

Growth Strategy: Action Plan					March 2022
Making the best use of our assets	Description	Ambition	Recent Actions	Next Steps	Target Date
Garage Sites	Work on identifying development potential of unused and under-utilised sites earmarked for disposal.	Generate income of £1,000,000 through sales of surplus land	48 HRA sites have been assessed for development potential. Of these, 32 sites are suitable for residential development and will go to auction accompanied by a planning brief or 'deemed consent' for custom and self-build.	A further 11 sites have been identified for disposal and will go through a similar process of evaluation and disposal.	Limited take up of sites from Custom and Self Build Register - sites going to auction in bundles of 3 throughout 2022.
Land on Portland Drive, Shirebrook	Land parcel designated for employment uses bought by the Council in 2020 for redevelopment	Identify and complete a design and build project on the land providing commercial industrial units of c.14,000 sq. ft. of employment space	Client's design team procured and working on instructions to take scheme through to planning.	Design team currently completing architectural drawings, cost plan, surveys and searches	May 2022 -Submission of a Planning Application.
Oxcroft House	Long term vacant premises adjacent new Morrisons in Bolsover.	To bring the building back into commercial use generating a revenue stream for the authority.	Funds obtained for options appraisal Parallel interest in property for use as 'trade desk'	Commission options appraisal Continue discussions / negotiations with interested third party	April 2022 for completion of options appraisal March 2022 to complete negotiations with interested party
Pleasley Vale	Redevelopment of mill buildings and improved visitor attraction / leisure facilities.	Planning permission obtained for redevelopment of the site	Hydro modelling and mapping study completed	Undertake review of existing development proposals in light of hydro modelling. Seek and obtain budget for project manager	Project manager in post by May 2022
The Tangent Phase 3	Land parcel adjacent the existing business centre which has been identified as a potential development site for the Council.	Design and build a block of 18no. small and medium sized industrial units for the local business community	Client's design team procured and working on instructions to take scheme through to planning..	Design team currently completing architectural drawings, cost plan, surveys and searches	June 2022 -Submission of a Planning Application pending consent of landowner.

Increasing Revenue Streams	Description	Ambition	Recent Actions	Next Steps	Target Date
Re-opening of Maid Marion Line	Proposals to convert existing freight line to passenger line.	Reopen line and reinstate station close to the site of the former Selston Station.	Identified land ownership and potential design options for Pinxton/Selston station. Strategic Outline Business Case (SOBC) submitted to	Decision of the funding award, which will fund further work on the business case for re-opening the line and provision of additional	Review June 2022

			the Department of Transport – Ashfield DC lead authority. Established Community Rail Partnership for Robin Hood Line.	stations on the line, expected early 2022 but still pending. CRP to work on establishing and demonstrating community support for re-opening of Maid Marian Line, new station and extending the Robin Hood Line.	
Shirebrook Crematorium	Proposals for new build crematorium on Town Council land adjacent to cemetery in Shirebrook.	To develop a local crematorium facility for the residents of the district, alongside generating a sustainable revenue income for the Council	Appointed CDS Group Ltd as the Client's Design Team to prepare a planning application. Undertaken site investigations; currently completing the detailed design and cost viability	Consultation activities with the public, stakeholders including local funeral directors, and district and town councillors prior to submission of a formal application.	May 2022: submission of a planning application
Shirebrook Growth Corridor	Identifying opportunities for growth / improving connectivity across the District	Delivery of new road link between J.29 and Shirebrook Delivery of 2000 new homes and 30 hectares of employment land	Review of outcomes of call for sites completed and options for growth identified – consultation to be carried out on growth opportunities in and around Shirebrook pending member approval.	Require intervention to get DCC to commence study on preferred route.	May 2022 – review consultation responses re: growth options for Shirebrook.

Unlocking Development Potential	Description	Ambition	Recent Actions	Next Steps	Target Date
Horizon 29 Development (former Coalite works)	Strategic site in Local Plan	Delivery of c.49ha of employment land	Highway improvements completed and platforms ready for development.	Plots 4a, 4b and 5 to be built out in Q2 for identified end user, Plots 6, 7 and 8 to be built out speculatively.	Review June 2022
Clowne Garden Village	Strategic site in Local Plan	Delivery of c.1500 houses and c.16ha of employment land	Ongoing discussions taking place between Waystone (the developer) and County Council re: highway improvements.	The County Council are awaiting revised design drawings before they can agree improvements.	Review end of March 2022
Whitwell Tip	Strategic site in Local Plan	Delivery of 400 houses and c.6 ha of employment land	S.106 agreements for the DCC and BDC application are close to being completed.	Issue permissions and work with developer on schedule of delivery.	Review end of March 2022

