

Bolsover District Council

Meeting of the Local Growth Scrutiny Committee on 3 October 2023

Progress report – Pleasley Vale Regeneration Project

Report of the Portfolio Holder for Growth

Classification	This report is Public.
Contact Officer	Kay Gregory – Senior Economic Development Officer for Pleasley Vale, Dragonfly Management (Bolsover) Limited

PURPOSE/SUMMARY OF REPORT

- To inform Members about the Pleasley Vale regeneration project.
 - To provide an update on work carried out, and progress made to date.
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REPORT DETAILS

1. Background

- 1.1 The Council is fully committed to ensure that Pleasley Vale Mills and parkland are preserved and enhanced for future generations. Currently operating as a successful Business Park with approximately 85% occupancy, the rents alone do not cover the extensive capital repairs required to maintain and improve the buildings and land.
- 1.2 To address this, The Business Growth Team within Dragonfly Management (Bolsover) Limited has a dedicated officer to manage the Project and prepare a Masterplan for the site. With an allocated budget to commission reports and surveys to overcome site constraints and inform the principle of development, the objectives of the Project will be to explore and assess the viability and appropriateness of a range of regeneration options, with the 'preferred option' forming the basis of the Masterplan. Funding and investment opportunities will be sought to deliver the Project.

2 Current position/update

- 2.1 Flood risk – Pleasley Vale lies along the river Meden and contains a number of ponds and other water sources.
- 2.1.1 A large part of the site is within a Functional Flood Plain (Flood Zone 3B), so Flood Modelling was commissioned in 2021 to identify the position of the Flood Zones in relation to the built structures and natural environment.
- 2.1.2 Government guidance, relating to flood risk was updated in 2022, whereby development proposals need to confirm a 1:30 year flood event as part of their modelling data, and subsequent flood risk assessments. This was commissioned in 2023 after engagement with the Environment Agency. Following submission of the updated data, the Environment Agency was appointed to commission a formal Review of the modelling to confirm the position of the Flood Plane and inform the principle of development.
- 2.1.3 The first review received in August 2023 has identified a number of errors in the data and confirmed that the 2021 modelling is out of date and needs to be re-run. The appointed flood consultant is now scoping costs for the additional works required to satisfy the Environment Agency and to inform the next stage of the Review. A final position on flood risk and mitigation has not yet been confirmed by the Environment Agency, and this is critical to the future stages of project delivery, as it will confirm what can be done in terms of development across the whole site.
- 2.2 Gatehouses (Coach House and Gardeners Lodge) – Two, Grade II Listed Gatehouses lie at the western entrance to the Pleasley Vale Business Park. They are currently vacant and falling into a state of decline.
- 2.2.1 A Heritage Statement of Significance was commissioned in March 2023 to confirm the historic and architectural significance of Pleasley Vale, including the Gatehouses. The Statement referenced the importance of their unaltered form and layout, confirming that the historic interest and setting as gateway structures should be viewed in context with the setting of the overall Mill complex.
- 2.2.1 In order to accurately assess the amount of work required to renovate the Gatehouses, a fully costed Schedule of Repairs and Improvements for Renovation document was commissioned by Smith and Roper in April 2023. This identified that the Coach House requires £95,500 of repairs and Gardeners Lodge requires £151,300 of repairs. This does not include service connections, kitchen/bathroom fittings, decoration or wall finishes.
- 2.2.2 Once the Environment Agency has confirmed the position of the Flood Zones in relation to siting of the Gatehouses, formal pre-application discussions will be entered into with the Local Planning Authority, to confirm the current use, and establish how the buildings can be brought back in to use.
- 2.2.3 An options appraisal will then be commissioned to identify the most viable and appropriate end use for the Gatehouses. All necessary planning approvals, including Listed Building Consent will be sought. Investment and funding streams will then be explored to deliver the project.

- 2.3 Stakeholder engagement – a substantial number of stakeholders have been identified and engaged to assist with the preparation of the Masterplan and delivery of the Project.
- 2.3.1 A structured drop-in event for tenants of the Business Park has been held at Pleasley Vale. The purpose of the event was to explain the project parameters, and where their observations and concerns could be discussed in an open, but informal forum. Another event will be scheduled in approximately 12-months to update tenants on progress. The events were well attended, and tenants were encouraged to liaise with the Project team should they require information or clarification about the project.
- 2.3.2 Residents of Pleasley Vale are engaged in the project and are regularly updated during their Residents Association meetings, where the project manager has attended to provide updates and listen to their views. Residents have also been actively involved in creating a digital, historic archive of Pleasley Vale, through their extensive collection of photographs, other memorabilia, and personal memories. Further engagement with residents will be held throughout the project process and their active engagement with community events, such as heritage Open Days will be encouraged.
- 2.2.3 An online Visitor Experience Survey has been piloted during the 2023 summer holidays to identify how visitors access the site, and to seek their views on how the site should be used. The survey has generated more than 200 responses, whereby the results will be used to identify areas of most importance to visiting members of the public and will also be used as a basis to inform how visitors access the site, and to confirm where there are shortfalls in the visitor offer. An updated survey will be generated in 12-months.
- 2.4 Decarbonisation – Avenues are being explored to identify whether the site can be pioneered as a 'low-carbon, conservation led community'.
- 2.4.1 A strong stakeholder base has been established comprising sustainability specialists and other professionals in the renewable energy sectors, including education and other training providers, to prepare surveys and reports that confirm the viability and appropriateness of reinstating hydro-electric power at the site, utilising existing watercourses and the layout of built structures which lie directly above the river Meden.
- 2.4.2 Other avenues which utilise 'blue' infrastructure, comprising the potential to capture heat from pond water to use for open loop heat systems will be explored and tested for viability.
- 2.4.3 A feasibility study has been undertaken to confirm the costs and build implications of installing electric vehicle charging points at Mills 1 and 3 and is in the final stages of confirming the costs of delivery.
- 2.5 Biodiversity – Dragonfly Management fully appreciates the importance of the natural environment of Pleasley Vale. The regeneration project will explore avenues which enhance blue and green infrastructure, improve the visitor experience, and maintain the rich biodiversity of the Park.

