

Bolsover District Council

Meeting of the Planning Committee on 19th June 2024

Creswell Growth Plan – Consultation Draft

Report of the Portfolio Holder for Growth

Classification	This report is Public
Contact Details	Julie-Anne Middleditch Principle Planning Policy Officer

PURPOSE / SUMMARY OF REPORT

- To seek approval from Members on the contents of the Creswell Growth Plan Consultation Draft Document and to commence a consultation exercise upon it.

REPORT DETAILS

1. Background

- 1.1 Members will recall that work commenced on the preparation of a Growth Plan for Creswell in April 2022 in accordance with the Local Development Scheme.
- 1.2 Growth Plans are non-statutory planning documents that sit on top of the Local Plan for Bolsover District and direct where additional growth would be acceptable to the Council over and above that planned in the Local Plan for Bolsover District. It is intended that the Council will adopt prepared Growth Plans as material considerations in the planning process.
- 1.3 The preparation of the Creswell Growth Plan has already undergone two stages of public consultation:
- Initial Consultation Exercise in June 2022 – this consultation asked people living and working in Creswell what they thought about the village as a place to live and work in, and what they thought about the village centre and local environment.
 - Masterplanning Consultation Exercise in January-February 2023 – this consultation asked people what they thought growth in Creswell could look like and what land uses it should include.
- 1.4 The feedback during these consultation exercises by way of the representations submitted to the Council have all been considered and have informed the preparation of a draft Creswell Growth Plan document. The contents of this draft document and the next steps going forward are discussed below.

2. Details of Proposal or Information

Contents of the draft Creswell Growth Plan

- 2.1 The draft Creswell Growth Plan outlines the policy framework for the Creswell Growth Plan and the consultation feedback to date, before setting out a number of options for consideration and questions upon which consultation feedback is sought.
- 2.2 The document approaches this task by reflecting the structure of the previous rounds of consultation and focusses on options relating to:
- Living and Working in Creswell (including potential development sites)
 - Creswell Village Centre
 - Green Spaces and the Countryside
- 2.3 In terms of potential options, the draft Creswell Growth Plan identifies three realistic options for the approaches to growth that could be pursued. Option C, identifies the potential development sites that have been promoted to the Council that could deliver growth.
- Option A – Consolidation of already committed growth
 - Option B – Consolidation of already committed growth with additional employment growth.
 - Option C – Pursue additional housing and employment growth

The following table summarises these three options.

Options	Advantages	Disadvantages
<p>Option A: Consolidation of already committed growth.</p> <p>This option would recognise that Creswell has committed growth through windfall sites of around 300 houses.</p> <p>It would focus on pursuing the delivery of existing infrastructure commitments with the Health Centre and other Section 106 commitments brought forward with what is in the S106 pipeline with regard to schools and open space / sports / affordable housing.</p>	<p>Allows the existing and planned for infrastructure provision to catch up with committed growth.</p> <p>Protects the countryside.</p>	<p>Would not support job growth in village.</p> <p>Would not support longer term residential growth in the village.</p> <p>Would not secure potential new infrastructure.</p>

