

Sharing Bolsover!

BOLSOVER DISTRICT REGENERATION FRAMEWORK

STRATEGIES FOR TOWNS AND VILLAGES



BOLSOVER

and surrounding villages and hamlets including
Bramley Vale, Doe Lea, Scarcliffe, Shuttlewood,
Stanfree, Palterton and Glapwell





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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

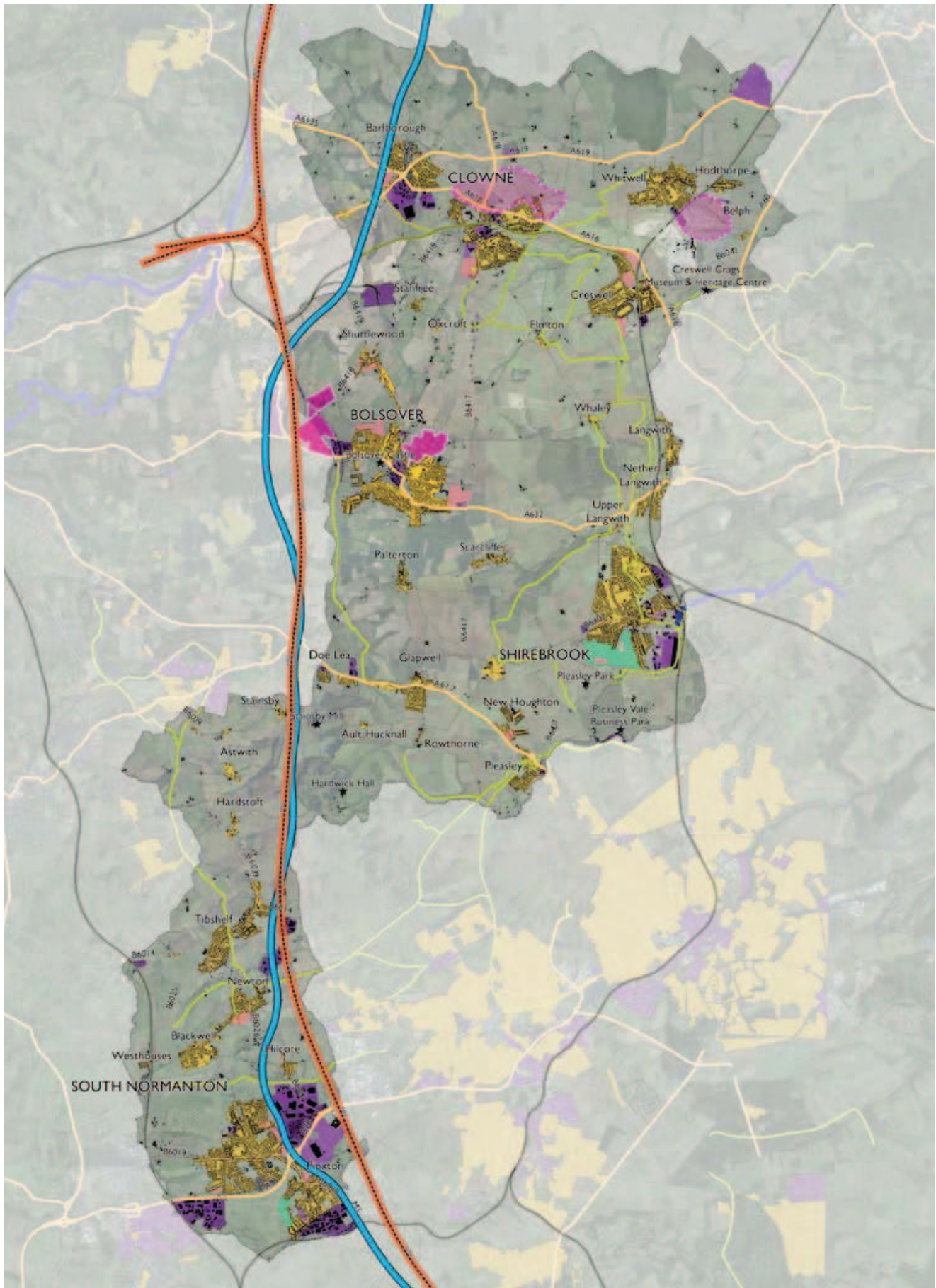
The Bolsover Partnership led Sustainable Community Strategy focuses on themes to bring together public, private and voluntary sector organisations, community groups and local people to deliver improved services and quality of life in local areas, with a view to creating a diverse, healthy, fair and prosperous 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	H52	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.

