



BUSINESS  
BOLSOVER

# Business Growth Strategy

# The Council's Ambition

Bolsover District Council's Growth Strategy focusses on how the Development Directorate will prioritise its own work and its work with internal and external partners to achieve the Council's ambition:

*To become a dynamic, self-sufficient and flexible Council that delivers excellent services, whilst adapting to local aspirations and acting as the economic and environmental driver for Bolsover District*

# Priorities

To maintain focus on achieving the Council's ambition the strategy is organised around the Council's economic priorities:

- 1. Making the best use of our assets;**
- 2. Ensuring financial sustainability and increasing revenue streams;**
- 3. Unlocking Development Potential: unlocking the capacity of major employment sites;**
- 4. Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of the growing population and support economic growth;**
- 5. Working with partners to support enterprise, innovation, jobs and skills; and**
- 6. Promoting the District and working with partners to increase tourism**

# Building Back Better

**We will build back better by:**

- **Reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same;**
- **Enhancing biodiversity and developing attractive neighbourhoods that residents feel proud of and take responsibility for;**
- **Actively engaging with partners to benefit our communities;**
- **Promoting equality and diversity and supporting vulnerable and disadvantaged people;**
- **Providing good quality council housing where people choose to live; and**
- **Improving health, wellbeing and increasing participation in sport and leisure activities**

# Council Plan Targets

The actions set out in this strategy are intended to achieve the following corporate targets:

**ECO.02** - Optimise business growth (as measured by gross Business Rates) by £2m by March 2023.

**ECO.03** - Working with partners to bring forward employment and development opportunities at Coalite and Clowne Garden Village strategic sites by 2023.

**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

**ECO.10** - Working with partners to grow the visitor economy, the number of tourists and the amount of tourism spending in the District by 2023.

# 1. Making the best use of our assets

Amongst other things, making best use of our assets can help us to

- generate additional revenue for the Council;
- drive the local economy by creating jobs and business opportunities; and
- facilitate partnership working to support enterprise, innovation, jobs and skills.

The key assets we could use to achieve these objectives include:

- Pleasley Vale Mills;
- The Tangent;
- Land off Portland Road, Shirebrook;
- Oxcroft House; and
- Under-utilised garage sites and other surplus Council-owned land.



# Pleasley Vale Mills

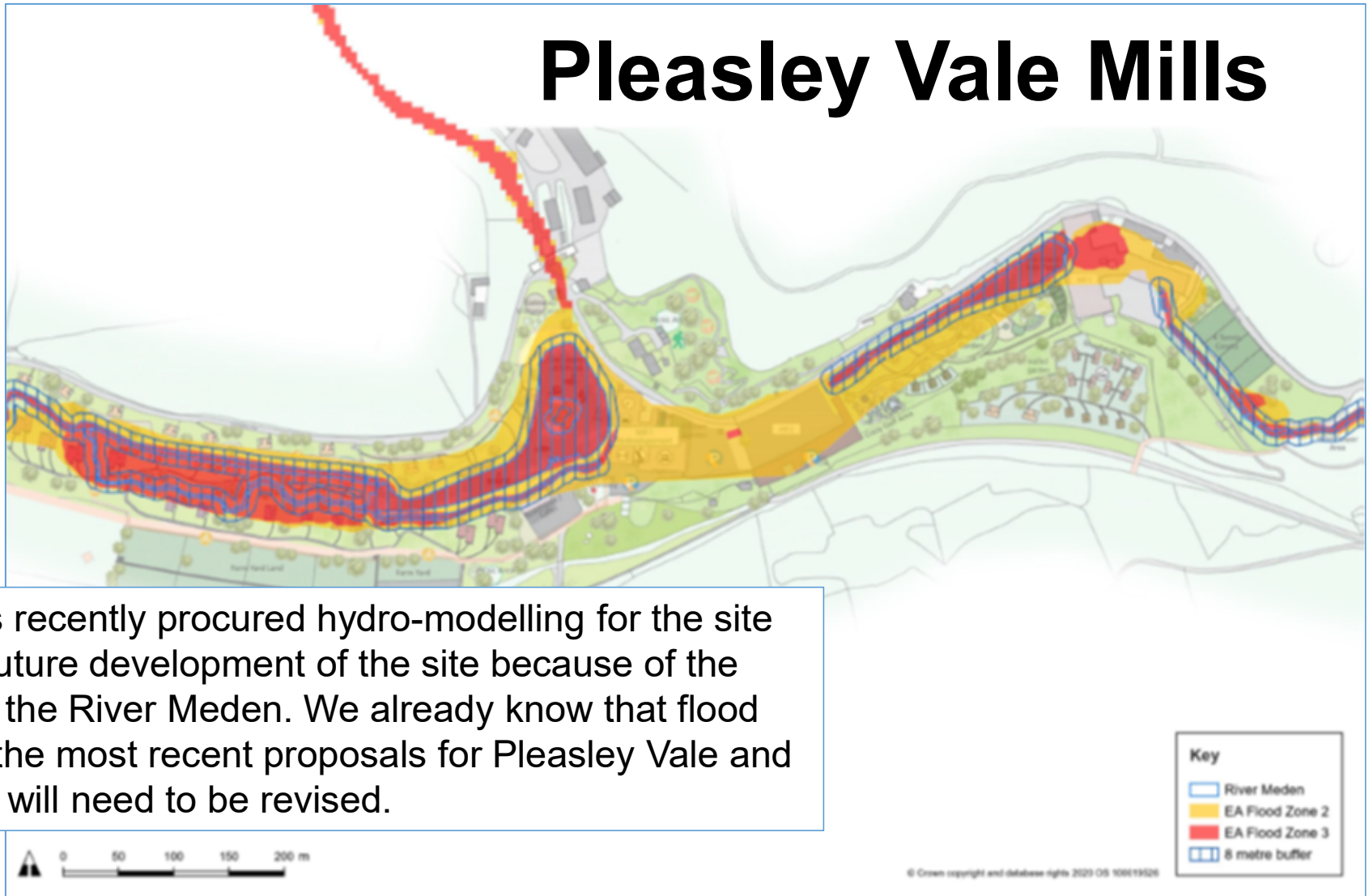
The Council-owned mill buildings are used for a mixture of commercial uses and continue to be popular with tenants. The website has been refreshed recently and tenancy levels remain high.

However, income generated from these mills would not cover the long-term maintenance costs of the buildings.

Therefore, it is necessary to consider how this site can be prevented from becoming an expensive liability in the future and this seems most likely to be achieved by comprehensive redevelopment of the mill buildings.



# Pleasley Vale Mills



The Council has recently procured hydro-modelling for the site that will inform future development of the site because of the Flood Risk from the River Meden. We already know that flood risk impacts on the most recent proposals for Pleasley Vale and these proposals will need to be revised.

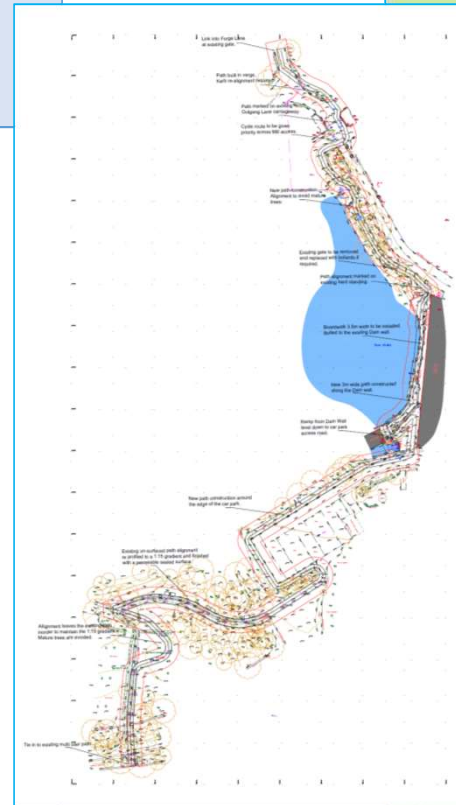


# Cycling

We are currently working with Sustrans to deliver three sections of new cycle routes:

- **A632 Greenway (Intake Road to Buttermilk Lane)**
- **Doe Lea / Stainsby Mill to the Hardwick Estate**
- **Pleasley Vale**

The works at Pleasley Vale will link to the Meden Trail and the Archaeological Trail and link in with the VCSR (Visit, Cycle, Sleep, Repeat) trails to support the creation of a Pleasley Hub



# The Tangent

The Tangent is a Council-owned business hub, giving small and medium sized businesses the opportunity to work in a professional business environment.

