwell		
10	Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	No progress made
11	Support the redevelopment of the former Whitwell colliery site – potential strategic site for a mixed housing and employment scheme. Also support the restoration of the colliery tip.	The outline permissions for restoration of the tip (DCC) and redevelopment of the site (BDC) have both been recently issued. Officers are now in discussions about bringing the site forward and proposals to use mine water energy.
12	Support the reuse of the former Co-op building.	No progress made
13	Support the improvement of Bakestone Moor and Welbeck Street play areas.	No progress made
Hodthorpe and Belfh		
14	Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	No progress made
15	Support the improvement of the play area at Hodthorpe Recreation Ground.	No progress made

3. Reasons for Recommendation

- 3.1 Whilst the Clowne Regeneration Framework was intended to drive regeneration and environmental improvements in the village and hamlets outlying the town of Clowne, very little can be attributed to the work of the Clowne Regeneration Framework with the areas of successful delivery of interventions in the hamlets as shown in the table above.

- 3.2 There are a number of suggested improvements to the cycle network and green ways, but this investment is driven by the capital funding available to invest in the new routes, and then the revenue to maintain them longer term. As and when the funding becomes available to upgrade or create new routes, this is prioritised in areas where there are links to established and well used routes, and which can connect to and from tourism attractions in the area, for example between Welbeck Estate and Creswell Crags and Creswell Station. However, it should be noted that this route was as a result of private investment from the Welbeck Estate and public funding for new routes is very limited.
- 3.3 The former Whitwell colliery site is a site allocation in the Local Plan and bringing this site forward is an objective in the Council's Business Growth Strategy. Therefore, this site has been brought forward through the planning system and the Council's ambition and associated corporate objectives to unlock development that underpin the Growth Strategy rather than as a direct result of the regeneration framework.

4 Alternative Options and Reasons for Rejection

- 4.1 To recommend a refresh of the Regeneration Framework for Clowne: this option was rejected because the costs of addressing the points raised in the above review of the document would be unduly inhibitive.
- 4.2 To recommend that the Regeneration Framework for Clowne is put forward as an adopted planning document to allow more weight to be attached to it: this option was rejected because the document is out dated and would not meet the necessary thresholds to be adopted as a supplementary planning document.

RECOMMENDATION(S)

1. That Members note the contents of this report
2. That Members compare the findings in this report with the previous reviews for Bolsover and Shirebrook, and the forthcoming reviews of South Normanton to inform next steps.

IMPLICATIONS:

Finance and Risk:

Yes ☐

No ☒

Details: N/A

On behalf of the Section 151 Officer

Legal (including Data Protection):

Yes ☐

No ☒

Details: This report is for noting and refers solely to documents in the public domain so does not raise any legal issues or any data protection issues.

On behalf of the Solicitor to the Council

Environment:

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details: The report is for information only, and not directly delivering an intervention which will lead to a positive environmental impact. However, the schemes proposed within the Regeneration Framework will work to positively enhance the environment of the villages and hamlets they are delivered within.

Staffing: Yes ☐ No ☒

Details: None from this report.

On behalf of the Head of Paid Service

DECISION INFORMATION

Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>	No

District Wards Significantly Affected	None
Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	No Details:

Links to Council Ambition: Customers, Economy and Environment.
Economy

DOCUMENT INFORMATION

Appendix No	Title
Background Papers	
<i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive you must provide copies of the background papers).</i>	
None	

Bolsover District Council

Meeting of the Local Growth Scrutiny Committee on 7th February 2023

Delivery of Dragonfly and Bolsover Homes Programmes

Report of the Chair of Local Growth Scrutiny Committee

Classification	This report is Public
Report By	Scrutiny & Elections Officer
Contact Officer	Scrutiny & Elections Officer, joanne.wilson@bolsover.gov.uk 01246242385

PURPOSE/SUMMARY OF REPORT

- To remind Members of the previous review work in relation to the Programmes that was carried out during 2020/21, but not formally completed due to change in scrutiny structures and other review work demands.
- To advise Members on the reports considered in relation to the Programmes since the recent review work by Growth Scrutiny Committee in 2020/21.