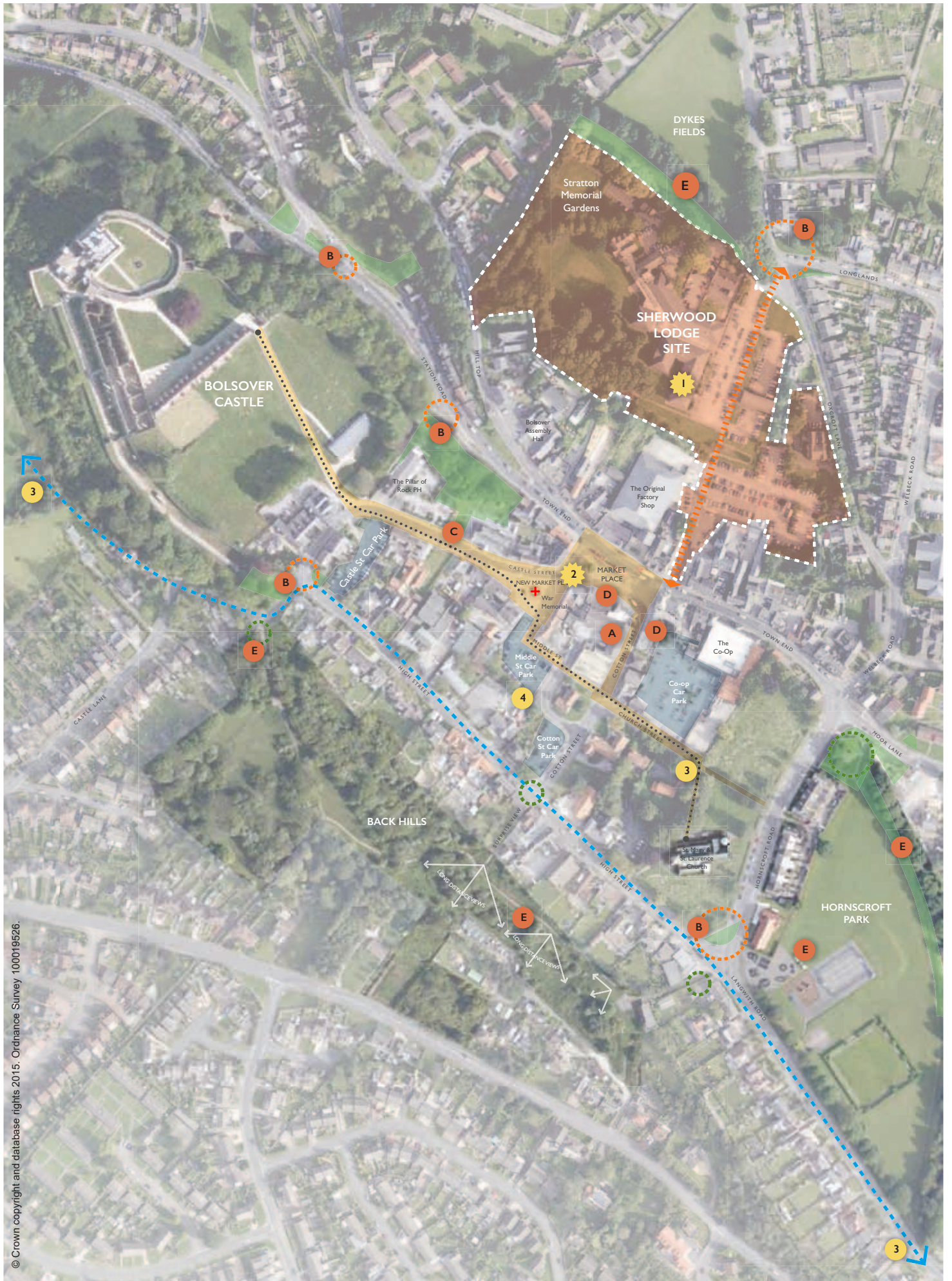
ENHANCE

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



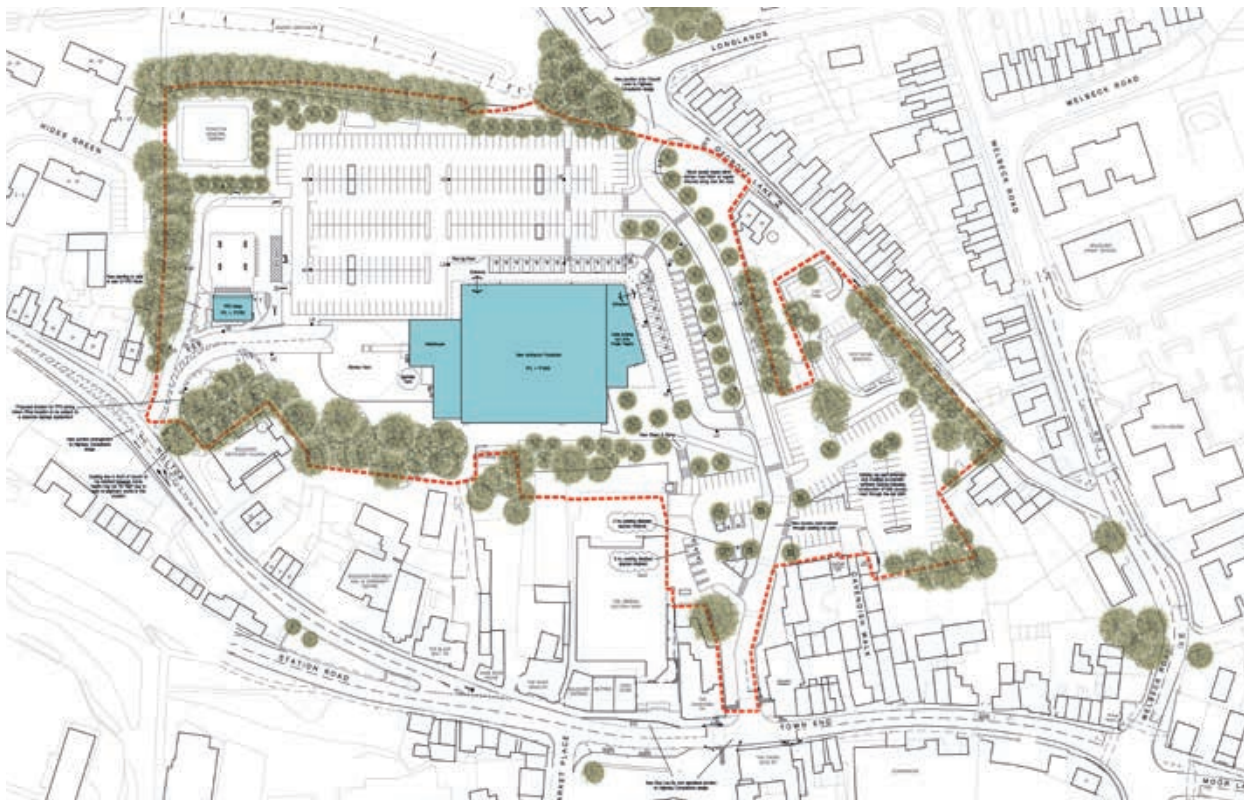
Bolsover Project Overview Map

BOLSOVER PROJECTS SUMMARY

PROJECT NAME	SUMMARY	CROSS CUTTING THEME		
		CONNECT	DIVERSIFY	ENHANCE
BOLSOVER TOWN CENTRE PROJECTS				
 Development of Sherwood Lodge site	Potential options for mixed use development including retail led or housing led.	✓	✓	✓
 Reinvigorate Market Place and 'New Market Place' (Cenotaph area)	Building on existing improvements to Cenotaph area, the project aims to create better civic spaces that prioritise pedestrians and cyclists and establish distinctive characters for each of the two spaces.	✓		✓
 New connections	Enhancement of routes to create Town Links connecting to greenways & enhance route between Castle and St. Mary & St. Laurence Church.	✓		✓
 Bring forward development of infill sites	Bring forward BDC owned sites for alternative development.		✓	
STEPPING STONE PROJECTS				
 Provide public WCs	Trial public WC provision at new BDC Contact Centre on Cotton Street, and potential to pilot Community Toilet Scheme with local businesses.	✓		✓
 Gateway improvements	Five sites identified at key entrances into the Town Centre, including the illumination of Bolsover Castle mount cliff face and productive greening/artwork/attractive signage on other small sites.	✓		✓
 Temporary interventions and more events on Castle Street	Experimental projects to reclaim public space back for pedestrians from vehicular use e.g. painting road surface on Castle Street, hold specialist markets/fairs on road etc.	✓	✓	✓
 Shopfront refurbishments	Implementation of existing strategy and suggest that funding is set aside for independent shopkeepers and addressing existing priority shopfronts.	✓	✓	✓
 Enhancement of existing parks facilities	Improved youth provision at Hornscliff Park & Dykes Fields. Back Hills gateway improvements and greening projects to better utilise clearings and enhance viewing points.	✓		✓