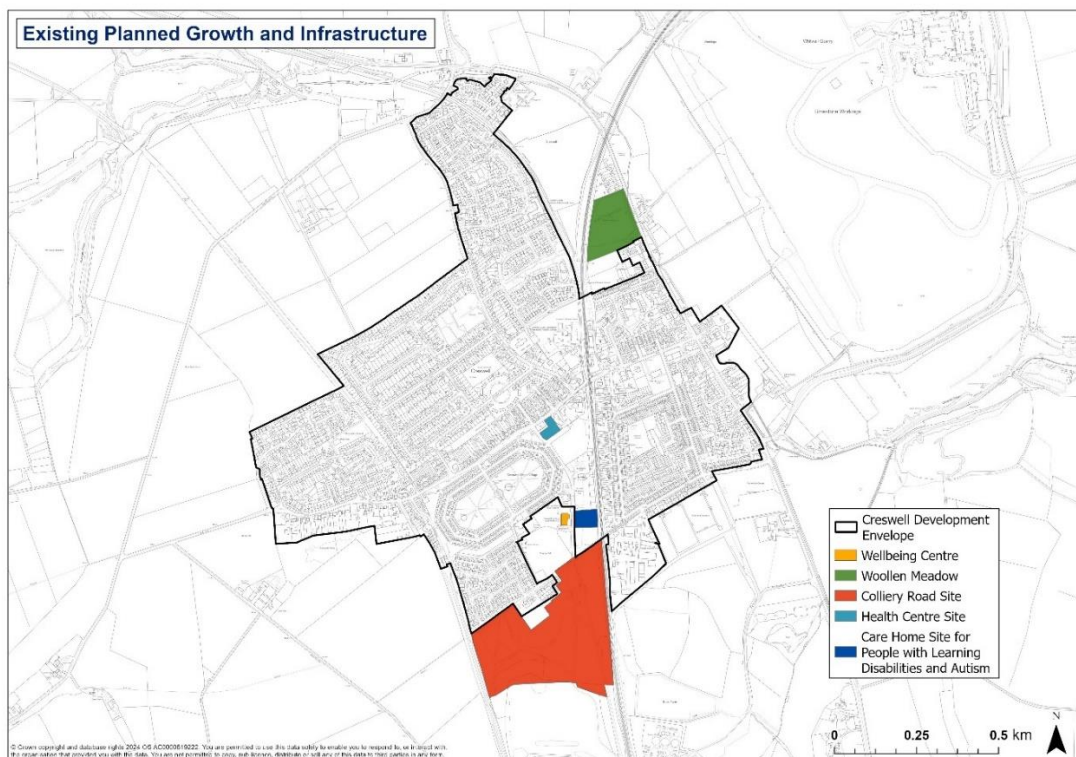
<p>Included in this would be a Green Space Strategy for the village.</p>		
<p>Option B: Consolidation of already committed growth with additional employment growth.</p> <p>This option would also recognise that Creswell has committed growth through windfall sites and focus on pursuing the delivery of existing infrastructure commitments as well as putting together a Green Space Strategy for the village.</p> <p>It would plan for bringing forward new employment opportunities for the community in the form of shared rural workspace in the reuse of the former railway station/historic farmsteads and co-working spaces in existing community facilities.</p>	<p>Allows the infrastructure provision to catch up with committed growth.</p> <p>Protects the countryside.</p> <p>Plans for new job growth in village to help diversify the local economy.</p> <p>Encourages the reuse of historic buildings.</p>	<p>Would not support longer term residential growth in the village.</p>
<p>Option C: Pursue additional housing and employment growth.</p> <p>This option would plan for an amount of additional housing growth on land currently in the countryside and plan for bringing forward shared workspace in a purpose-built development.</p>	<p>Plans for new job growth in village to help diversify the economy.</p> <p>Plans for longer term residential growth.</p> <p>Would be able to deliver investment in infrastructure improvements.</p>	<p>May put additional pressure on infrastructure capacity in the short-term.</p> <p>Takes land from the countryside.</p>

2.4 A range of views were expressed about growth in Creswell. There are strong concerns that further residential growth would be at a cost to the local community. The approach to a Growth Plan Options for Creswell has regard to the expressed concerns.

Option A – Consolidation of already committed housing growth

2.5 In this option, the desired limited quantum of growth would be achieved by restricting growth to the already committed growth from the windfall site of around 300 houses on the land at the former Creswell Colliery (highlighted in red on the plan below) and the proposed Care Home development on Colliery Road.

2.6 Under this option the recently delivered S106 infrastructure in Creswell, including the Heritage and Wellbeing Centre and the biodiversity improvements to Wollen Meadows would be established and the proposed Health Centre developed. In response to the expressed views about green infrastructure in and around the village, a Community Green Strategy is proposed under this Option.



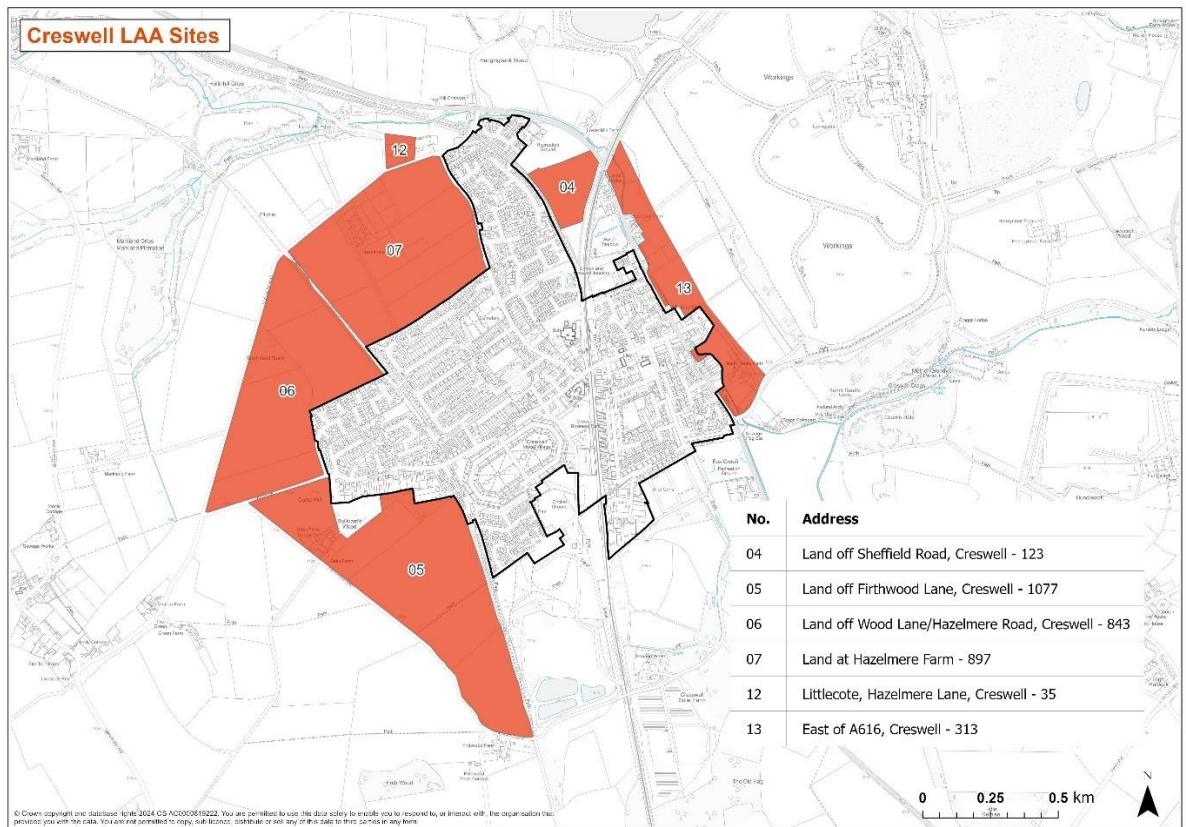
Option B – Consolidation of already committed growth with additional employment growth within existing buildings and café facilities