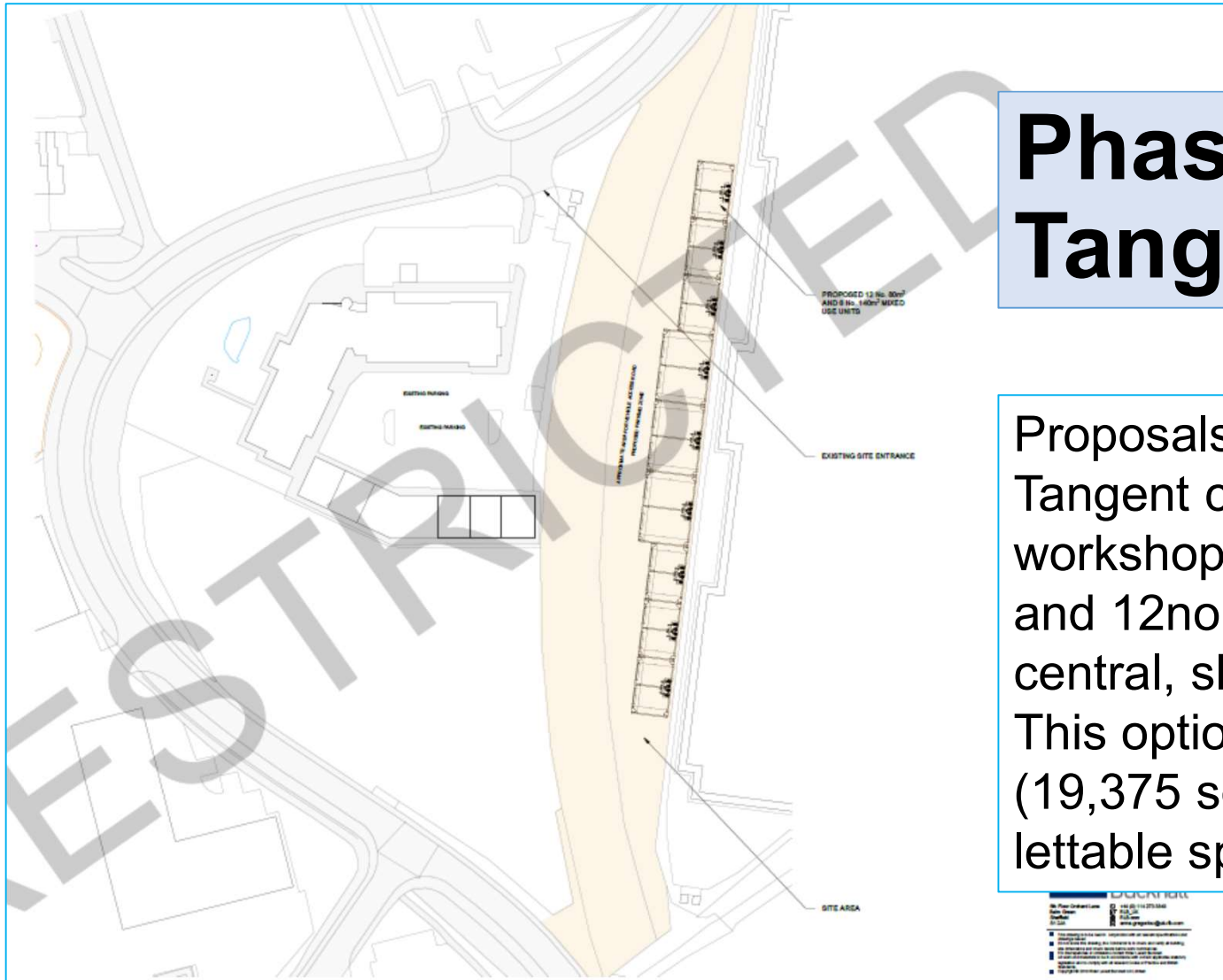
To date, the pandemic appears to have suppressed demand for physical office space but industrial space remains in high demand.

There is scope to increase the amount of available floor space to meet this demand on land adjacent to The Tangent.



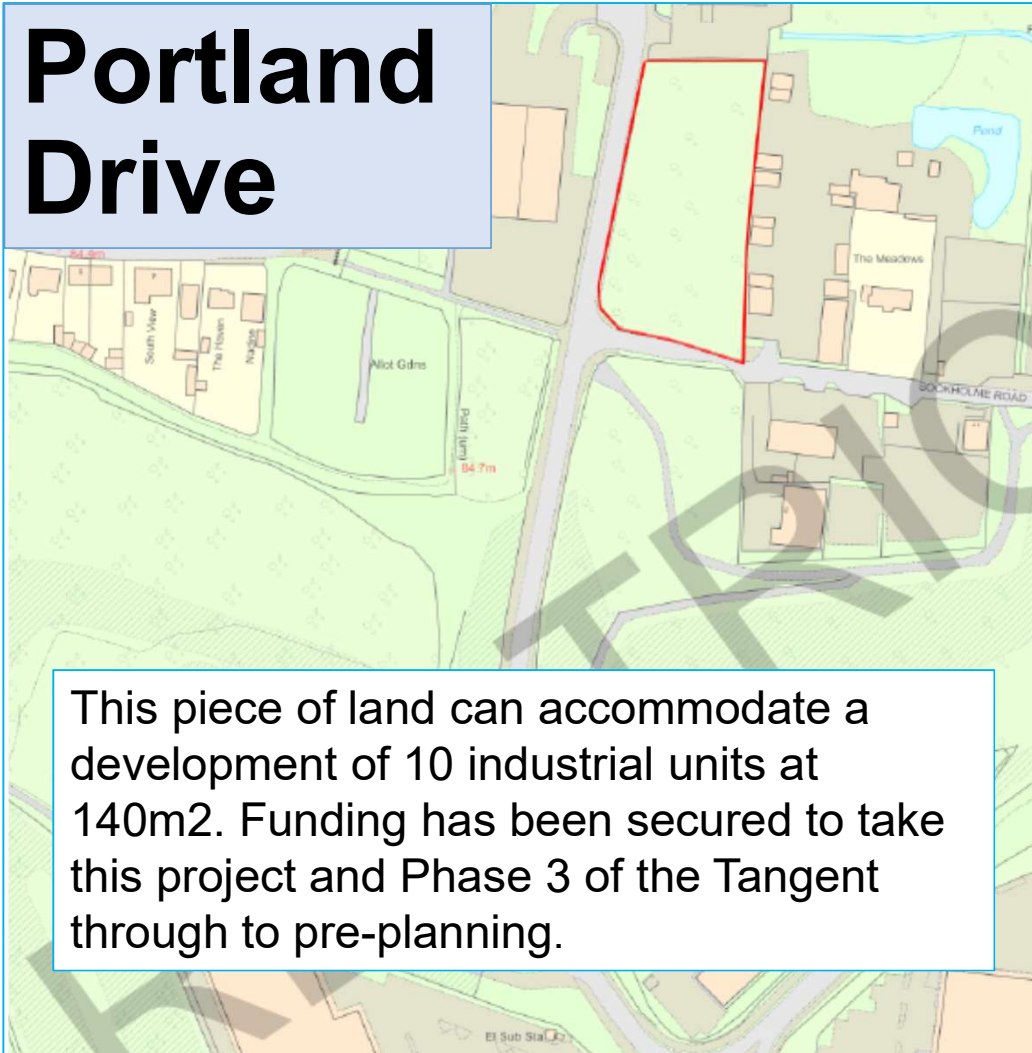
# Phase 3 of the Tangent

Proposals for Phase 3 of the Tangent comprise 18no. workshops with 6no. at 140m<sup>2</sup> and 12no. at 80m<sup>2</sup>, and a central, shared plant room. This option offers 1800m<sup>2</sup> (19,375 sq. ft.) of overall lettable space.