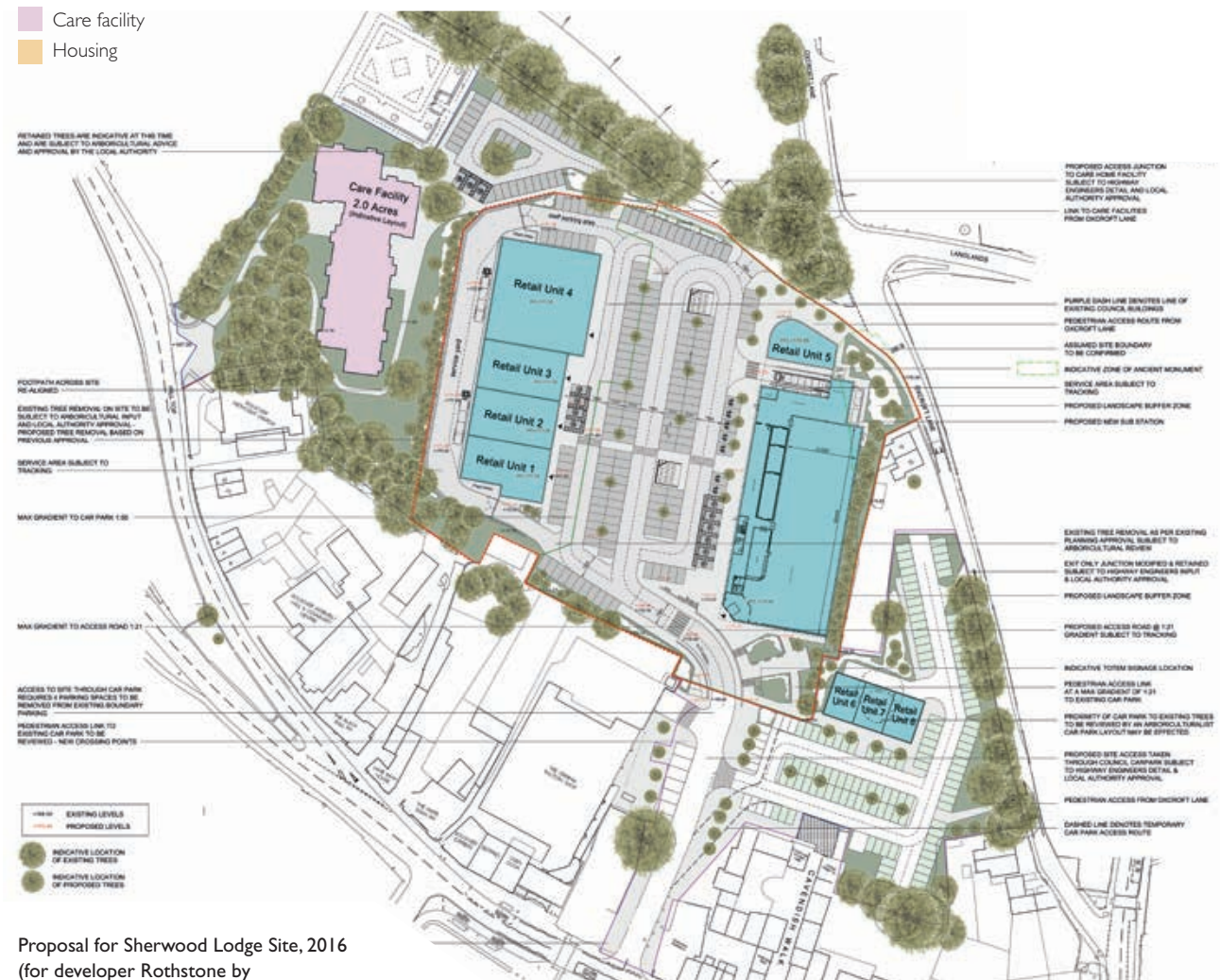
TRANSFORMATIVE KEY PROJECT



Proposal for Sherwood Lodge Site, 2012 (for Wm Morrisons Supermarkets Plc by Race Cottam Associates)

Key

- Retail
- Care facility
- Housing



Proposal for Sherwood Lodge Site, 2016
(for developer Rothstone by
SMR Architects)



I DEVELOPMENT OF SHERWOOD LODGE SITE

The historic grounds and the remaining building of Sherwood Lodge has a high amenity value and its central location offers an opportunity for a high quality mixed use development to enhance integration of the residential neighbourhoods with the Town Centre and enhancement of Bolsover's character as a historic market town.

There is a demand for additional convenience stores in Bolsover yet a shortage of sites with sufficient footprint to accommodate modern retail. There is also a shortage of high quality housing that would stimulate demand for a higher retail offer and attract higher spend on the high street. Sherwood Lodge offers an opportunity to address both issues by accommodating a mix of uses, utilising significant changes of level across the site to separate the two typologies.

Some 180 - 210 new apartments and town houses with associated landscape and car parking could be accommodated in a medium density development on the upper part of the site utilising the foundations of existing council offices to secure sustainable development. Enhancement of Stratton Memorial

Gardens and outdoor communal spaces would increase the amenity value of such a development. A 1700m² convenience store with associated car park could be accommodated on the lower site, to reduce its visual impact, adjacent to the retail core.