REPORT DETAILS

1. Background

- 1.1 During 2020/21, Members of the previous Growth Scrutiny Committee raised a number of concerns in relation to the volume of projects being delivered in partnership with Robert Woodhead Limited. It was agreed to complete a review to seek further clarification in relation to the value for money of the contracts in place; procurement processes followed; consideration given to the potential financial risks to the authority; the current working relationship and monitoring/governance processes in place; and the process for regular review.
- 1.2 The aim of the review was:
- To ensure the contracts entered in to remain beneficial to the Council, provide value for money with adequate risk plans and governance frameworks agreed.
- 1.3 The key objectives identified were as follows:
- Analysis of the procurement process for existing contracts with RWL.
 - Analysis of the set-up process for Dragonfly Developments, the joint venture company.

- Evaluation of current relationship with RWL in relation to Dragonfly Developments including governance structure, communications, and how Scrutiny is engaged.
- Evaluation of governance and monitoring arrangements for Bolsover Homes framework and how Scrutiny is engaged.
- Analysis of Value for Money for BDC investment in current contracts.
- Investigation of how the Council ensures the wider contract achieves relevant growth benefits, including the economic, social and environmental impact of the contract and monitoring of said benefits.

1.4 The key issues arising from the review were:

- Communication channels both with Members and wider public awareness of the programmes.
- Governance arrangements – particularly in terms of reporting processes.
- Evaluation processes used on completion of schemes to ensure required levels of customer satisfaction and lessons learned are applied to future schemes.

2. **Details of Proposal or Information**

2.1 An update report was scheduled for inclusion in the committee work programme for 2022/23 prior to the collapse of Woodhead Construction and the subsequent change in structure of Dragonfly Developments Limited.

2.2 As part of the current considerations in relation to Dragonfly Developments Limited, it is pertinent that Scrutiny Members ensure that findings from the previous review work are considered as part of the process.

2.3 Further advice will be provided to Members from key officers following the report to Council on 1st February, which Members have already seen and discussed.

2.4 Key considerations for Scrutiny Members are:

- How the new governance arrangements will enable involvement of scrutiny
- The reporting processes and expected frequency of reports
- How the new procurement processes will take account of enabling local businesses to bid for contracts, social value, and carbon reduction
- Engagement of Members, both in local Ward delivery and general awareness via Member Development Programme.
- How new delivery mechanisms will engage with BDC Risk Management Group
- Processes for evaluation of individual scheme delivery, including resident's satisfaction.

3. **Reasons for Recommendation**

3.1 As the previous review work was not formally completed, and due to the change in circumstances in relation to the future delivery of Dragonfly and Bolsover Homes Programmes, Scrutiny Members must clarify if there are any further recommendations that should be made to Executive in relation to governance,

monitoring, procurement and engagement of Members in relation to Bolsover Homes developments.

4 Alternative Options and Reasons for Rejection

- 4.1 Members could choose not to make any further recommendations if they are satisfied that the proposals in the Business Case will address the previous areas of concern identified in the past review.

RECOMMENDATION(S)

1. That following consideration of the Business Case presented to Council and the additional information from officers, Local Growth Scrutiny Committee agree any recommendations in relation to scrutiny's involvement in the proposed governance structures.
2. That Members determine if any of the previous review recommendations, contained in Appendix 2, should be adapted due to the change in circumstances and put to Executive for consideration as part of the further development of Dragonfly Developments Ltd.

Approved by Chair of Local Growth Scrutiny Committee

IMPLICATIONS:

Finance and Risk: Yes ☐ No ☒

Details: None from this report.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes ☐ No ☒

Details: None direct from this report. In carrying out scrutiny reviews the Council is exercising its scrutiny powers as laid out in s.21 of the Local Government Act 2000 and subsequent legislation which added to/amended these powers e.g. the Local Government and Public Involvement in Health Act 2007.

On behalf of the Solicitor to the Council

Environment:

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details: There are no direct implications from this report. The individual developments competed by Dragonfly Developments Ltd. and via Bolsover Homes will take account of environmental impacts as part of the design specifications and build programme.