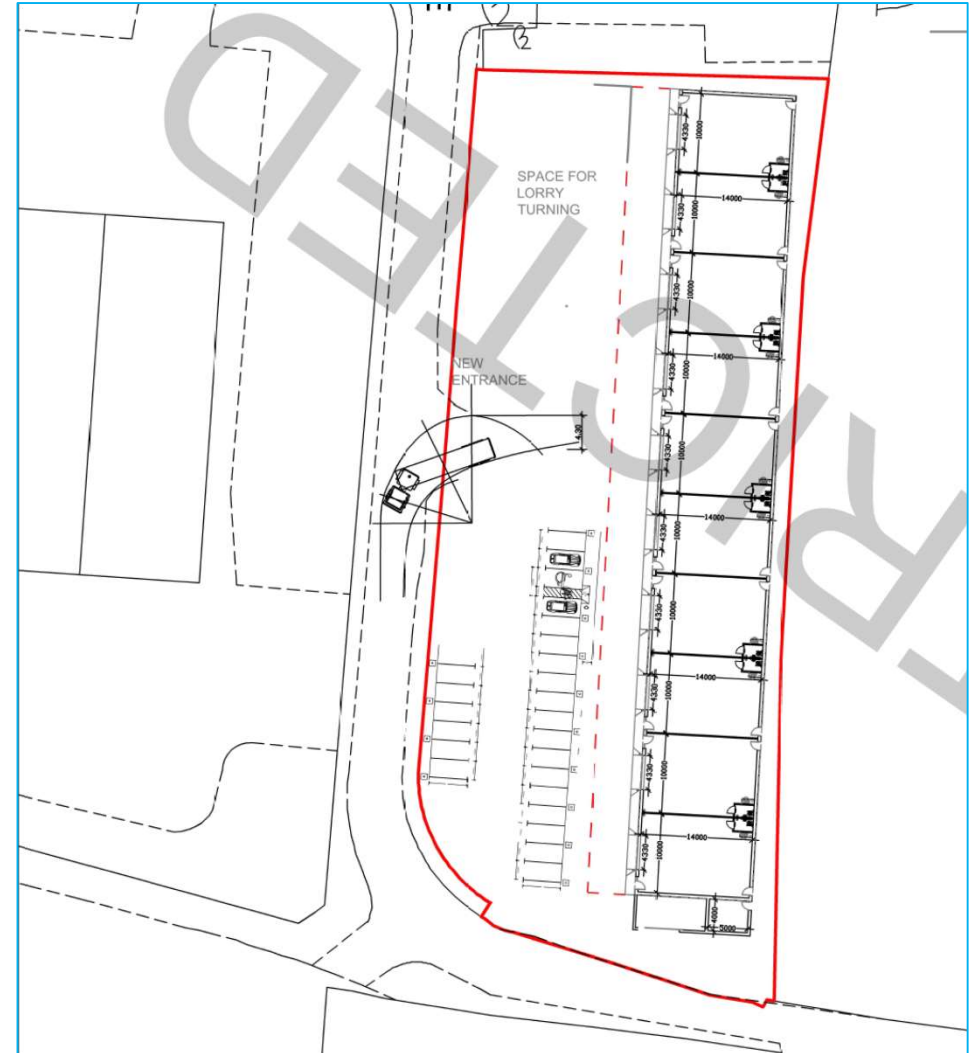




# Portland Drive



This piece of land can accommodate a development of 10 industrial units at 140m<sup>2</sup>. Funding has been secured to take this project and Phase 3 of the Tangent through to pre-planning.



# Oxcroft House, Bolsover

Oxcroft House is a Council-owned building on a plot of land off Oxcroft Lane in Bolsover that is adjacent to the new Morrison's on the former Sherwood Lodge site.

The property has previously been marketed without success for a number of years and a new marketing campaign has not resulted in the building being let.

Further consideration now needs to be given to the future of this building and whether a demolition rebuild project would be more appropriate than retaining the existing building.



# Surplus Land

The Council is not land-rich but it does own a variety of un-used and under-utilised sites that are surplus to requirements and could be better used.

To date more than 30 sites have been identified for disposal. 10 sites are about to be prepared for auction with the benefit of planning briefs showing they are capable of accommodating residential development.

A further eight sites are being looked at for their potential for wildlife.





## 2. Ensuring financial sustainability and increasing revenue streams

Ensuring financial sustainability is one of the key issues facing local authorities following a decade of austerity and the lack of certainty beyond the current financial year. These issues are exacerbated by the yet unknown impacts of Brexit and the ongoing impacts of the current pandemic.

Therefore, the Council needs to increase revenue streams to safeguard jobs and maintain the service we provide to visitors, our partner organisations, and the people who live and work in Bolsover District.

The following projects have significant potential to generate income for the Council either through increasing our own 'tax base' or through working with others to generate revenue streams.

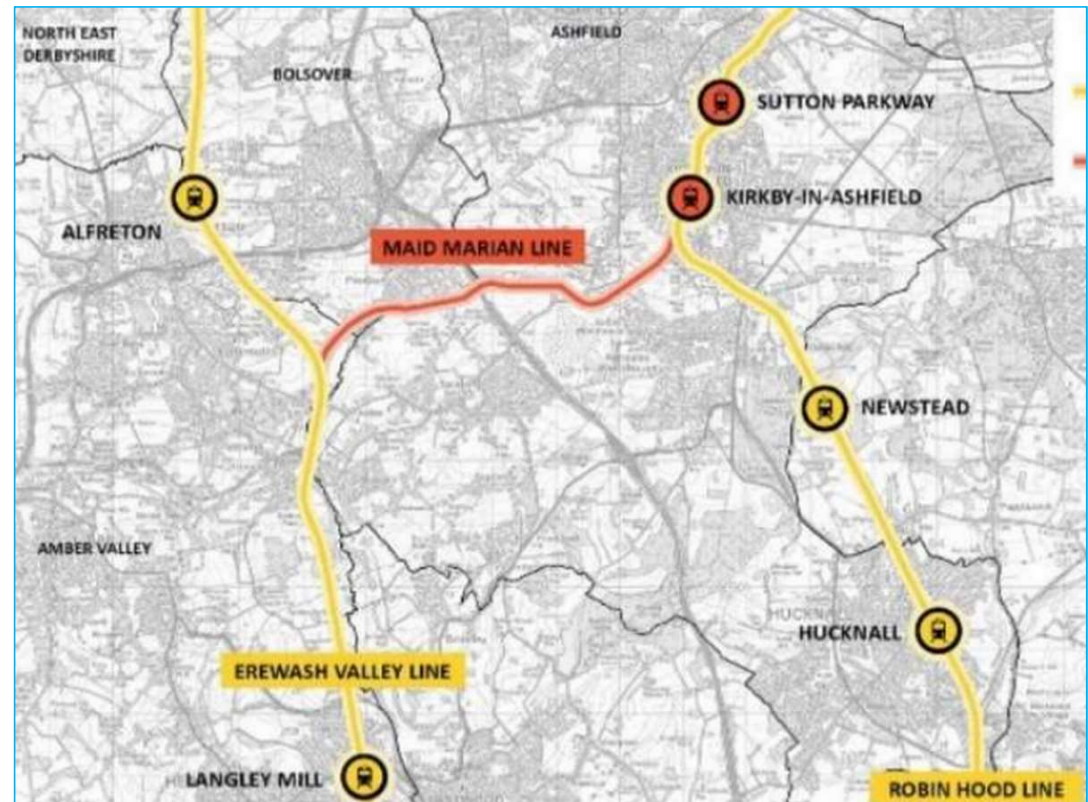
- Pinxton Station and Maid Marion Line
- Shirebrook Crematorium
- Shirebrook Growth Corridor

# Pinxton Station and the Maid Marian Line

The Maid Marian Line is an existing freight-only line that connects the Robin Hood Line to the West of Pinxton and Erewash Valley Line to the East of Pinxton.