Alternative layouts should be explored but all should provide a new route between Oxcroft Lane and Town End and an extension of Cavendish Walk into the new development to secure good connectivity with existing residential areas and potential strategic site to the north, and the Town Centre. A traffic movement study (as part of Bolsover Project 2) should include an assessment of Town End crossroads in relation to future development scenarios where increased traffic and pedestrian movement is anticipated.



'Sharing Bolsover' proposal, looking south (for BDC by BLA, CLLA & JMP, 2016)



Clacton-on-Sea, Essex A pavement fountain can be highly effective in animating public spaces throughout the day. When not in use, the space remains flexible for events and gatherings.



Mytholmroyd Market Place and Shared Space is used for short stay car parking but can be cleared for events, such as a Farmers' Market, or the local Beer & Hymns Festival. Even when cars are parked, the high quality improvements to the public realm, including planting, benches and a new 21st Century market cross means that people still use the space to meet.



NEW MARKET PLACE Animated and lively character



OLD MARKET PLACE Green, sheltered and enclosed character



Bespoke bus shelter: If the bus stops remain in Old Market Place then a high quality bespoke design should be commissioned. The design should be contemporary yet complement the historic surroundings and should be designed in conjunction with the public realm re-design of the Old Market Place.



Bench planters: Integrated high quality public realm furniture



Emsworth Village Centre: Clustering of trees create a focal point, help structure and soften public spaces and provide a naturally inviting and semi-sheltered place to sit and watch the world go by.



2 REINVIGORATE MARKET PLACE & NEW MARKET PLACE

Bolsover Town Centre is currently dominated by cars and buses which disadvantage pedestrian and cycling experiences. Furthermore there is no clear hierarchy of civic spaces. To enhance the retail offer both issues need to be addressed.

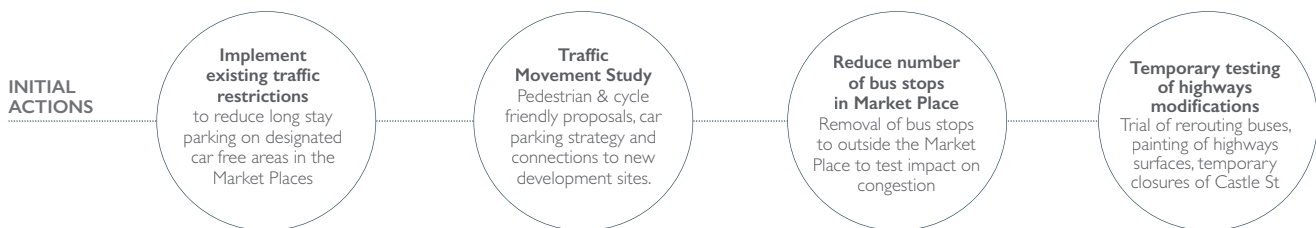
Bolsover Town Centre has two linked spaces that are vying to be the civic hub: the New Market Place and the Old Market Place - the remaking of these two spaces to create a clear hierarchy of use and a high quality public realm for pedestrians is a flagship project in the Regeneration Framework.

The Old Market Place currently has two bus shelters which form a barrier between the square and the shops and detract from the appearance of the area. Analysis of the bus timetables indicates that the frequency of bus services does not necessitate two shelters. It is therefore proposed to replace these with a bespoke single shelter to fit more sympathetically into Market Place / Town End. Alongside this, timetabling could be reviewed to ensure that waiting times at this location are minimised and the roll-out of smart ticketing can reduce boarding times as people move away from cash fares.

These improvements would allow the space to be enhanced for trading by reduction of trafficked areas in favour of wider footpaths. This will also allow inclusion of trees and shading, for extended street trading and cafes, and create space for public sitting areas. Market use would be retained but improved stall design is recommended.

An attractive feature such as a pavement fountain on New Market Place would establish a different leisure destination focus to the second civic space for local residents. Such a feature would also help to attract visitors from Bolsover Castle to visit the Town Centre.

Shop front improvements would enhance the presentation of the retail offer: Combined with higher quality public realm to attract people to stay longer and with the planned growth of the residential population this will, in time, create demand for a diversified retail offer, extended trading hours and an enhanced evening economy.



Poynton Town Centre (left) and New Road, Brighton(right): Both schemes feature pedestrian focused urban design improvements encouraging desire lines with high quality road surface treatments, raised level crossings, wider pavements enabling shop spill out, more public realm planting and opportunities for street events.



New Town Centre to Stockley Trail (Bolover Loop) Greenway Connection



Enhanced Castle to Church Connection



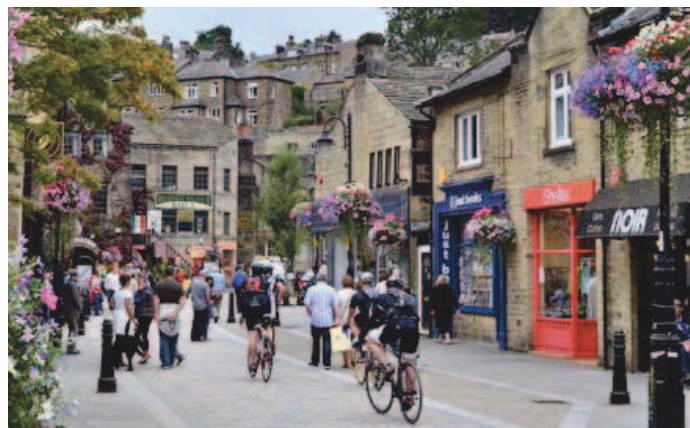
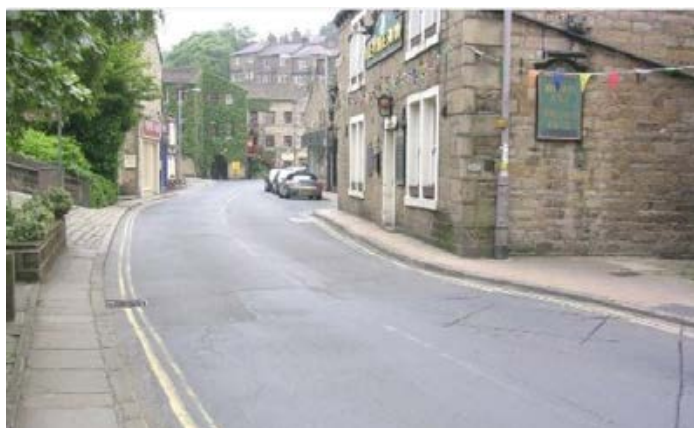
3 NEW CONNECTIONS

A key route has been identified which links Bolsover Town Centre with the Bolsover Loop. This route aims to support local connections from the Model Village as well as promote use of the wider Greenways network (via the Stockley Trail) and also encourage tourists visiting the Castle and trail users to visit Bolsover Town Centre.

