

Bolsover District Council

Meeting of the Local Growth Scrutiny Committee on Tuesday 6th December 2022

Review of Town Centre Regeneration Framework – Shirebrook – Addendum

Report of the Portfolio Holder for Growth / Economic Development

Classification	This report is Public
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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 Shirebrook.
- This addendum report reviews the impact of the Regeneration Framework with particular regard to the projects proposed for the surrounding villages and hamlets including: Pleasley and Pleasley Vale; New Houghton; and, Langwith and Whaley Thorns.

REPORT DETAILS

1. Background

- 1.1 Alongside the main project areas and ‘stepping stone’ projects contained in the Shirebrook Regeneration Framework for Shirebrook 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 Pleasley and Pleasley Vale, New Houghton, and Langwith and Whaley Thorns.
- 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 Shirebrook Regeneration Framework included suggested projects for each place.

2. Initial Review

2.1 The following scorecard provides a summary of the suggested projects and what has been achieved to date:

Villages and Hamlets		
	Project Summary	Outcome
Pleasley and Pleasley Vale		
1	Continue to support the Pleasley Vale Residents Association in their aspirations to improve the environs at Pleasley Vale. Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	<p>The Residents Association continue to be proactive in the improvements and investment in the environs at Pleasley Vale, including clearance works to the bridge and culvert, and bringing back the fruit orchard.</p> <p>After 3 and ½ years of work and consultation with Mansfield District Council, Mansfield Wildlife Rescue (a registered charity with three trustee's who are residents in Pleasley Vale), have a 10 year lease to take over the Walled Garden site and develop it as a Wildlife Rescue Centre.</p> <p>The Tea Room, with toilet facilities, will be open once more to visitors in Pleasley Vale.</p>
2	Continue to support the redevelopment of Pleasley Colliery/ Pit site.	The Pleasley Pit Trust manage the Pit and Nature reserve, with the site open to visitors. There is ongoing work with the Bolsover Countyside Manager, BDC's Leisure Department and the Tourism and Visitor Economy Officer to ensure the tourism opportunities are maximised for this site and linking it to neighbouring attractions through the Visit Sleep Cycle Repeat initiative and cycle trail networks.
3	Support a long term strategy for sustainable development of Pleasley Vale, which might include a mixed economy of residential, leisure and business uses.	The Business Growth department has recently appointed a Senior Economic Development Officer (Pleasley Vale) on a three year contract with a remit of undertaking studies, further investigative

Villages and Hamlets		
	Project Summary	Outcome
		works, and consultation and engagement events, all to inform and support a planning application for the redevelopment of the site.
4	Complete the development of the Archaeological Way to provide an improved multi-user link between the village and the vale.	Work is underway to complete this link through Sustrans funding.
New Houghton		
5	Connect New Houghton: Investigate options for developing public transport connection for the village.	No progress made
6	Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	No progress made
7	Improve access to and maintenance of the Millennium Green.	No progress made, although the green continues to be maintained through a regular regime for cutting.
8	Support the development of the vacant Stanton Public House.	This building has been brought back in to use through a private interest.
9	Explore links from the village to the Archaeological Way.	No progress made
Langwith and Whaley Thorns		
10	Long term proposals to develop innovative transport link between Bolsover & Shirebrook via Whaley and Langwith.	No progress made
11	Complete connections from Whaley Thorns to the Archaeological Way to complete link with Creswell and Shirebrook.	No progress made

Villages and Hamlets		
	Project Summary	Outcome
12	Gateway improvements to enhance village identity as part of a bespoke village signage scheme with potential for the viaducts to form a distinctive feature gateway. Scheme to also to include review of street signs to minimise visual clutter and to suggest improvements to signage at train station entrance.	No progress made
13	Install themed interpretation boards about the Robin Hood Line at Langwith-Whaley Thorns station and Shirebrook station (and Creswell and Whitwell). Further opportunity to provide improved interpretation at the Poulter Country Park / train station entrance.	Interpretation boards and tourism links are being installed at all stations along the robin hood line as part of the Community Rail Partnership, but there is further work yet to do on the interpretation at Poulter Country Park.
14	Potential for a village centre public realm improvement scheme including traffic calming, improving pedestrian priority and a shopfront improvement scheme.	No progress made

3. Reasons for Recommendation

- 3.1 Whilst the Shirebrook Regeneration Framework was intended to drive regeneration and environmental improvements in the village and hamlets outlying the town of Shirebrook, very little can be attributed to the work of the Shirebrook Regeneration Framework with the areas of successful delivery of interventions in the hamlets as shown in the table above.
- 3.2 In summary, the progression of interventions and investment of the Pleasley Vale Residents Association in the environs at Pleasley Vale is driven by their passion and interest in preserving the history of the Vale and their neighbourhood. They are finding their own investments and creating their own opportunities, and do not associate the work they are doing with the Regeneration Framework.

- 3.3 This is a similar position the District Council finds itself in with the redevelopment of Pleasley Vale Business Park. Whilst it can strategically align the investment with the Regeneration Framework, it is not the Framework itself which is driving forward the desire for such investment and redevelopment. The Mill buildings and outlying buildings are all nearing the end of the 25-30 year life cycle and are requiring a significant level of capital investment to renew and / or replace significant parts of all buildings. The Business Growth Team, who manage the day-to-day operation of the Business Park, recognise it cannot sustain the complex in its current condition, so it is this which is ultimately the driving force to secure investment and a possible alternative long-term use for the mill buildings and surrounding environs.
- 3.4 The Regeneration Framework makes a number of positive references to the need for enhanced connections of the hamlets and outlying villages with the Archaeological Way, and the benefits this can bring both to the economic and social well-being of these communities. The Regeneration Framework can be used to support the strategic need for investment in these trails and networks and *“is a key project in the Framework that will provide the vital infrastructure to strengthen these links between towns and their surrounding settlements.”*
- 3.5 Work is underway between partners to secure investment in the upgrade or installation of new cycleways and bridlepaths to promote and encourage sustainable travel and social interaction between the villages and hamlets and Shirebrook.

4 Alternative Options and Reasons for Rejection

- 4.1 To recommend a refresh of the Regeneration Framework for Shirebrook: 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 Shirebrook 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 forthcoming reviews of the two remaining Regeneration Frameworks and that for Bolsover previously presented to inform next steps.

IMPLICATIONS:

Finance and Risk: Yes No

Details: The report is for noting

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: This report has been completed as part of the service area's day to day work.

On behalf of the Head of Paid Service

DECISION INFORMATION

<p>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:</p> <p>BDC: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/></p> <p>NEDDC: Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	<p>No</p>
<p>Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)</p>	<p>No</p>

District Wards Significantly Affected	None
Consultation: Leader / Deputy Leader <input type="checkbox"/> Cabinet / Executive <input type="checkbox"/> SAMT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes Details:

Links to Council Ambition (BDC)/Council Plan (NED) priorities or Policy Framework including Climate Change, Equalities, and Economics and Health implications.

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 Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)</i>	
None	