If this line were to be re-opened to passenger trains, it could improve connectivity between the District, Nottingham and the proposed HS2 East Midlands Hub at Toton if the former train station at Selston were to be reinstated.

This additional connectivity could provide a boost to the local economy in its own right. However, a new road connection from the A38 or the M1 would be required to unlock any additional development potential in the local area and generate significant additional income for the Council



The Council has now taken on an active role on the Maid Marian Line Working Group, which is currently working with consultants on the Outline Strategic Business Case for the re-opening of the Maid Marian line.

The next steps are related more to working on the feasibility of replacement stations.



There were originally two stations in the local area – Pinxton/Selston (left) and Pinxton/South Normanton (above). Some basic feasibility work has been carried out on a replacement station close to the site of the Pinxton/Selston station based on the example of Reading Green Park Station, which was completed recently at a cost of c.£18,000,000.





**Pinxton Station Proposal**

Scale 1:1,000

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Ordnance Survey (100019526)

# Shirebrook Crematorium

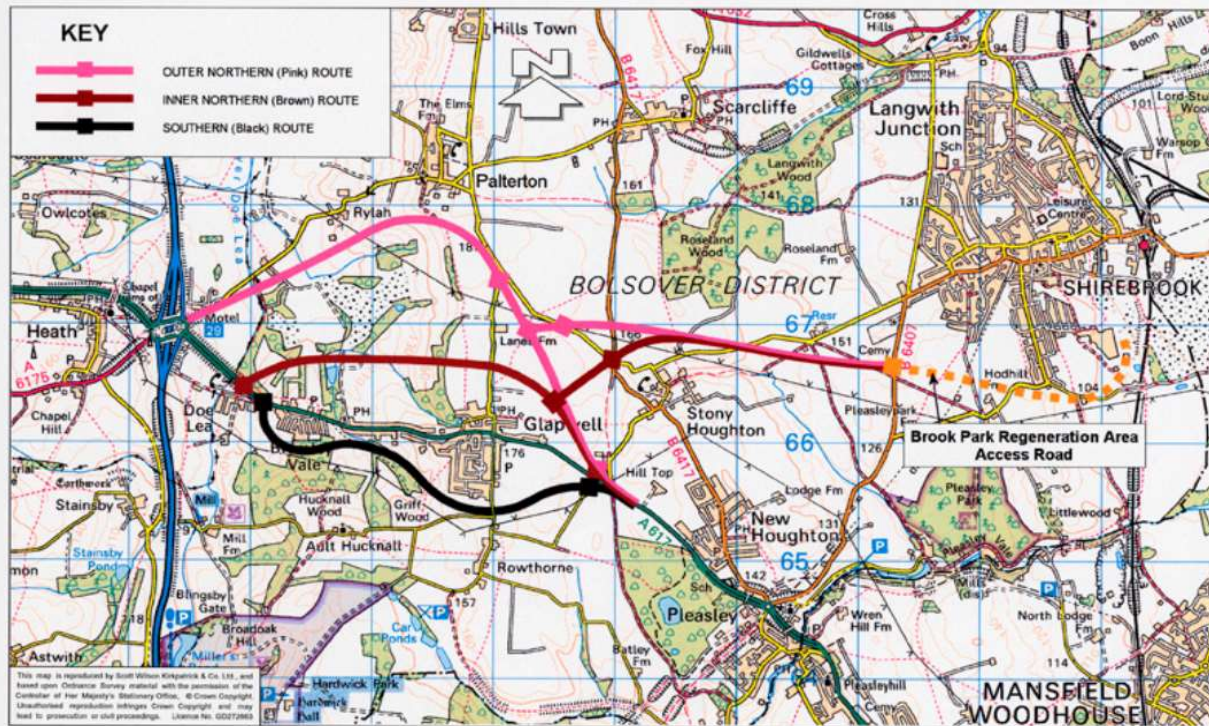
The Town Council own land adjacent to the Shirebrook Cemetery and a feasibility study has been commissioned, which concluded that a crematorium could be viable on this site.

A survey of the funeral directors working in the local area validated the commercial viability of these proposals and we are now moving on to design work.





# Shirebrook Growth Corridor



This is a major project based on the provision of a new road connecting J.29 of the M1 to Shirebrook. The new road would bypass Glapwell and New Houghton, improve connectivity from the M1 to Shirebrook, improve access to Pleasley Vale and unlock a significant amount of development in this part of the District.



# Growth Corridor – Next Steps

- Continue dialogue with County re traffic counts and whether any of the scheme is capable of attracting DfT funding - funding secured by DCC for study
- Identifying the landowners along the highway corridors to start scoping out future negotiations – ongoing
- Contact the landowners in the potential development areas to assess land availability and suitability – ongoing
- Outline the potential and viable growth options to members – after recess
- Contact infrastructure providers and update the Infrastructure Study to understand the non-highway infrastructure requirements, in particular new schools and GP surgery capacity – late 2021

## **3. Unlocking Development Potential**

**Whereas the Shirebrook Growth Corridor has the potential to unlock development potential over time, the recently adopted Bolsover District Local Plan identifies three strategic sites that could accommodate major employment uses in the near future:**