Staffing: Yes ☐ No ☒

Details: None from this report.

On behalf of the Head of Paid Service

DECISION INFORMATION

Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>	No

District Wards Significantly Affected	All wards
Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input checked="" type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Details:

Links to Council Ambition: Customers, Economy and Environment.
Economy

DOCUMENT INFORMATION	
Appendix No	Title
7.1	Summary of committee reports
7.2	Background Documents – Past Review work

Background Papers <i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive you must provide copies of the background papers).</i>
Notes from previous review work in 2020/21.

Summary of committee reports relating to Bolsover Homes and Dragonfly Developments Ltd. following previous review work 2021-to date

*(*report search covers January 2021 to January 2023)*

Bolsover Homes – Executive reports

- February 2021 – Bolsover Homes report seeking approval for development at Sandy Lane/Thorpe Avenue Whitwell through the existing Bolsover Homes Framework.
- March 2021 – report seeking approval to purchase development land off West Street Langwith, to deliver a Bolsover Homes Scheme.
- November 2021 – Bolsover Homes report seeking approval to deliver the Woodlands site, Whaley Thorns, through the existing Bolsover Homes Framework.
- December 2021 – report seeking approval to deliver the West Street, Langwith Scheme via existing Bolsover Homes Framework.
- March 2022 – report seeking approval to deliver Market Close cluster scheme, Shirebrook via the existing Bolsover Homes Framework and to seek approval for purchase of land at market close, Shirebrook.
- July 2022 – report seeking approval to deliver Moorfield Lane, Whaley Thorns Langwith scheme via existing Bolsover Homes Framework.

Bolsover Homes – Council reports

No reports found.

Dragonfly Developments Ltd. (DDL) – Executive reports

- December 2021 – report providing a progress update on DDL and the sites identified and asking Executive to agree to give the Assistant Director of Property Services & Housing Repairs delegated powers in consultation with the Section 151 Officer, the Growth Portfolio Holder and the Finance Portfolio Holder to apportion the previously agreed budget to any Dragonfly scheme included within the report.
- December 2022 – presentation following Executive to update Members on the potential options for the Business Case being developed to operate DDL as a wholly owned company.

Dragonfly Development Ltd. – Council reports

- August 2022 – report seeking approval on up to £10.6m as a capital loan facility to Dragonfly Development Ltd. on commercial terms.

To grant delegated powers to the Assistant Director of Property Services and Housing Repairs in consultation with the Deputy Leader and the Assistant Director of Finance and Resources (the Treasurer), to enter any such agreements as are necessary to facilitate and conclude the loan investment as outlined within the report.

Outline of Gateway process – a detailed decision making route referred to as the ‘Gateway Process’ has been developed to inform the board, shareholders and officers, how DDL will develop schemes and when key decisions will take place,

- October 2022 – report outlining the collapse of Woodhead Construction, the impact on delivery of schemes under Bolsover Homes Framework and action taken by the Council to mitigate risks and secure building sites. Site Managers and Quantity Surveyors had been temporarily employed to enable current and future project to continue.

All contracts with Woodhead Construction were terminated.

- November 2022 – report outlining proposals to develop Dragonfly Developments Ltd. as a wholly owned company, advised of next steps and presented an initial outline Business Case.

Given the failure of Woodhead Construction confidence in Woodhead Regeneration had been lost. While Woodhead Regeneration was still trading, the risks meant that the Council bought out their shares to create a wholly owned company. The report summarises key action being undertaken and proposed. The report proposes quarterly updates to Council.

The work completed also involved supporting Elmlton-with-Creswell Parish Council in relation to completion of the Heritage and Wellbeing Centre build.

Background Documentation – Past Review work

Review of the relationship between Bolsover District Council and Robert Woodhead Ltd (RWL) September 2020 – June 2021

Scope of the Review

The Growth Scrutiny Committee agreed to undertake a Review of the relationship between Bolsover District Council and Robert Woodhead Ltd (RWL), as part of the 2020/21 Work Programme.