Enabling Housing Growth	Description	Ambition	Recent Actions	Next Steps	Target Date
Bolsover Homes	Programme of social rented house building.	Deliver 400 new homes over the next four years.	Woodlands scheme at Langwith approved and work starting on site.	Application for planning permission for erection of 23 houses at Shirebrook to be	Delivery of 400 homes by 2024

				determined at February's Planning Committee	
Development Co.	Establish a Limited Liability Partnership (LLP) as an arm's length organisation to enable the local authority to purchase, develop and bring back to the market vacant and derelict buildings.	To bring long-term empty residential and commercial properties back into use.	A formal proposal was presented to Executive in October 2021. Further professional legal advice on establishing a LLP and Partnership Board has been instructed.	Work being carried out on business case and members' agreement.	Review end of March 2022
Dragonfly	Joint venture between the Council and Robert Woodhead Limited.	Delivery of a contemporary housing product for the private market.	Mill Lane at Bolsover – planning committee resolved to approve planning application submitted for 32 new homes	Permission to be issued on completion of s.106 agreement	Review end of March 2022
Housing Market Assessment	Report to assist potential funders / developers / investors better understand the District's housing market.	Creation of a bespoke analysis that informs a suite of pitch books to attract inward investment.	Work commissioned	BNP Paribas completing assessment.	Review end of March 2022

Working with Partners	Description	Ambition	Recent Actions	Next Steps	Target Date
Business Support	Work to ensure effective and efficient delivery of financial and other forms of business support that may be made available to businesses within the District by the Council or other agencies.	Enable more of our businesses to access support available to them.	Distributed £97,000 Government funding in discretionary grants	Promote membership offers for Marketing Peak District and Derbyshire, and the Federation of Small Businesses.	Review April 2022
Business Engagement	Strategy and Action Plan setting out how we communicate and engage with local businesses.	To adopt and implement a meaningful business engagement strategy.	Strategy and associated business survey completed	Take strategy through relevant committees for adoption.	Publish adopted strategy May 2022
Centre of Excellence	This project started life as a bid for an Institute of Technology (IoT) but has now been transformed into a centre of excellence offering higher and further education in sustainable development, construction, project	Commission a design and build project that becomes an anchor for innovation centre / technology park within the District	We have received funding to run a pilot for a virtual academy from the Net Zero Innovation Programme	Stakeholder engagement events Feb/March. Bootcamp events March, April and May	NZIP programme to be completed by June 2022

	management and R&D in MMC and decarbonisation.				
Kick Start	6 month funded placements for job seekers between 16 and 24 and at long-term risk of unemployment.	Offer a minimum of 6 placements with prospects of a career pathway into full time employment.	3 additional kick starters have been appointed – 1 facilities, 1 planning and 1 partnerships.	Recruitment ongoing for: Planning; Projects; Facilities; Property Services; and Leisure services.	Any further recruitment must be completed by the end of March 2022
MMC	'Modern Methods of Construction' (MMC) is a wide term, embracing a range of offsite manufacturing and onsite techniques that provide alternatives to traditional house building.	Work with partners to finalise a design for modular construction homes that can be adapted to fit a range of circumstances, and also be scaled and built at volume.	The Woodlands development at Langwith will deliver 19 new MMC properties and a start has recently been made on the approved development.	Review the development through the construction phases.	Review by no later than end of December 2022
Social Value Index	Promoting and encouraging social value underpins 'inclusive growth'.	Indexing Social Value is a way of supporting 'spend local' through procurement and future funding bids.	Social Value Portal to be showcased for members prior to procurement	Subject to member feedback, procurement of portal to be carried out.	Procurement completed by end of April 2022
Town Centres	Range of work around re-opening High Streets safely and regeneration of town centres.	Securing the future viability and vitality of the District's town centres.	Ongoing delivery of activities identified through the Welcome Back Fund and the Town Centre Action Plans to support the reopening of the town centres post COVID-19. Work ongoing with Visit Bolsover brand and website to improve online presence of towns and tourism offer	Launch of Visit Bolsover branding Further discussions required with colleagues to ensure co-ordinated approach with work carried out by partnerships team on future activities.	Determine future actions by end of April 2022