A well-defined east-west shared cycle way and pedestrian route would have a clear start/arrival point in the Market Place, in the heart of Bolsover. At this point, secure bike parking can be provided, allowing users to explore the town, shops and Castle. Information signage and maps about Bolsover (including key parks/open spaces, picnic spots and resting points) and onward journey options could also be provided here. From the Market Place, the route could be a combined pedestrian and cycle way moving along one side of Castle Street. After the route rounds the corner and descends a short section of Castle Lane, it moves off-road, using existing public rights of way through woodland and then over farmland, down to the New Model Village. Street lighting and additional low-level lighting on the Castle Fields section of the route would allow use after dark.

Along the route, resting points should be provided where the incline becomes steeper and to highlight special viewpoints. The route continues past the New Model Village on to Villas Road where subtle traffic calming interventions could be made to signal pedestrians and cyclists. Following Villas Road westwards brings users to a signed gateway to the Stockley Trail, which could identify the Bolsover Loop and the choice of onward routes available.

Environmental improvements such as high quality paving, enhancement to boundary walls, screening and art work have also been identified to the route between Bolsover Castle with St Mary and St Laurence Church along Castle Street, Middle Street and Church Yard to enhance the historic offer and encourage visitors to Bolsover Castle to also visit the Church and the Town Centre.



Hebden Bridge Town Centre, Bridgegate before and after: Eliminating traffic from the centre of the town (except for deliveries to local businesses) and creating high quality public realm led to greater accessibility to the Town Centre, increased footfall and a more vibrant atmosphere.



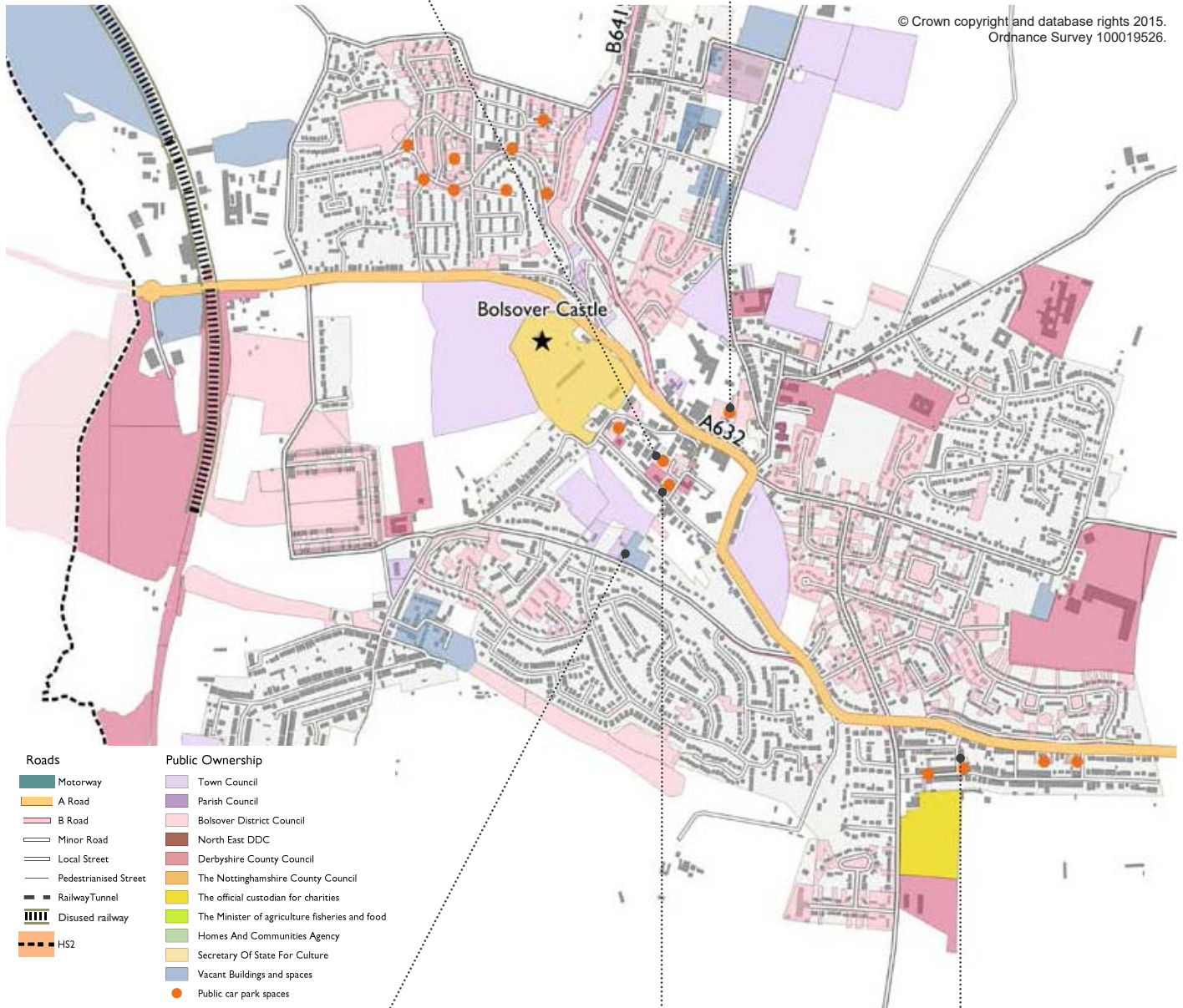
Middle Street Car Park



Town End car park



Sherwood Lodge Site



Long term vacant land on New Station Road



Cotton Street Car Park



Nesbit Street and Cross Street





The Avenue 2009-2014 by Pollard Thomas Edwards

4 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 including potential strategic sites to the north of Bolsover and to the north west (in conjunction with NEDDC) are being allocated for housing and employment provision. There is a concern that these new large communities will become commuter neighbourhoods and will not use the facilities of the Town Centre.

Furthermore the large housing sites cater mostly for housing for sale for 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 town centre housing.