On deciding the review, Members agreed that further clarification was required in relation to the value for money of the contracts in place; procurement processes followed; consideration given to the potential financial risks to the authority; the current working relationship and monitoring/governance processes in place; and the process for regular review.

The review supported the Corporate Ambition of Economy and is directly linked to the corporate priority of:

- Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of the growing population and support economic growth

The review directly related to the corporate targets of:

- ECO.05 - Annually review housing delivery in the district and facilitate delivery to meet the annual target of 272 new homes.
- ECO.07 - Deliver 150 new homes through the Bolsover Homes Programme by March 2024.

The aim of the review was:

- To ensure the contracts entered in to remain beneficial to the Council, provide value for money with adequate risk plans and governance frameworks agreed.

The key objectives identified were as follows:

- Analysis of the procurement process for existing contracts with RWL.
- Analysis of the set-up process for Dragonfly Developments, the joint venture company
- Evaluation of current relationship with RWL in relation to Dragonfly Developments including governance structure, communications, and how Scrutiny is engaged.
- Evaluation of governance and monitoring arrangements for Bolsover Homes framework and how Scrutiny is engaged.
- Analysis of Value for Money for BDC investment in current contracts.

- Investigation of how the Council ensures the wider contract achieves relevant growth benefits, including the economic, social and environmental impact of the contract and monitoring of said benefits.

The Committee comprised the following Members:

Councillor J. Wilson (Chair)	Councillor T. Clough (Vice Chair)
Councillor T. Munro	Councillor T. Kirkham
Councillor C. Kane	Councillor D. Adams
Councillor P. Roberts	Councillor D. Dixon
Councillor J. Clifton	Councillor G. Parkin (up to September 2020)
Councillor R. Walker (from February 2021)	Councillor J. Watson (up to November 2020)

Method of Review

The Committee had an initial meeting to agree the scope of the review, and agreed to complete the review via a document review and presentation of verbal and written evidence by Officers to Committee.

Four evidence gathering sessions were held where Members heard from our Procurement team, and lead officers for the JVC (Dragonfly Developments Ltd.) and the Bolsover Homes programme – Director of Development and the Head of Property Services and Housing Repairs.

Members also reviewed the following documents:

- All documents associated with the procurement process for Bolsover Homes contract
- Summary of Committee reports considered as part of the creation of Dragonfly Developments Ltd.
- Progress Summary of Dragonfly Developments Ltd.
- BDC Risk Management Strategy 2020
- Bolsover Homes Contractors report Nr1 – Whitwell Cluster 17/11/2020

In comparing our experience of governance within company structures with neighbouring authorities, Members also looked at:

- Nottingham City Council Report in the Public Interest concerning the Council's governance arrangements for Robin Hood Energy Ltd.

Conclusions

The Committee put together ten recommendations which they hoped would support improvements to the current governance arrangements, therefore improving risk

management. It was also hoped the recommendations would result in improved communication at a local level as developments come forward.

The key issues arising from the review were:

- Communication channels both with Members and wider public awareness of the programmes
- Governance arrangements – particularly in terms of reporting processes
- Evaluation processes used on completion of schemes to ensure required levels of customer satisfaction and lessons learned are applied to future schemes.

It was hoped that the recommendations set out in the review would further improve the Council's approach to development of new properties within the District, both council housing stock and private sector stock.

Stakeholders

Stakeholders engaged during the Review:

- Portfolio Holder – Economic Development
- Director of Development
- Head of Housing Repairs & Property Services
- Procurement Manager
- Procurement Officer
- Head of Finance & Resources
- Solicitor to the Council and Monitoring Officer
- Deputy Monitoring Officer

Stakeholders impacted by the Review:

- Portfolio Holder – Economic Development
- Director of Development
- Head of Housing Repairs & Property Services
- Procurement Manager
- Procurement Officer
- Head of Finance & Resources
- Solicitor to the Council and Monitoring Officer
- BDC Members
- BDC Tenants
- Bolsover residents