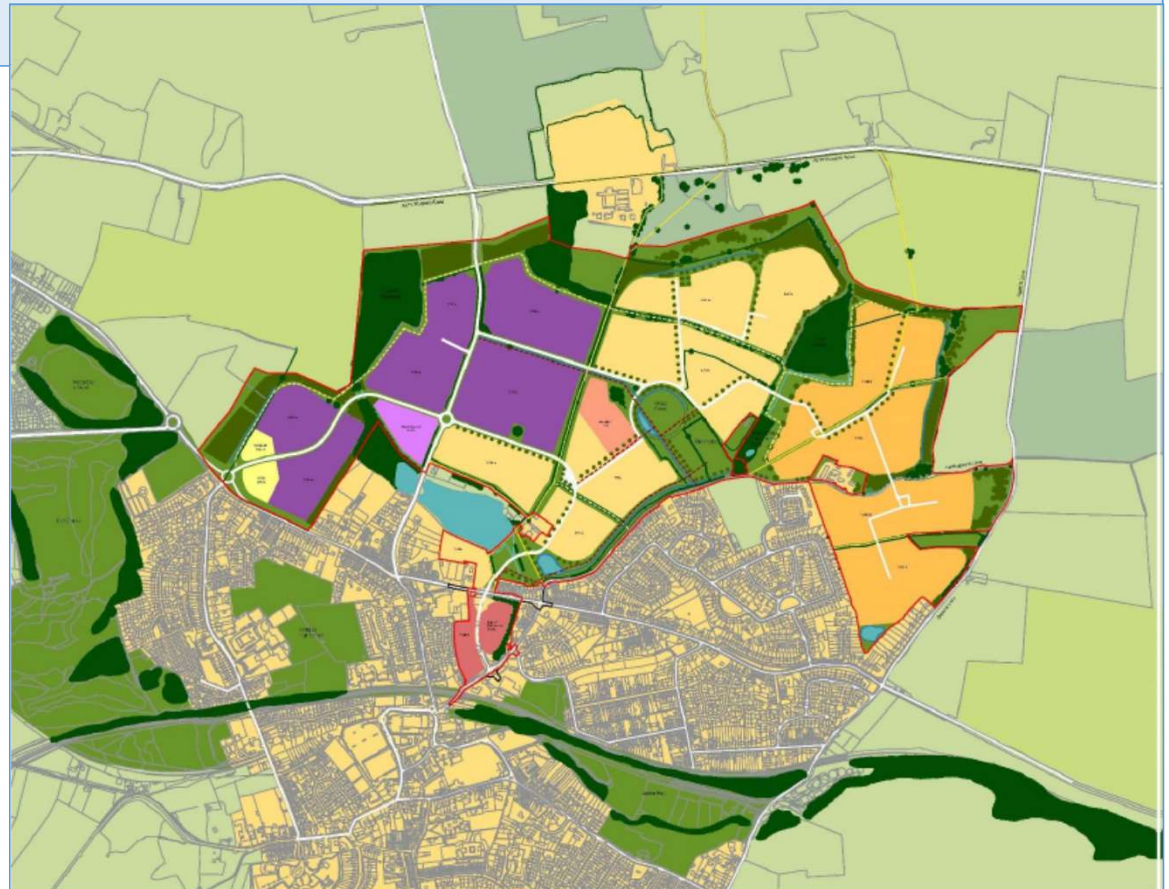
- Clowne Garden Village**
- Former Coalite Site; and**
- Whitwell Tip**

**Unlocking the capacity of these major employment sites would help to encourage new industries to enter the District because of their connectivity with the strategic road network and the amount of available land on each of these sites.**

# Clowne Garden Village

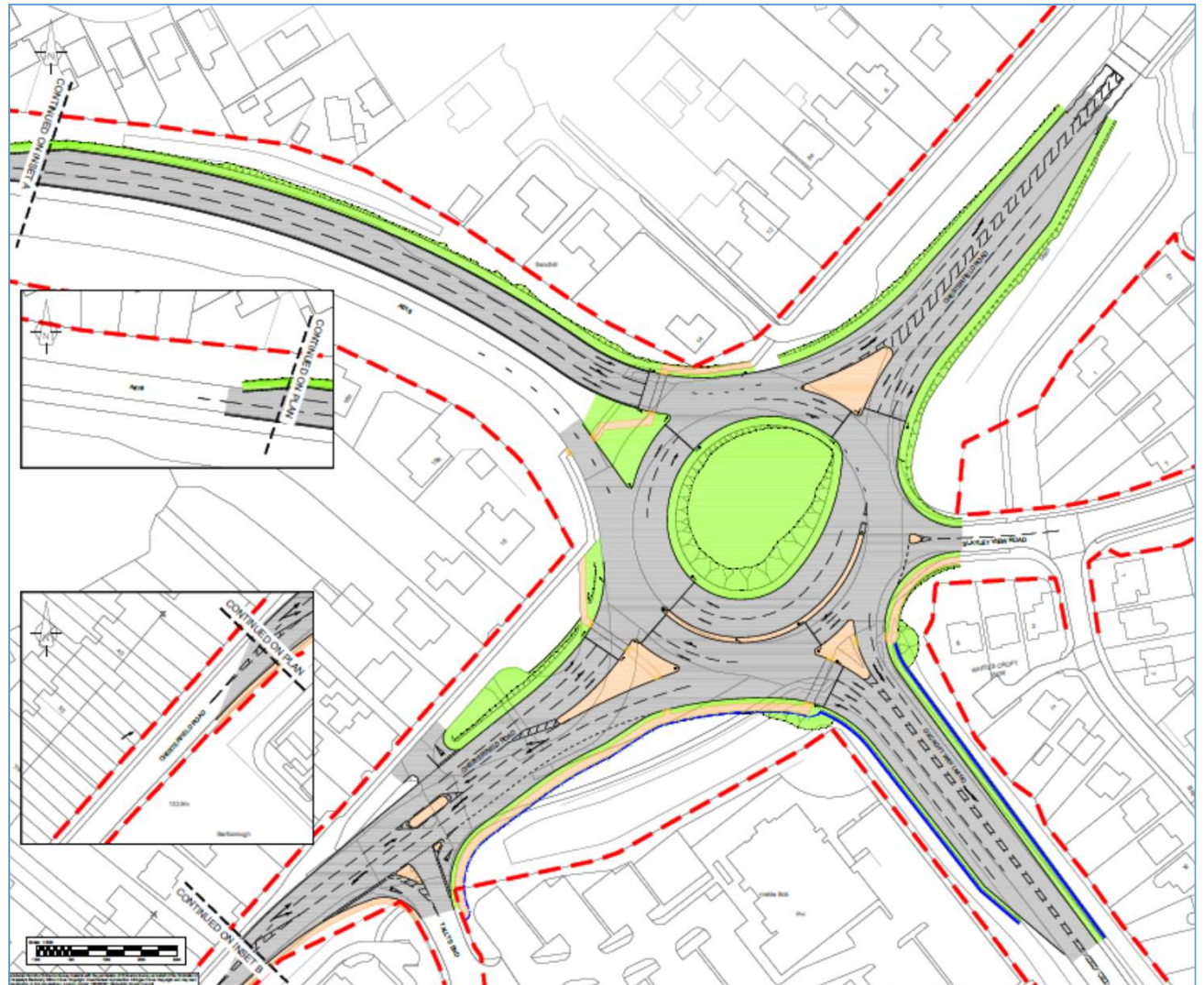
The masterplan for Clowne Garden Village includes 24 hectares of employment land and 1800 houses

The commercial uses will come first to provide the cash-flow necessary to kick start delivery of housing at scale on the wide site. However, improvements are required at Treble Bob and J.30 of the M1 before this development can go ahead.



# Treble Bob

One of the key infrastructure requirements for the Clowne Garden Village will be the necessary highway improvements at J.30 of the M1 and at the adjacent Treble Bob roundabout on the A617/A616 in Barlborough.