- 2.5.1 A Biodiversity Strategy will be commissioned to confirm the ecological baseline of the site, to identify areas which require improvement and to provide a management plan to ensure that enhancements are made. Early engagement has identified the possibility of forming a partnership with Derbyshire and Nottinghamshire Wildlife Trusts, to collaborate with the preparation of a cross-boundary Strategy, which benefits both Bolsover and Mansfield Local Authorities that straddle Pleasley Vale.
- 2.5.2 The Biodiversity Strategy will also include an assessment of ecological sites within the Vale, to potentially create biodiversity banks for Biodiversity Net Gain. This could be a potential income source and will ensure that suitable benefits from regular, monitored maintenance.
- 2.6 Funding streams – Throughout the Project, avenues for potential funding streams will be explored to assist with the commissioning of reports and to deliver the ‘preferred option’ of the final Masterplan.
- 2.6.1 An application for National Lottery Heritage Fund (NLHF) will be submitted in 2023, for up to £250,000, which will assist with commissioning necessary reports and surveys, and to support with the costs associated with obtaining planning permission and any licenses or permits. This initial investment from NLHF could unlock additional NLHF of up to £10,000,000 to deliver the preferred option..
- 2.6.2 Historic England funding will be applied for if appropriate, to assist with the repairs and renovation of the Grade II Listed Gatehouse dwellings, dependent on the work as set out in 2.2.1 – 2.2.3 above.
- 2.6.3 Additional funding streams relating to decarbonisation and biodiversity will be identified, and where appropriate will be applied for to assist with project delivery.
- 2.7 Other updates
- 2.7.1 Mill Pond (Mill 1) - The pond is considered to have significant visual importance and provides a stunning backdrop to the impressive front elevation of Mill 1. It will also be critical to complying with the flood mitigation measures likely to be recommended by the Environment Agency as a result of their review of the Flood modelling work. As such, the Pleasley Vale Project Manager is liaising with the Council’s Leisure Services team to establish the feasibility of de-silting the Mill Pond in front of Mill 1. Leisure Services use this water body to deliver activities at the Outdoor Adventure base (operating from the Greaseworks).
- 2.7.2 Leisure Services have identified the silt levels within the pond have a potential health and safety implication for delivery of their activities on the Mill Pond. They have established the costs and implications associated with draining the pond, removing, and disposing of the silt, carrying out repairs to the dam wall and reinforcing banks of the pond. To date, no business case or report has been taken to Council to request the additional funding needed to carry out these works to support the delivery of their activities on the Mill Pond.
- 2.7.3 This work will have direct implications for the regeneration project, and as such requires careful collaboration between the two departments to establish

appropriate timescales to carry out the works to ensure we all maximise the benefits to flood and biodiversity mitigation measures.

3. Reasons for Recommendation

3.1 The report is to update Local Growth Scrutiny of progress on delivery of the Project, and for Members to note the content.

4 Alternative Options

4.1 No alternative options are available – the report is for information purposes.

RECOMMENDATIONS

1. That Members note the contents of the progress report.

Approved by Councillor John Ritchie Portfolio Holder for Growth

IMPLICATIONS:

Finance and Risk: Yes No

Details:

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

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 sets out how the project is working to achieve improvements to the biodiversity, sustainability, and environmental impact of the regeneration scheme on the Business Park and wider Pleasley Vale Conservation Area.

Staffing: Yes <input type="checkbox"/> No <input type="checkbox"/> Details: <div style="text-align: right;">On behalf of the Head of Paid Service</div>

DECISION INFORMATION

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

District Wards Significantly Affected	Pleasley Wards
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"/>	Details:

Links to Council Ambition: Customers, Economy and Environment.
This project contributes to the Council’s ambition of: <ul style="list-style-type: none"> • Working with Partners to support enterprise, innovation, jobs, and skills. • Making the best use of our assets. • Ensuring financial sustainability and increasing revenue streams. • Promoting the District and working with partners to increase tourism. • Reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same. • Enhancing biodiversity and developing attractive neighbourhoods that residents feel proud of and take responsibility for.

DOCUMENT INFORMATION	
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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 Executive you must provide copies of the background papers).</i>
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