Recommendations

PERFORM Code	Recommendation	Desired Outcome	Target Date	Lead Officer	Resources	Service Response
GSc20/21 1.1	That in relation to the use of the framework EEM, consideration should be given to whether the framework approach is the best approach for engaging with local businesses the next time this is being tendered. Evidence of this decision should be published.	Transparent procurement practices in place for large-scale contracts, which include sufficient scope for local businesses to bid and be considered.		Director of Development; Head of Property Services & Housing Repairs; Procurement Manager	Officer time.	
GSc20/21 1.2	That the Member Development Programme is adapted to include further sessions on Dragonfly Developments to ensure greater Member understanding of this programme.	Improved Member knowledge of key council contracts and regeneration schemes.		Governance Manager; Director of Development; Head of Property Services & Housing Repairs	Officer time.	

PERFORM Code	Recommendation	Desired Outcome	Target Date	Lead Officer	Resources	Service Response
GSc20/21 1.3	That an Annual Report is produced by Dragonfly Developments and presented to Council and RWL Ltd.	Improved governance of Dragonfly Developments Ltd. and greater transparency of delivery by the company to all partners.		Director of Development; Head of Property Services & Housing Repairs	Officer time	
GSc20/21 1.4	That in respect of the Dragonfly project, the Committee request that the Executive re-evaluates Dragonfly Developments with a view to considering the viability of its future existence given the recent lack of new projects coming forward.	Value for money and ongoing viability of existing arrangement is re-assessed in light of current delivery and reported back to scrutiny. Executive to define forward delivery if still assessed as a viable means of delivery.		Director of Development; Head of Property Services & Housing Repairs		

PERFORM Code	Recommendation	Desired Outcome	Target Date	Lead Officer	Resources	Service Response
GSc20/21 1.5	That a procedure should be created or an existing procedure modified to ensure that local Ward Members and all additional relevant Members are consulted at the earliest possible stage (e.g. pre-planning application) before sites are brought forward for a Bolsover Homes project.	Greater local communication and improved engagement of local Members.		Director of Development; Head of Property Services & Housing Repairs		
GSc20/21 1.6	That the procedure should include a requirement for local Ward Members to be kept actively informed throughout development of an approved scheme.	Greater local communication and improved engagement of local Members.		Director of Development; Head of Property Services & Housing Repairs		

PERFORM Code	Recommendation	Desired Outcome	Target Date	Lead Officer	Resources	Service Response
GSc20/21 1.7	That a procedure should be created or an existing procedure modified to ensure that sites are chosen on a needs basis and that there is transparency and greater clarity in the feedback to Members about how the needs led requirements are determined, assessed and addressed.	Improved communication across service areas and improved engagement of local Members. Clear grounds for proposed development for all services involved in delivery (Property development, Housing Needs, Housing Management, Streetscene (impact on waste collection))		Director of Development; Head of Property Services & Housing Repairs		
GSc20/21 1.8	That the current monitoring procedures that ensure compliance with the contract should be reviewed to provide Members with confidence in the procedures.	Improved Governance arrangements and greater communications to all stakeholders involved.		Director of Development; Head of Property Services & Housing Repairs		

PERFORM Code	Recommendation	Desired Outcome	Target Date	Lead Officer	Resources	Service Response
GSc20/21 1.9	That all future Bolsover Homes projects be submitted to the BDC Risk Management Group for their consideration in advance of being sent to the Executive of the Council.	Improved Governance arrangements and greater communications to all stakeholders involved.		Director of Development; Head of Property Services & Housing Repairs		
GSc20/21 1.10	A post project evaluation of each scheme should be carried out to include whether the identified housing need has been correctly identified and satisfied. This should include a suitable survey of the new residents' satisfaction.	Ensuring that all developments lead to high customer satisfaction, alleviate issues with local housing supply and that continuous improvement is identified for future development sites.		Director of Development; Head of Property Services & Housing Repairs		

Bolsover District Council

Meeting of Local Growth Scrutiny Committee on 7 February 2023

Scrutiny Committee Work Programme 2022/23

Report of the Scrutiny & Elections Officer

Classification	This report is Public
Report By	Joanne Wilson, Scrutiny & Elections Officer, 01246 242385, joanne.wilson@bolsover.gov.uk
Contact Officer	Joanne Wilson, Scrutiny & Elections Officer, 01246 242385, joanne.wilson@bolsover.gov.uk

PURPOSE/SUMMARY OF REPORT

- To provide members of the Scrutiny Committee with an overview of the proposed meeting programme of the Committee for 2022/23.