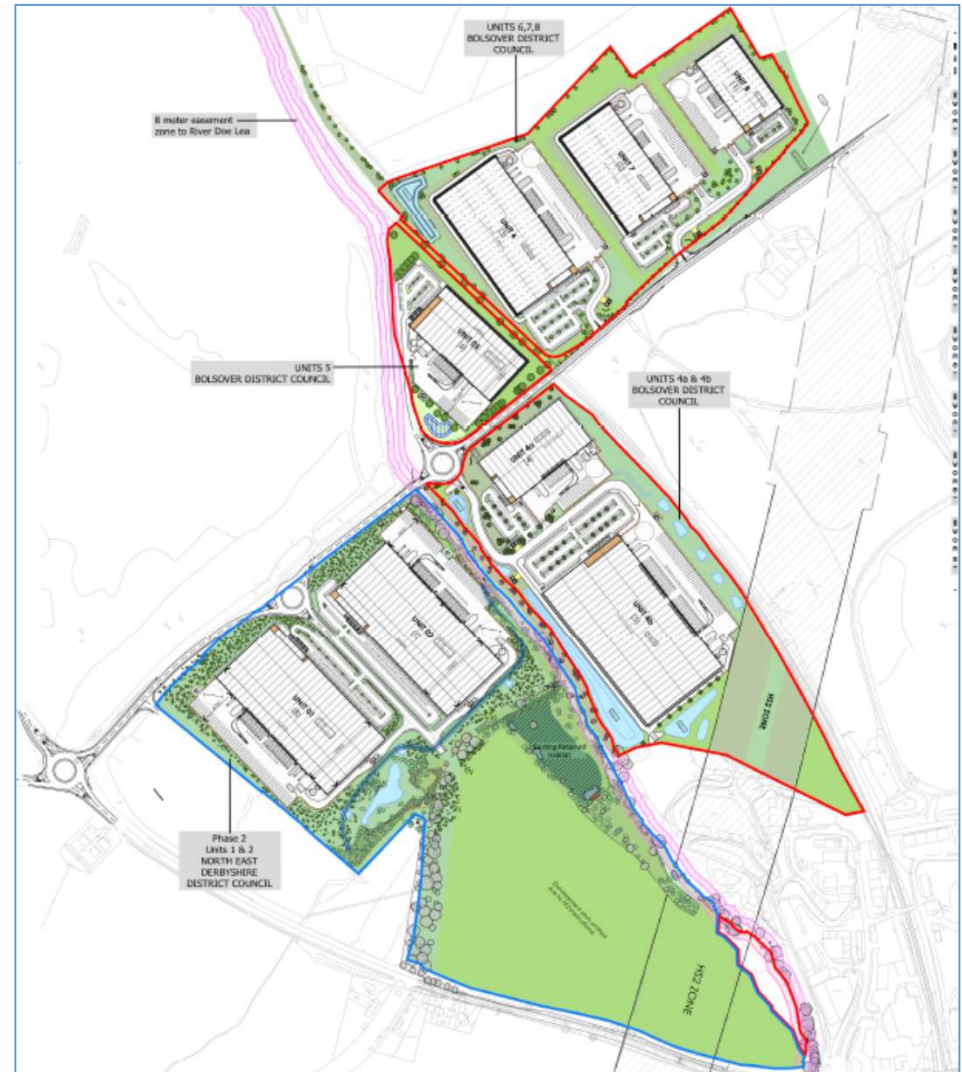


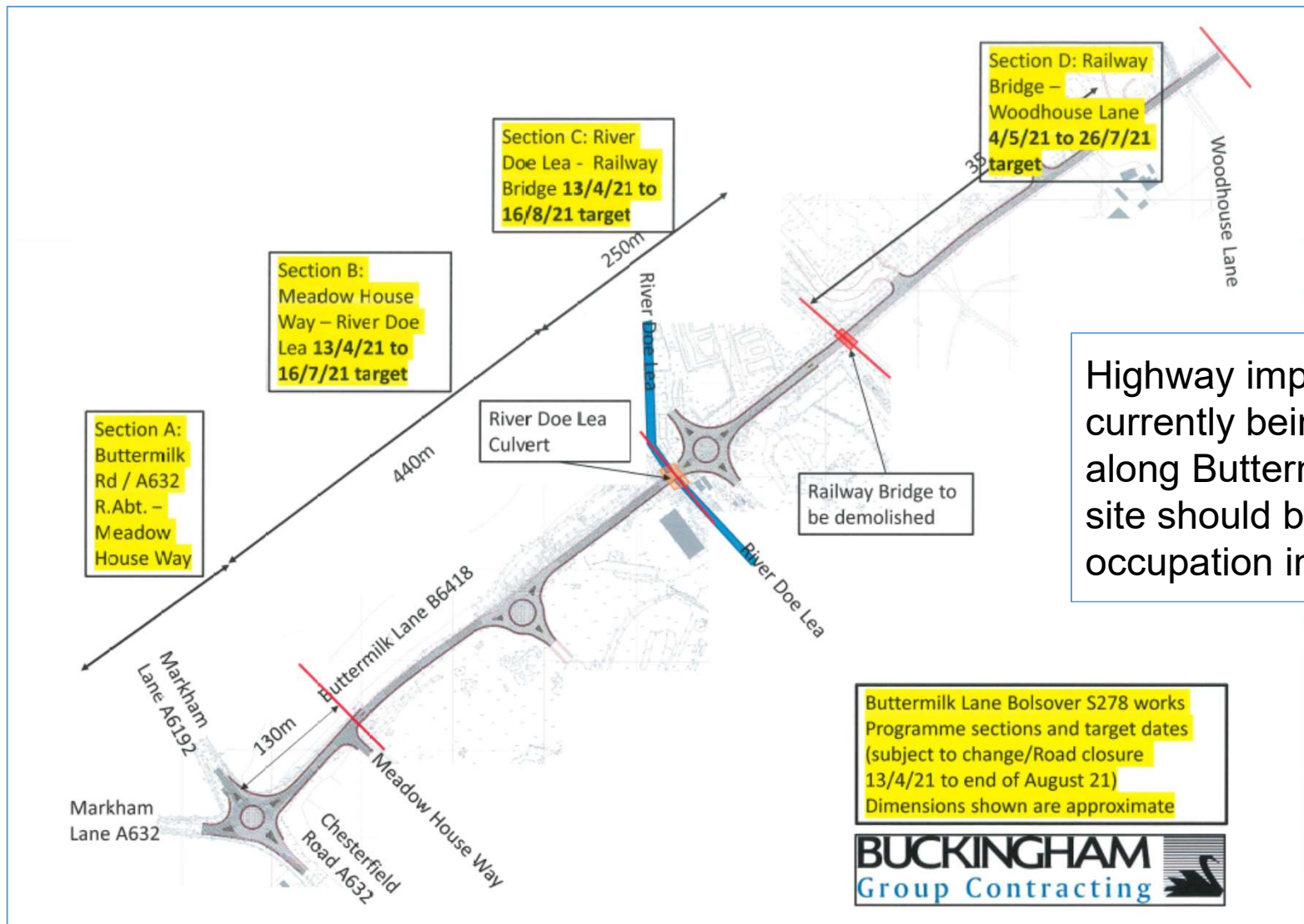


# Coalite

This site straddles the border between North East Derbyshire and Bolsover District and there is development potential for a range of commercial units with a cumulative floor area of just under 100,000m<sup>2</sup> on the part of the site within Bolsover.

The Council has granted reserved matters approval for buildings on all the plots in Bolsover District (plots 4-8) and helped the developer obtain c.£8,000,000 of funding to help pay for the remediation of the site, which will be completed in 2021.







# Whitwell Tip

The Council has resolved to grant outline planning permission for the redevelopment of Whitwell Tip subject to completion of a s.106 legal agreement.

The masterplan for redevelopment of the site includes c.6ha of employment land, new country park and up to 450 newly-built houses.



## 4. Enabling Housing Growth

Clowne Garden Village and Whitwell Tip along with Bolsover North should provide the bulk of planned for housing growth within the District over the next ten to fifteen years. Cumulatively, these sites could provide over 3,000 new homes.

Therefore, work continues on promoting these sites for housing (alongside their potential for commercial developments) through the production of pitch books, working up funding bids and engaging with key stakeholders including the developers, D2N2 and Homes England.

Beyond these strategic sites in the Local Plan, the Council has the opportunity to have a direct influence on housing delivery in the District through Bolsover Homes and Dragonfly to increase the supply, quality and range of housing to meet the needs of the growing population and support economic growth.

# Bolsover Homes

This is the first home of up to four hundred new council properties that will be built over the next four years - work is due to start imminently on 21 properties on Sandy Lane and Thorpe Avenue in Whitwell.