Town 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 if an existing car park site is developed and creating additional footfall to enhance the viability of the retail and leisure sectors. Town centre housing would enhance the town offer to the residents, the villages and visitors alike.



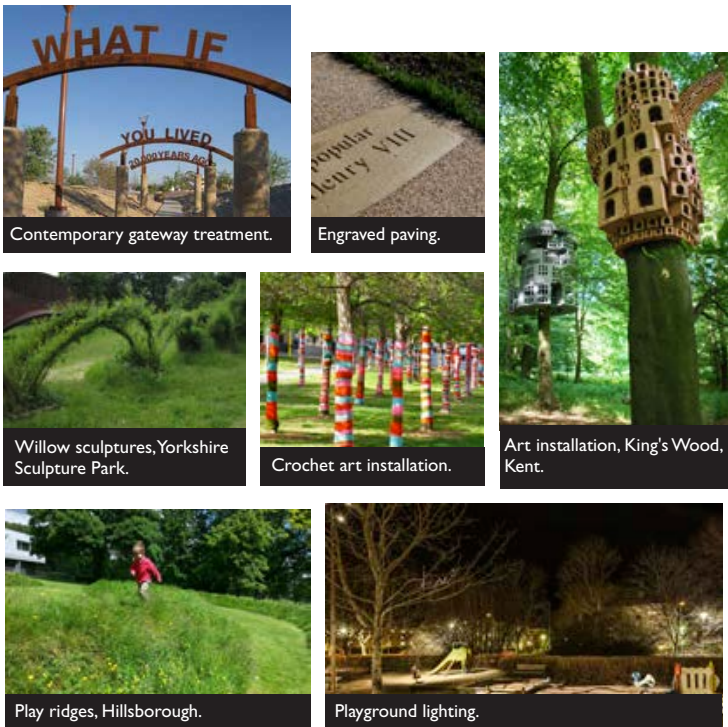
There are a number of publicly owned sites and long term vacant sites in Bolsover which could lend themselves to housing developments that could be brought forward.



The Avenue 2009-2014 by Pollard Thomas Edwards: This development creates a series of character areas which reflect the pattern and character of the neighbouring townscape and also maintains and enhances the intrinsic qualities of the site.

BOLSOVER STEPPING STONE PROJECTS

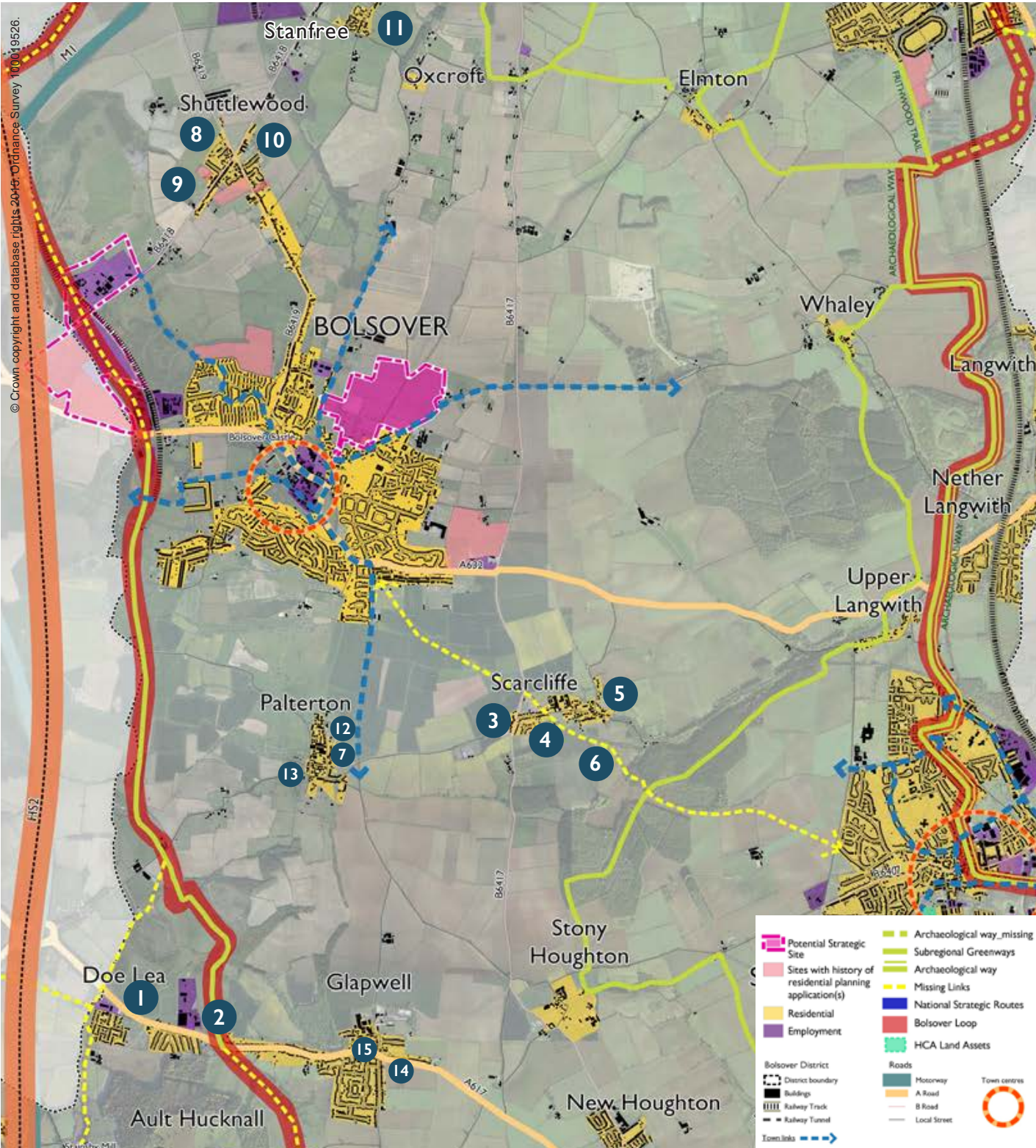
PROJECT DESCRIPTION & KEY PARTNERS	CROSS CUTTING THEME		
	CONNECT	DIVERSIFY	ENHANCE
A. PROVIDE PUBLIC WCS <p>Trial public WC provision at new BDC Contact Centre on Cotton Street. There is currently potential for piloting the Community Toilet Scheme in Bolsover where BDC and the Town Council work with local businesses to make their WCs available for free public use during opening hours. Provision of WC facilities is fundamental to enabling people to stay longer in town, encouraging visitors, promoting street food and enabling festivals.</p> <p>Key Partners: <i>Bolsover businesses and traders, Old Bolsover Town Council and BDC</i></p>			✓
B. GATEWAY IMPROVEMENTS <p>Town Centre Approach (from Station Road/Bolsover Hill Junction): Being on a highly trafficked primary route from the M1, this space could be instrumental in strengthening and introducing the town's identity thus changing perceptions of it. Bold, formal planting of fruiting (productive) or ornamental trees (e.g. taking cue from the existing purple leaved Norway Maple further up road) could straddle the road here, marking a transition from suburban to civic character. Removal of the shrubby vegetation would open up the ground-cover vegetation and a wide selection of seasonal bulbs could be planted to the grass bank and road verges, giving year-round colour.</p> <p>Exposing the castle rock face would highlight this unique landscape and heritage feature; removal of vegetation from the rock in key locations and use of subtle lighting would transform this corridor space into a distinctive night-time approach to the Town Centre.</p> <p>North-west Gateway - land at Station Road/Town End leading uphill to Castle Street: Fruiting and flowering trees could be continued up into this space. Removal of the shrubby vegetation beneath the trees would lighten the space. Unmown grass strips could reduce maintenance and increase wildlife habitat. The sunnier top level on Castle Lane could become a more productive landscape e.g. communal fruit, vegetable and flower growing. The steep path down from the Castle entrance could be lit and canopies managed to open up natural daylight, increasing safety and allowing the establishment of more diverse woodland ground flora.</p> <p>Verges at top of Castle Lane and corner of Hornscroft Road/High Street: Removal or reduction of signage - integrate existing and any new signage with existing structures (e.g. walls) and use the verge space for small scale productive growing space, experimental annual meadow plots, seasonal bulbs and/or temporary 'planted' signage or community artwork e.g. well-dressing.</p> <p>Oxcroft Lane Gateway: Existing copse of mature trees on the junction gives the site a strong sense of its rural, wooded context and forms a distinct gateway. Woodland bulbs could be underplanted here. Management of the shrubby vegetation would allow the intrenchment land form to become a more visible part of this gateway into town. Any new signage here should be sensitive to this context possibly simple carved timber signage set within the copses.</p> <p>Key Partners: <i>Old Bolsover Town Council, Bolsover Civic Society, CVP, Junction Arts, Bolsover Rotary Club, Bolsover WI, local gardening groups, BDC</i></p>	✓		✓
<div>  <p>Trial public WC provision at BDC Contact Centre.</p> </div> <div>  <p>Illumination of rockface.</p> </div> <div>  <p>Illumination of Tonbridge Castle Wall.</p> </div> <div>  <p>Annual meadow plot.</p> </div> <div>  <p>Unmown grass strips</p> </div> <div>  <p>Edible gardens in the public realm.</p> </div> <div>  <p>Darlington Eastern Transport Corridor verge greening project.</p> </div> <div>  <p>Derbyshire Well-dressing.</p> </div>			