REPORT DETAILS

1. Background

- 1.1 The main purpose of the report is to inform members of the proposed meeting programme for the year 2022/23 and planned agenda items (Appendix 1).
- 1.2 This programme may be subject to change should additional reports/presentations be required, or if items need to be re-arranged for alternative dates.
- 1.3 Review Scopes submitted will be agreed within Informal Session in advance of the designated meeting for Member approval to ensure that there is sufficient time to gather the information required by Members and to enable forward planning of questions.
- 1.4 Members may raise queries about the programme at the meeting or at any time with the Scrutiny & Elections Officer should they have any queries regarding future meetings.

- 1.5 All Scrutiny Committees are committed to equality and diversity in undertaking their statutory responsibilities and ensure equalities are considered as part of all Reviews. The selection criteria when submitting a topic, specifically asks members to identify where the topic suggested affects particular population groups or geographies.
- 1.6 The Council has a statutory duty under s.149 Equality Act 2010 to have due regard to the need to advance equality of opportunity and to eliminate discrimination.
- 1.7 As part of the scoping of Reviews, consideration is given to any consultation that could support the evidence gathering process.

2. Details of Proposal or Information

- 2.1 Attached at Appendix 1 is the meeting schedule for 2022/23 and the proposed agenda items for approval/amendment.

3. Reasons for Recommendation

- 3.1 This report sets the formal Committee Work Programme for 2022/23 and the issues identified for review.
- 3.2 The Scrutiny Programme enables challenge to service delivery both internally and externally across all the Council Ambitions.
- 3.3 The Scrutiny functions outlined in Part 3.6(1) of the Council's Constitution requires each Scrutiny Committee to set an annual work plan.

4 Alternative Options and Reasons for Rejection

- 4.1 There is no option to reject the report as the Scrutiny functions outlined in Part 3.6(1) of the Council's Constitution requires each Scrutiny Committee to set an annual work plan.

RECOMMENDATION(S)

1. That Members review this report and the Programme attached at Appendix 1 for approval and amendment as required. All Members are advised to contact the Scrutiny & Elections Officer should they have any queries regarding future meetings.

IMPLICATIONS:**Finance and Risk:** Yes ☐ No ☒**Details:**

None from this report.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes ☒ No ☐**Details:**

In carrying out scrutiny reviews the Council is exercising its scrutiny powers as laid out in s.21 of the Local Government Act 2000 and subsequent legislation which added to/amended these powers e.g. the Local Government and Public Involvement in Health Act 2007.

On behalf of the Solicitor to the Council

Environment:

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details:

None from this report.

Staffing: Yes ☐ No ☒**Details:**

None from this report.

On behalf of the Head of Paid Service

DECISION INFORMATION

Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>	No
District Wards Significantly Affected	N/A
Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/> Members <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes Details: Committee Members

Links to Council Ambition: Customers, Economy and Environment.
All

DOCUMENT INFORMATION	
Appendix No	Title
1.	LGSC Work Programme 2022/23

Background Papers
<i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive you must provide copies of the background papers).</i>
Previous versions of the Committee Work Programme.

Local Growth Scrutiny Committee

Work Programme 2022/23

Formal Items – Report Key

Performance Review	Policy Development	Policy/Strategy/ Programme Monitoring	Review Work	Call-In/Review of Executive Decisions	Petition

