

**Bolsover District Council**

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

**Review of Town Centre Regeneration Frameworks – Clowne**

**Report of the Portfolio Holder for Growth / Economic Development**

<b>Classification</b>	This report is Public
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<b>Contact Officer</b>	As above

**PURPOSE/SUMMARY OF REPORT**

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

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**REPORT DETAILS**

**1. Background**

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

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

## **2. Details of Proposal or Information**

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

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

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

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

### **3. Reasons for Recommendation**

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

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

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

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

**4 Alternative Options and Reasons for Rejection**

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

**RECOMMENDATION(S)**

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

**IMPLICATIONS:**

**Finance and Risk:**                      Yes                       No   
**Details:** N/A  
On behalf of the Section 151 Officer

**Legal (including Data Protection):**                      Yes                       No   
**Details:** This report is for noting and refers solely to documents in the public domain so does not raise any legal issues or any data protection issues.  
On behalf of the Solicitor to the Council

**Environment:**

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

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

**Staffing:** Yes  No

**Details:** None from this report.

On behalf of the Head of Paid Service

**DECISION INFORMATION**

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

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

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

Economy

**DOCUMENT INFORMATION**

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