PROJECT DESCRIPTION & KEY PARTNERS	CROSS CUTTING THEME		
	CONNECT	DIVERSIFY	ENHANCE
C. TEMPORARY INTERVENTIONS & EVENTS ON CASTLE STREET	✓	✓	✓
<p>Experimental projects to reclaim public space back for pedestrians from vehicular use e.g. painting road surface on Castle Street, hold specialist markets/fairs on road etc. Temporary projects can be used to explore the potential of different spaces and to change collective imagination. Once roads are claimed back from the traffic to become streets, people are quick to inhabit them and learn to prefer such use. Footfall for traders tends to increase rather than decrease.</p> <p>Key Partners: <i>Bolsover Civic Society, CVP, Bolsover traders, Junction Arts, Old Bolsover Town Council, Bolsover Scouts, BDC</i></p>			
 <p>Two temporary projects carried out in Dewsbury as part of the regeneration strategy in 2012. Three projects were delivered for £2000 with various community groups and local businesses.</p>			
D. SHOPFRONT REFURBISHMENTS		✓	✓
<p>The Town Centre needs to improve its appearance and this includes improved shop frontages. Such improvements have shown to increase footfall and dwell in the Town Centre, 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. Shop improvements can be delivered as an element within an integrated public realm improvements project and it would be a good early win. Future funding that is identified for shopfront improvements could have a portion that is allocated specifically for local independent businesses and shopfronts in urgent need of repair.</p> <p>Key Partners: <i>Bolsover Civic Society, CVP, Bolsover traders and local business organisations, Junction Arts, Old Bolsover Town Council, District Council, County Council, Historic England.</i></p>			
 <p>Richmond Market Place - Shopfront improvements before and after.</p>			
E. ENHANCEMENT OF EXISTING PARKS FACILITIES	✓		✓
<p>Gateways to Back Hills: New paving 'thresholds' incorporating signage to highlight access points e.g. engraved paving. Subtle lighting (akin to that of the town approach rock walls) to highlight the conduit houses and the historic wall at the top of Castle Lane.</p> <p>Back Hills enhancements: Drawing on and enhancing the sequence of clearings with woodland management where necessary, introducing new uses such as picnicking, educational space, (temporary) art installation. Views out over the vale to determine arrangement of new seating. The funeral store building could be re-used as an accessible public building, celebrating the views (e.g. education centre, cafe, restaurant).</p> <p>Dykes Field: Formalise existing well-trodden desire lines with self-binding gravel or similar permeable surface. Include provision for youths such as sociable timber seating arrangements at select locations, e.g. in wooded clearings along the intrenchment.</p> <p>Hornscroft Park: Enhanced youth provision to include improved lighting and the introduction of outdoor WiFi at a select location in the park. Clearance of shrubby vegetation and a different mowing regime would give prominence to the striking 'intrenchment' landform, which could also become a sculptural and play feature.</p> <p>Key Partners: <i>Bolsover Scouts, Bolsover Youth Council, CVP, Old Bolsover Town Council, Bolsover Scouts, local schools, BDC.</i></p>			
 <p>Contemporary gateway treatment.</p> <p>Engraved paving.</p> <p>Willow sculptures, Yorkshire Sculpture Park.</p> <p>Crochet art installation.</p> <p>Art installation, King's Wood, Kent.</p> <p>Play ridges, Hillsborough.</p> <p>Playground lighting.</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 Bolsover centre will also improve facilities for all 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 towns and their surrounding settlements.