Promoting the District and increasing Tourism	Description	Ambition	Recent Actions	Next Steps	Target Date
Delivering the actions identified within the Tourism Strategy	This strategy is aimed at improving the District's tourism and leisure offers and how they are promoted.	Increase overnight stays thereby increasing visitor spend and encouraging growth in the District's visitor economy.	Recruitment has taken place for the newly-established visitor economy post.	Take necessary steps to start the successful candidate in post at the earliest opportunity.	Review by end of April 2022
Cycling Infrastructure Strategy	A completed RAG assessment of the existing cycle network and missing links.	Join up the existing cycle network to improve connectivity and accessibility.	The RAG assessment has been completed but no further progress has been made.	Consideration should be given to whether this should be a Bolsover Countryside Project and if so, how that project will be funded.	Review by end of April 2022

Walking Guides	Rework existing guides and create new walking guides to publish online.	Host a suite of walking guides on the Council's website to promote leisure and tourism within the District.	A prototype was designed last year but no further progress made since.	Consideration should be given to whether this should be a Leisure Services project and if so, how the capacity and funds might be found to complete the project.	Review by end of April 2022
-----------------------	---	---	--	--	-----------------------------

Building Back Better	Description	Ambition	Recent Actions	Next Steps	Target Date
Community Woodlands	This project is aligned with the nature recovery network and both aim to promote 'building back better'.	Ambition to plant 1,000,000 trees.	Planting has started on land at Creswell known as Fox Green.	A new wood – to be called Lark's Rise – will be planted during this planting season on land owned by Welbeck on the edge of Creswell.	Review end of June 2021.
Electric Charging Points	Using OZEV funding to provide electric charging points in the Council's car parks.	To improve the distribution of electric vehicle charging points throughout the District	Charge points installed in Middle Street car park by BP Pulse installed in May 2021 Discussions on-going with OZEV and EST and BP Pulse about Ashbourne Street car park and other potential eligible sites.	Four sites appear to be viable options for the OZEV funding scheme and applications will be made for the funding. DCC consultation ongoing for wider EV Chargepoint Strategy for the County.	Applications for EST and OEV funding to be submitted by end of March 2022. Engage with County consultation as appropriate.
Geothermal Energy	Utilising mine-water to produce energy savings.	Implement mine water energy schemes to make use of geothermal energy at Creswell and Whitwell Tip.	External funding has been obtained to carry out a high level feasibility study for both Creswell and Whitwell.	Finalise procurement and commission the feasibility studies.	Funder requires studies to be completed by end of June 2022.
Nature Recovery Network	Survey of Council-owned land to create a network of sites that can be improved for nature to offset impacts of future development.	To create places for nature paid for by developer contributions.	Derbyshire Wildlife Trust have completed the necessary work to produce local recovery network mapping.	Determine whether we become a lead authority and go through the process of consultation and adoption or wait for County to work through their processes.	Review end of June 2022. The issue of secondary legislation in the next few months may help decision making.

Back Office Tasks	Description	Ambition	Recent Actions	Next Steps	Target Date
CRM Database	Amongst other things, the database is intended to capture the details of and the work we are doing with businesses we engage with and businesses looking for premises in the district.	Be able to better match businesses with business opportunities. Create our own analysis of market demand to inform future growth proposals.	Work has been done on identifying an appropriate CRM database but procurement is awaiting clearance through ICT Strategy Group in the first instance.		New CRM implemented by end of June 2022

Pitch Books	The pitch books are intended to showcase development opportunities in a similar way to the Bolsover Homes portfolio, which was successfully used to promote and communicate this project.	Publish pitch books for all strategic sites in the Local Plan to support funding bids, encourage inward investment and community engagement.	Pitch books have been completed for five of the six strategic sites in the Local Plan and for the Shirebrook Growth Corridor – Pleasley Mills now added and Clowne Garden Village amended.	The existing pitch books need to be expanded and work is required on their design– this is partly pending because of capacity. Produce visual media guide for Pleasley Mills– this is partly pending because of capacity.	Review by end of April 2022
Publication of “In Business”	This is a paper-based publication intended to inform local businesses of the support offered by the Council.	Direct distribution of “In Business” to target audience to promote and encourage take up of grants and other forms of supports offered by the Council.	Compilation of content in progress. Comms Team aware of project and draft design produced	Get publication ready for delivery.	First issue to be produced April 2022
Websites	The Council has three websites operated independently of the Council's main website promoting inward investment and the Council's commercial properties.	To improve and update the Council's standalone business websites,	The websites for The Tangent and Pleasley Vale have been updated and refreshed with new information including available units and prices. The inward investment website has been taken down	Continually review and update the websites for the Council's commercial properties with new letting information and news stories. Determine whether any value in re-launching “Bolsover in Business” website	Decision on inward investment website to be made by end of June 2022.