

Bolsover District Council

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

Review of Town Centre Regeneration Frameworks – Clowne (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 Clowne.
- This addendum report reviews the impact of the Regeneration Framework with particular regard to the projects proposed for the surrounding villages and hamlets including: Barlborough; Creswell and Elmtton; Whitwell; and Hodthorpe and Belph.

REPORT DETAILS

1. Background

- 1.1 Alongside the main project areas and 'stepping stone' projects contained in the Clowne Regeneration Framework for Clowne 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 Barlborough; Creswell and Elmtton; Whitwell; and Hodthorpe and Belph.
- 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 Clowne Regeneration Framework included suggested projects for each place.

2. Details of Proposal or Information

2.1 The following score card provides a summary of the suggested project and what has been achieved to date:

Villages and Hamlets		
	Project Summary	Outcome
Barlborough		
1	Enhance existing proposals for greenways to provide improved cycle routes from the old village centre, through Barlborough Links to Clowne, via the Clowne Branch Line.	No progress made
2	Enhance connectivity between the business park and retail units within the Links neighbourhood.	No progress made
3	Support a programme of shopfront improvements to retail units within the village.	No progress made
4	Support the reuse of empty commercial properties within the village such as the empty retail unit in the village centre.	The units within the village are all currently occupied, with a vacant commercial unit on the Links. Interest in, and vacancy rates of, commercial units are driven by the market demand
Creswell and Elmton		
Acknowledge and enhance the former civic architecture that defines the history of the village, through a programme of village improvements including:		
5	<i>Creswell Public Realm Improvements:</i> Strategic recommendations for improving the quality of the Elmton Road core retail area.	No progress made
6	<i>Creswell Leisure Centre:</i> potential redesign and refurbishment of the existing leisure facility at Creswell to complement the leisure centre at The Arc in Clowne.	Redevelopment of the site is underway to construct a Heritage and Well-Being Centre, to provide a 27-station gym, badminton and sports hall, climbing wall and caving experience, soft play area, exercise studio and a café. Completion and opening expected early 2023.
7	Encourage Tourism: <ul style="list-style-type: none"> • Explore options for Caravan and Lodge Park, Tent/ Yurts etc. • Interpretation boards including Robin Hood Line and interpretation at Creswell 	The Tourism and Visitor Economy Officer has established a working group with officers from Leisure and Bolsover Countryside Partnership to ensure a co-ordinated approach with the investment and improvements to cycle trails and green links, to ensure the promotion and link to

Villages and Hamlets		
	Project Summary	Outcome
	Station (and Whitwell Station [7a]) <ul style="list-style-type: none"> Support the improvement of cycle trail / green route linking the Archaeological Way to the Clowne Branch Line. Develop and complete the green links into Creswell. 	local attractions is co-ordinated to maximise uptake. This work links to the Community Rail Partnership work currently being delivered through the Partnership Team.
8	Support the redevelopment of the Station Hotel, Creswell.	Works complete in 2017 on the conversion of the former public house / hotel to 15no. 1 and 2 bed apartments.
9	Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	No progress made
Whitwell		
10	Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	No progress made
11	Support the redevelopment of the former Whitwell colliery site – potential strategic site for a mixed housing and employment scheme. Also support the restoration of the colliery tip.	The outline permissions for restoration of the tip (DCC) and redevelopment of the site (BDC) have both been recently issued. Officers are now in discussions about bringing the site forward and proposals to use mine water energy.
12	Support the reuse of the former Co-op building.	No progress made
13	Support the improvement of Bakestone Moor and Welbeck Street play areas.	No progress made
Hodthorpe and Belph		
14	Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	No progress made
15	Support the improvement of the play area at Hodthorpe Recreation Ground.	No progress made

3. Reasons for Recommendation

- 3.1 Whilst the Clowne Regeneration Framework was intended to drive regeneration and environmental improvements in the village and hamlets outlying the town of Clowne, very little can be attributed to the work of the Clowne Regeneration Framework with the areas of successful delivery of interventions in the hamlets as shown in the table above.

- 3.2 There are a number of suggested improvements to the cycle network and green ways, but this investment is driven by the capital funding available to invest in the new routes, and then the revenue to maintain them longer term. As and when the funding becomes available to upgrade or create new routes, this is prioritised in areas where there are links to established and well used routes, and which can connect to and from tourism attractions in the area, for example between Welbeck Estate and Creswell Crags and Creswell Station. However, it should be noted that this route was as a result of private investment from the Welbeck Estate and public funding for new routes is very limited.
- 3.3 The former Whitwell colliery site is a site allocation in the Local Plan and bringing this site forward is an objective in the Council’s Business Growth Strategy. Therefore, this site has been brought forward through the planning system and the Council’s ambition and associated corporate objectives to unlock development that underpin the Growth Strategy rather than as a direct result of the regeneration 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 planning 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>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>Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	No
<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p>	No

<p>District Wards Significantly Affected</p>	None
<p>Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></p>	No Details:

<p>Links to Council Ambition: Customers, Economy and Environment.</p>
<p>Economy</p>

DOCUMENT INFORMATION

Appendix No	Title
Background Papers	
<p><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></p>	
None	