BRAMLEY VALE & DOE LEA

- 1 Public art to enhance local identity and define the entrances to Doe Lea and Bramley Vale.
- 2 Improve access/ linkage from the village to the Stockley Trail and Hardwick Estate; establish links with the National Trust 'Peoples Hardwick' project.



Potential locations for public art to define entrances to Doe Lea and Bramley Vale.

SCARCLIFFE

- 3 Gateway improvements to enhance village identity as part of a bespoke village signage scheme.
- 4 Identify infill opportunities for development of housing/ enterprise.
- 5 Improve links to the countryside via tracks off Cracraft Lane.
- 6 Explore links from the village to the Archaeological Way.
- 7 Support the development of a community shop (either in Scarcliffe or Palterton).



Improve countryside links from Cracraft Lane.



Scarcliffe's distinctive vernacular identity.

SHUTTLEWOOD

- 8 Gateway improvements to enhance village identity as part of a bespoke village signage scheme.
- 9 Support improvements to play areas at Bentinck Road Recreation Ground and Shuttlewood Recreation Ground.
- 10 Support any future proposals to vacant building adjoining Brockley Primary School, for appropriate alternative uses.



Bentinck Road Recreation Ground.



Shuttlewood Recreation Ground.



Alternative uses for building adjoining Brockley Primary School.

STANFREE

- 11 Gateway improvements to enhance village identity as part of a bespoke village signage scheme.

PALTERTON

- 12 Support any initiatives to redevelop/ refurbish the former Miners Welfare.
- 13 Gateway improvements to enhance village identity as part of a bespoke village signage scheme.



Support completion of Miner's Welfare refurbishment.



Existing signs could be replaced with bespoke designs.

GLAPWELL

- 14 Gateway improvements to enhance village identity as part of a bespoke village signage scheme.
- 15 Support the provision for creation of village recreation space.



Existing play areas on Glapwell Village Green.



POSTSCRIPT



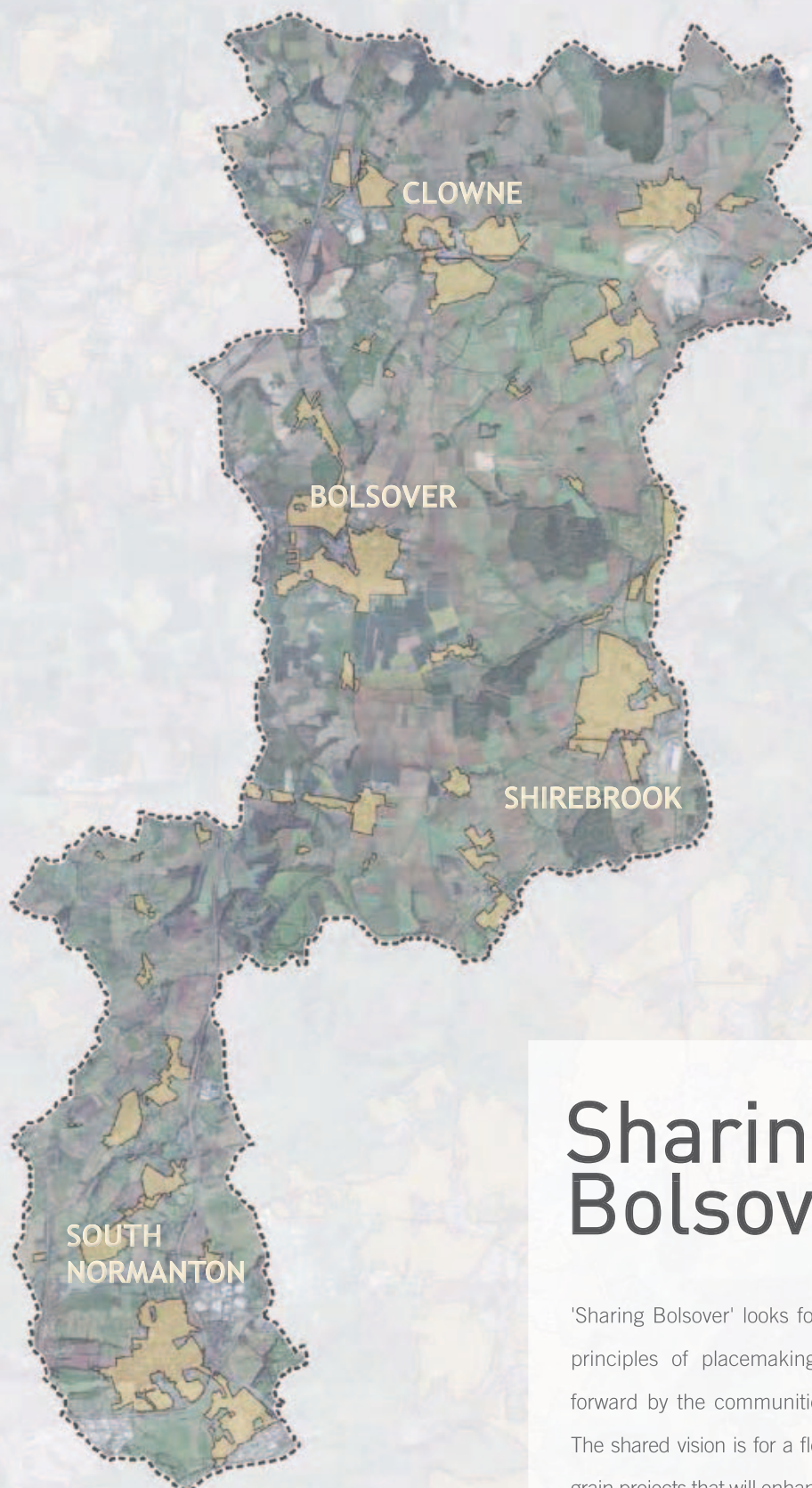
Regeneration Frameworks have traditionally been devised at arm's length from the very communities for whom they are intended. To be successful, regeneration has to be rooted in local knowledge and the understanding of the needs, the qualities and the place specific opportunities of each unique town and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