

**Bolsover District Council**

**Meeting of the Local Growth Scrutiny Committee on Monday 13<sup>th</sup> March 2023**

**Review of Town Centre Regeneration Frameworks – South Normanton Addendum**

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

<b>Classification</b>	This report is Public
<b>Report By</b>	Natalie Etches – Business Growth Manager 01246 242389 / 07989 146973 <a href="mailto:Natalie.etches@bolsover.gov.uk">Natalie.etches@bolsover.gov.uk</a>
<b>Contact Officer</b>	As above

**PURPOSE/SUMMARY OF REPORT**

- This is an addendum to the report reviewing the effectiveness of the Regeneration Framework adopted in 2017 for South Normanton.
- This addendum report reviews the impact of the Regeneration Framework with particular regard to the projects proposed for the surrounding villages and hamlets including: Pinxton; Blackwell; Hilcote; Newton; Tibshelf; Westhouses.

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**REPORT DETAILS**

**1. Background**

- 1.1 Alongside the main project areas and ‘stepping stone’ projects contained in the South Normanton Regeneration Framework for South Normanton 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: Pinxton; Blackwell; Hilcote; Newton; Tibshelf; Westhouses.
- 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 South Normanton 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:

<b>Villages and Hamlets</b>		
<b>Pinxton</b>		
	<b>Project Summary</b>	<b>Outcome</b>
1	Kirkby Road site – support HCA to develop their site and ensure that this is an integral part of the village.	No progress to date
2	Pilot a South Normanton-Pinxton Town Team, which could: - Support the growth of independent retail trade. - Enhance green space and public realm. - Create new focal elements to enhance local distinctiveness.	No progress to date. Recent restructure of the Partnerships' Team means each town centre has a Policy Officer 'assigned' to work within the town and surrounding villages and hamlets to establish links with the community to bring forward community investment.
3	Improve security, signage and environment.	No progress to date
4	Explore potential to complete the Erewash Trail, through Pinxton, and link with the Blackwell Trail, subsequently linking with the Phoenix Greenways.	No progress to date
5	Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	No progress to date
<b>Blackwell</b>		
6	Improve access: Improve mobility access in the villages - for example Blackwell has no dropped kerbs and there is no footpath connection to South Normanton via Blackwell Hill.	No progress to date
7	Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	No progress to date
8	Improve greenway links.	No progress to date
<b>Hilcote</b>		
9	Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	No progress to date

<b>Villages and Hamlets</b>		
10	Improve greenway links.	No progress to date
<b>Newton</b>		
11	Joint purchasing with South Normanton, Blackwell and Pinxton: The four Parish Councils to form a single forum for joint purchasing of items such as rock salt and compost, and for joint initiatives such as litter picking.	No progress to date
12	Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	No progress to date
13	Support improvement to the Newton Links and connectivity to the Phoenix Greenways.	No progress to date
14	Support the improvement of the play area at Parish Ground.	No progress to date
<b>Tibshelf</b>		
15	Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	No progress to date
16	Enhance Connectivity to the Phoenix Greenways.	No progress to date
17	Acknowledge and enhance the local vernacular architecture that defines the history of the village, through a programme of village improvements, such as: - Village Centre facelift – improve properties and shop front programme to enhance the Village Centre. - Support redevelopment of the Village Hall.	No progress to date
18	Support highway initiatives to improve accessibility to the school.	No progress to date
<b>Westhouses</b>		
19	Gateway improvements to enhance village identity as part of a bespoke village signage scheme.	No progress to date

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

- 3.1 Whilst the Regeneration Framework was intended to drive regeneration and environmental improvements in the village and hamlets outlying the town of South Normanton, very little can be attributed to the work of the South Normanton 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 in to established and well used routes, and which can connect to and from tourism attractions in the area.
- 3.3 Despite there being lack of progress to date, there is an opportunity to build and establish new relationships with key delivery partners, stakeholders, and the local community to drive forward the ambition of the villages and hamlets. The Regeneration Framework was done some time ago, and stakeholders will have changed over this time. A refresh of this engagement to address the greenways and uplift / enhancement schemes, would bring a collective approach with an efficiency of resources to maximise delivery and impact.

### **4 Alternative Options and Reasons for Rejection**

- 4.1 To recommend a refresh of the Regeneration Framework for South Normanton: 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 South Normanton 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.

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### **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, Shirebrook, and Clowne to inform next steps.

Approved by Councillor Liz Smyth  
Portfolio Holder for Growth / Economic Development

**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 noting

**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**

<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:  <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>	No
<b>Is the decision subject to Call-In?</b> <i>(Only Key Decisions are subject to Call-In)</i>	No
<b>District Wards Significantly Affected</b>	South Normanton wards, Pinxton, Blackwell, Hilcote, Newton, Tibshelf, Westhouses.
<b>Consultation:</b> <b>Leader / Deputy Leader</b> <input type="checkbox"/> <b>Executive</b> <input type="checkbox"/> <b>SLT</b> <input type="checkbox"/> <b>Relevant Service Manager</b> <input type="checkbox"/> <b>Members</b> <input type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/>	Details:

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

<b>DOCUMENT INFORMATION</b>
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<b>Appendix No</b>	<b>Title</b>
4	Tibshelf Town Centre Health Check
5	Pinxton Town Centre Health Check

<b>Background Papers</b>
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<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>
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<b>None</b>
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