A further seven properties are currently being constructed at Doles Lane, three at Claylands Road and five more on Bakestone Moor in Whitwell with other properties being planned for Whaley Thorns, Shirebrook, Blackwell and Langwith



# Dragonfly Developments



Dragonfly Developments is a joint venture between the Council and Woodheads Limited, which delivers a contemporary housing product for the private market. This company has the potential to create a sustained income stream for the Council.

The recent Meadow View development of ten homes in South Normanton has now sold out generating a profit for the Council.

Three other sites are being actively worked on prior to formal planning submissions and redevelopment of the former Mill Lane depot is now in for planning for 34 new-build houses.



# Mill Lane, Bolsover



## **5. Working with partners to support enterprise, innovation, jobs and skills**

**Partnership working is at the heart of the Council's ambition to be the economic and environmental driver for Bolsover District. Partnership working is also at the heart of the projects already described in this strategy document as well as the following range of projects that are intended to support enterprise, innovation, jobs and skills:**

- Business Support**
- Business Engagement**
- Institute of Technology**
- Kick Start**
- MMC**
- Social Value Index**
- Town Centres**



# Business Engagement

We are currently working on a refreshed business engagement strategy – a key priority for us is to build on the links we have made with business during the pandemic.

The strategy is therefore aimed at developing a stronger understanding of our businesses including their growth potential and key constraints alongside looking to improve opportunities for working with the Council and/or other partners and deliver social value.

Amongst other things, this strategy should:

- Improve communication between the Council, partners and local businesses to promote and encourage a shared vision of business growth across the District
- Enable businesses to effectively access business support and be proportionately represented on LEP / County level programmes
- Facilitate the development of sector or needs specific projects and programmes to support business growth across the District

# Centre of Excellence for Green Skills



Although the Council's recent CRF bid for funding to support the creation of a centre of excellence, work has not stopped on this project.

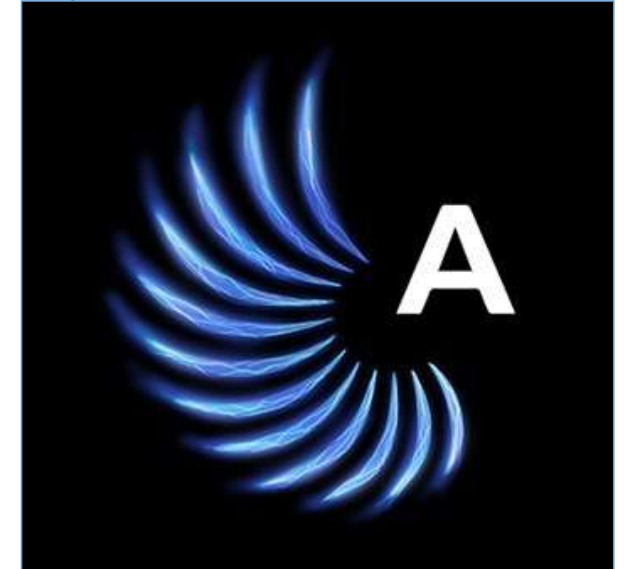
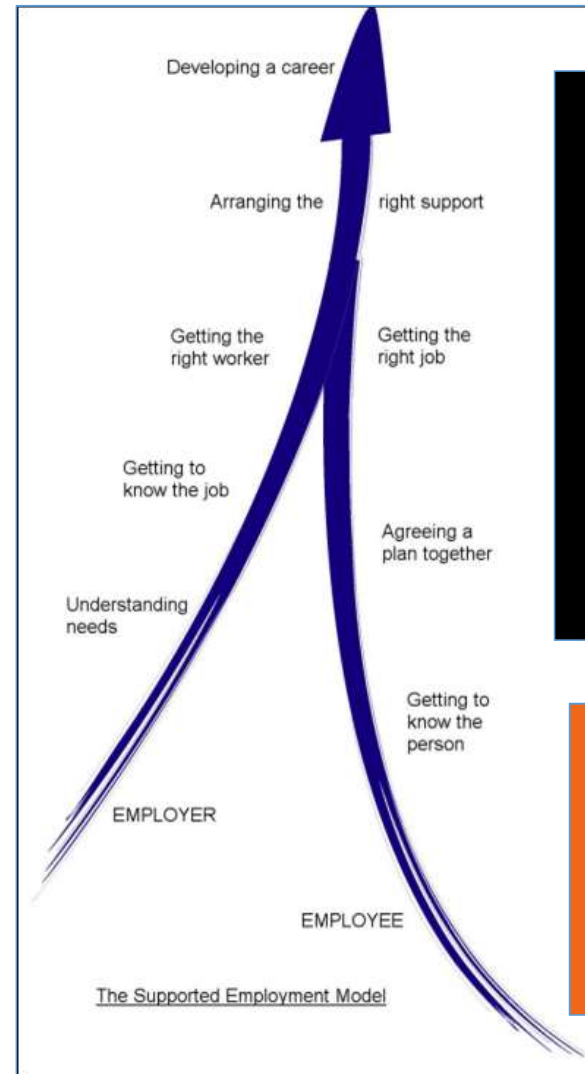
We are currently working with a range of partners with a particular focus on bidding for the Shared Prosperity Fund due in 2022

# KICKSTART SCHEME

The Council recently received a grant for its first six kick starters and we are hoping to offer more placements before the December 2021 deadline.

The placements are likely to be in housing, partnerships, planning, leisure and business growth.

We will be offering the kick starters in-house support with potential career pathways into lower and higher apprenticeships.



Sheffield  
Hallam  
University

National Centre  
of Excellence for  
Degree Apprenticeships

# MMC

In partnership with Woodhead Ltd, the Council is developing its use of modern methods of construction (MMC) to accelerate housing delivery. The first scheme of houses for Bolsover Homes using off-site construction and the future homes template will be built at 'The Woodlands' in Whaley Thorns. The buildings will be highly energy efficient, include air source heat pumps rather than gas boilers and will be ten times quicker to build than a traditional bricks and mortar property.



# Social Value Index

We are currently working up a bespoke 'calculator' based on the HACT model to better quantify social value associated with our projects and other activities carried out in the District. A bespoke calculator will allow us to better reflect and prioritise the locally distinctive needs of the people who live and work in the District.



On average, talking to neighbours regularly increases life satisfaction by 1 index point



Analysis reveals that on average £3,848 also increases life satisfaction by 1 index point