Date of Meeting	Items for Agenda		Lead Officer
14 June 2022	Part A – Formal	• Agreement of Work Programme 2022/23	Scrutiny & Elections Officer
		• Business Growth Strategy – Monitoring Update (Interim) 2022/23 (VERBAL REPORT)	Assistant Director of Development & Planning/ Business Growth Manager
		• Update on Shared Prosperity Fund and Levelling Up Fund	Assistant Director of Development & Planning/ Business Growth Manager
	Part B – Informal	• Review work	Scrutiny & Elections Officer
1 August 2022	Part A – Formal	• Update on Town Centre Regeneration Frameworks (VERBAL REPORT)	Assistant Director of Development & Planning/ Business Growth Manager
		• Work Programme 2022/23	Scrutiny & Elections Officer
	Part B – Informal	• Review work	Scrutiny & Elections Officer
8 September 2022 (Extraordinary meeting)	Part A – Formal	• Review of Integration of Social Value to BDC Policy & Delivery – Final Report	Scrutiny & Elections Officer
4 October 2022	Part A – Formal	• Business Growth Strategy – Monitoring Update (Full) 2022/23	Assistant Director of Development & Planning/ Business Growth Manager
		• Review of Town Centre Regeneration Frameworks – Bolsover This will incorporate a focus on ‘Shop local’ and town centre viability	Assistant Director of Development & Planning/ Business Growth Manager

Date of Meeting	Items for Agenda		Lead Officer
		<ul style="list-style-type: none"> Review of Integration of Social Value to BDC Policy and Delivery – Executive Response 	Scrutiny & Elections Officer
		<ul style="list-style-type: none"> (EXEMPT) Call-In of Executive Decision 050922 – Future Skills Hub 	Assistant Director of Development & Planning/Portfolio Holder – Economic Development
		<ul style="list-style-type: none"> Work Programme 2022/23 	Scrutiny & Elections Officer
	Part B – Informal	<ul style="list-style-type: none"> Review work 	Scrutiny & Elections Officer
6 December 2022	Part A – Formal	<ul style="list-style-type: none"> Business Growth Strategy – Monitoring Update (Interim) 2022/23 	Assistant Director of Development & Planning/ Business Growth Manager
		<ul style="list-style-type: none"> Update on Shared Prosperity Fund and Levelling Up Fund 	Assistant Director of Development & Planning/ Business Growth Manager
		<ul style="list-style-type: none"> Review of Town Centre Regeneration Frameworks – Shirebrook This will incorporate a focus on ‘Shop local’ and town centre viability 	Assistant Director of Development & Planning/ Business Growth Manager
		<ul style="list-style-type: none"> Work Programme 2022/23 	Scrutiny & Elections Officer
	Part B – Informal	<ul style="list-style-type: none"> Review work 	Scrutiny & Elections Officer
7 February 2023	Part A – Formal	<ul style="list-style-type: none"> Delivery of Dragonfly and Bolsover Homes Programmes 	Assistant Director of Property Services and Housing Repairs
		<ul style="list-style-type: none"> Review of Town Centre Regeneration Frameworks – Clowne This will incorporate a focus on ‘Shop local’ and town centre viability 	Assistant Director of Development & Planning/ Business Growth Manager
		<ul style="list-style-type: none"> Work Programme 2022/23 	Scrutiny & Elections Officer
	Part B – Informal	<ul style="list-style-type: none"> Review work 	Scrutiny & Elections Officer
13 March 2023	Part A – Formal	<ul style="list-style-type: none"> Business Growth Strategy – Monitoring Update (Full) 2022/23 	Assistant Director of Development & Planning/ Business Growth Manager
		<ul style="list-style-type: none"> Review of Town Centre Regeneration Frameworks – South Normanton This will incorporate a focus on ‘Shop local’ and town centre viability 	Assistant Director of Development & Planning/ Business Growth Manager

Date of Meeting	Items for Agenda		Lead Officer
		<ul style="list-style-type: none"> Review of Regional Strengths Post-Pandemic - TBC To cover: D2N2; HS2; Bolsover Skills Survey 	Assistant Director of Development & Planning/ Business Growth Manager/ Partnerships Team
		<ul style="list-style-type: none"> Review of Integration of Social Value to BDC Policy and Delivery – Post-Scrutiny Monitoring (INTERIM REPORT) 	Scrutiny & Elections Officer
		<ul style="list-style-type: none"> Work Programme 2022/23 	Scrutiny & Elections Officer
	Part B – Informal	<ul style="list-style-type: none"> Review work 	Scrutiny & Elections Officer