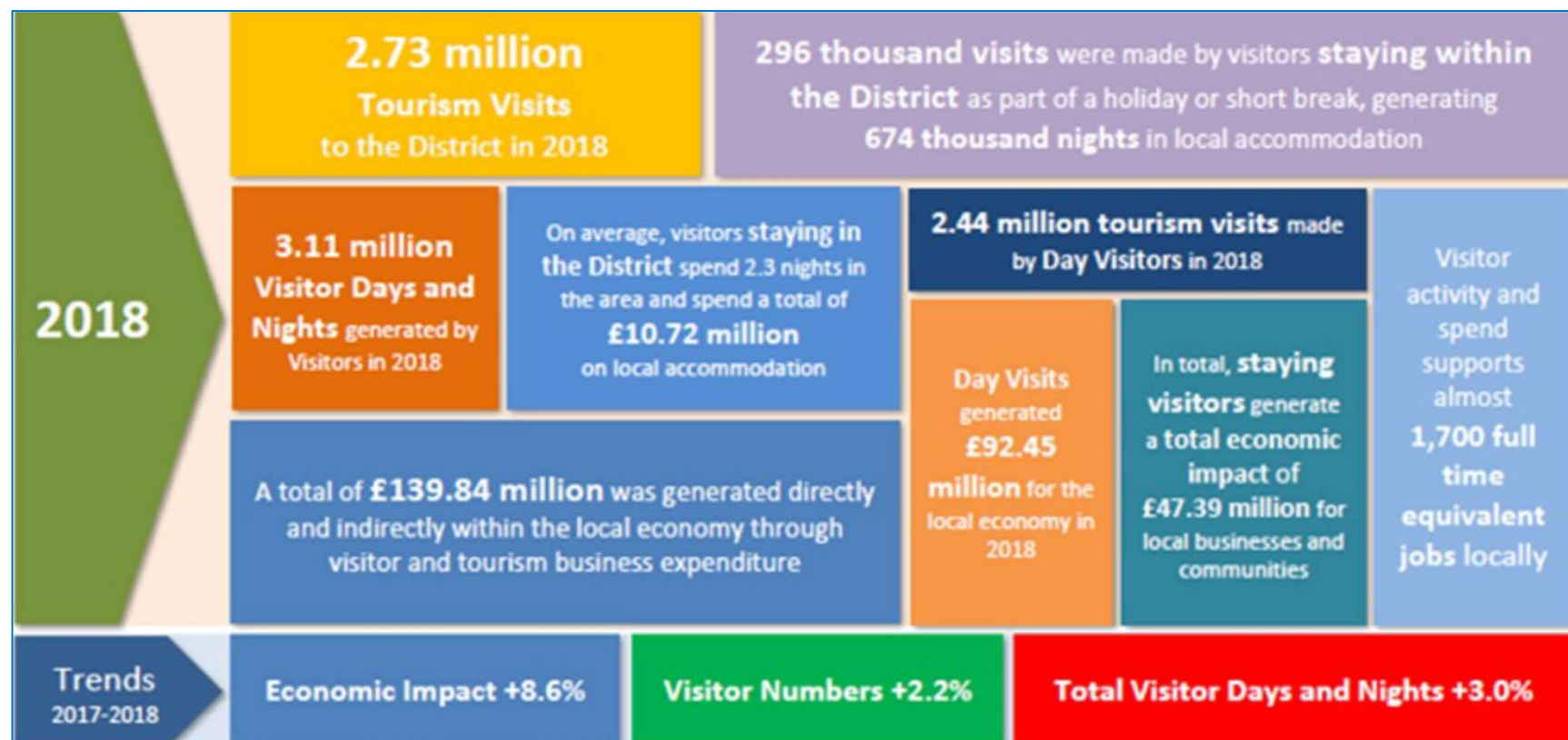


The value of talking to neighbours regularly = £3,848

We are aiming to use the calculator to improve our funding bids by presenting the cash value of inclusive growth to demonstrate value for money in an District with historically poor land values. We also intend to use the calculator to ensure we get best value for our local communities through our procurement and our project work.



# 6. Promoting the District and working with partners to increase tourism



# **Key strategic aim – to increase the number and duration of overnight stays ...**

In a single year prior to the pandemic, tourism generated around £139,000,000 of expenditure within the local economy. This input could have been even bigger if more visitors had stayed overnight within the District.

Therefore, a main theme running through the draft tourism strategy is around promoting the District and working with partners not just to encourage more visitors to the District but also generate more overnight stays.

Although it is true to say the pandemic has thoroughly disrupted the visitor economy, it has also demonstrated the popularity of staycations and the amount of pent up demand for travel and tourism that has been severely restricted throughout much of the year.

Therefore, the tourism strategy recently adopted by the Council remains relevant and will support the growth of the local visitor economy as Covid 19 restrictions are increasingly relaxed.

# 7. Building Back Better

The previous actions set out a range of projects that have been designed to individually and collectively allow us to:

- Actively engage with partners to benefit our communities;
- Promote equality and diversity and where practicable: support vulnerable and disadvantaged people;
- Provide good quality council housing where people choose to live;
- Develop attractive neighbourhoods that residents feel proud of and take responsibility for; and
- Improve health, wellbeing and increase participation in sport and leisure activities

The following projects show our commitment to enhancing biodiversity and reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same:

- **Community Woodlands;**
- **Electric Charging Points;**
- **Geothermal Energy; and**
- **Nature Recovery Network.**

# Bolsover Community Woodlands

In 2021, the Council received an offer from the Woodland Trust of £269,160 from the Emergency Tree Fund to accelerate delivery of the Bolsover Community Woodlands project.

The first trees planted under this scheme will be on around 72ha of land near Creswell.

The Council's ambition is to plant one million trees over the next ten years.



# Electric Charging Points



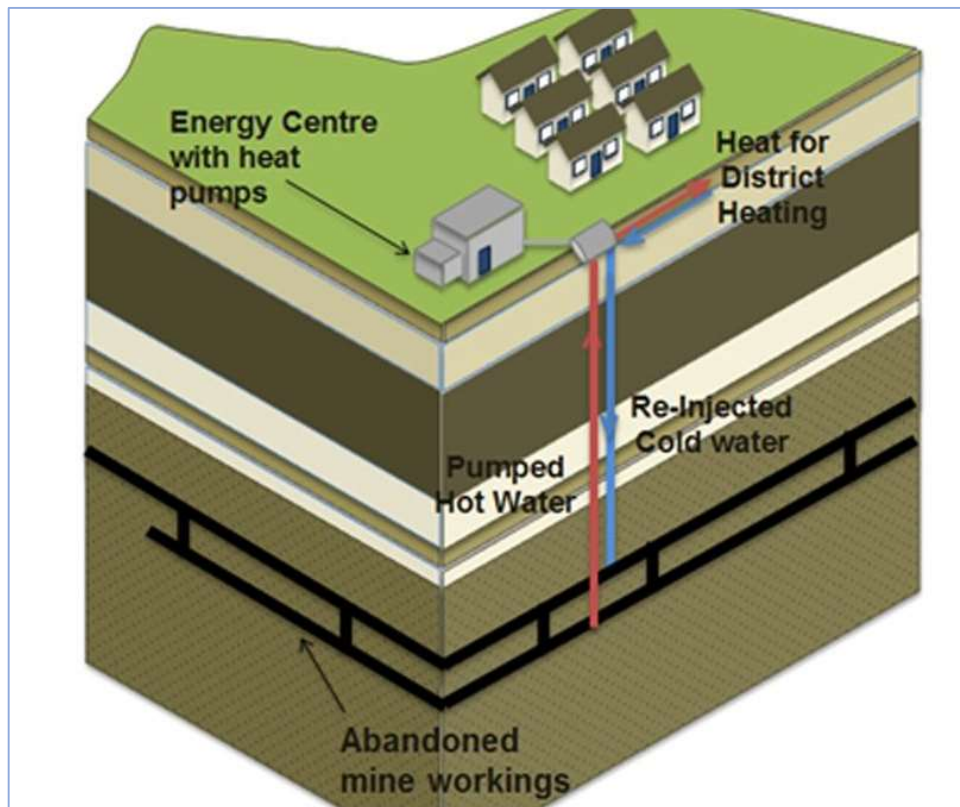
The Office for Zero Emission Vehicles offers funding for providing off road charging facilities that can be used by local residents.

With OZEV funding from, two dual rapid charging points were installed in the Middle Street car park in Bolsover in 2021.

We are currently investigating whether additional charging points can be installed in other locations around the District with the next round of funding made available by OZEV for 2021/22.



# Geothermal Energy



There is potential for the District to be holding a significant amount of renewable energy in underground mine water.

We have commissioned the Coal Authority to carry out studies at Whitwell and Creswell.

The studies may show mine water can be used to provide heat (and cooling) to the proposed developments on both sites.

# Nature Recovery Network

The Nature Recovery Network is a Government-led project aiming to restore and enhance England's wildlife-rich places to deal with 3 of the biggest challenges we face : biodiversity loss, climate change and wellbeing.

We have recently commissioned Derbyshire Wildlife Trust to start work on surveying the District's wildlife sites as a precursor to creating a Local Nature Recovery Strategy that will sit within the national Nature Recovery Network