4.1 The focus of Option B is economic growth, alongside the consolidation of recent and planned housing and infrastructure and the Community Green Strategy as outlined under Option A. This approach is based on using the built assets that Creswell already has, in the potential of existing buildings and businesses in the village to provide employment space. Employment growth

under this option would comprise desk-based workspaces in underused buildings as Shared Rural Workspaces as well as promoting table-based co-workspace in the cafés and other existing venues in the village.

Option C – Pursue additional Housing and Employment Growth

2.7 Under this option further housing growth would be promoted alongside economic growth. The register of sites that are potentially available for potential future growth that come out of the Council's Land Availability Assessment (LAA) would form the basis of this Option. As well as residential growth, this option would investigate the potential for further additional employment growth in the form of a new development to accommodate Shared Rural Workspace. Under this option the Community Green Strategy would be expanded to include the consideration of green infrastructure and biodiversity as it relates development sites.



2.8 The draft Creswell Growth Plan asks interested parties to provide comments on which option they consider to be the most appropriate one for Creswell. Within each Option a range of questions seeks to find out more detailed understanding of how the Growth Plan should be taken forward. Under Option C, the draft Creswell Growth Plan seeks feedback on the each of the potential development sites that have been promoted to the Council.

2.9 The draft Creswell Growth Plan document is contained in Appendix 1 to this report.

Proposed format of the public consultation exercise

- 2.10 In accordance with the preparation steps set out in the Council's Local Development Scheme, the next step is to publish the draft Creswell Growth Plan for public consultation.
- 2.11 The consultation methods for prepared Growth Plans are set out in the Council's Statement of Community Involvement (December 2022) and are intended to mirror closely the methods used for statutory planning documents. As such, this states that the Council will:
- Hold a formal public consultation of a minimum of 4 weeks;
 - Make the draft Growth Plan and any associated documents available to view and comment on via the Council's website, and at the Council's main office; customer contact centres; and, libraries;
 - Write to or email people with an interest in the preparation of the Growth Plan;
 - Listen to the comments made.
- 2.12 Members will also be aware that the Council has carried out a number of innovative digital planning consultations on its Growth Plans using the secured external funding through the Government's PropTech Innovation Fund. This funding extends to the planned public consultation exercise on the draft Creswell Growth Plan, and this will involve a further trial of the new, purposely designed, consultation website portal that is designed to increase public engagement.
- 2.13 Should the draft Creswell Growth Plan be approved as the subject of a public consultation exercise, it is planned that it will be transferred from the attached MS Word document into a web-based, accessible viewable document on the new consultation website portal.
- 2.14 It is planned that the 6-week consultation exercise will commence on Monday 8th July and run to Monday 19th August 2024 to take account of the holiday season.

3 Reasons for Recommendation

- 3.1 The report updates Members on the preparation of the draft Creswell Growth Plan and recommends that Members approve the contents of the proposed draft Creswell Growth Plan for the purposes of public consultation.
- 3.2 However, as the dates for the public consultation exercise may change it is also recommended that delegated authority to the Assistant Director for Planning and Planning Policy in consultation with the Chair and Vice Chair of Planning Committee to agree the final arrangements of the proposed consultation exercise on the draft Creswell Growth Plan.

4 **Alternative Options and Reasons for Rejection**

- 4.1 It would be possible to not approve the draft Creswell Growth Plan at this time, but this alternative option has been rejected as this would cause delay to the Council's progress on meeting its growth ambitions.

RECOMMENDATION

That Planning Committee:

- 1) approve the contents of the proposed draft Creswell Growth Plan as discussed in the report and as set out in full in Appendix 1;
- 2) gives delegated authority to the Assistant Director of Planning and Planning Policy in consultation with the Chair and Vice Chair of Planning Committee to agree the final arrangements of the proposed consultation exercise on the draft Creswell Growth Plan.

Approved by Councillor John Ritchie, Portfolio Holder – Growth

IMPLICATIONS:

Finance and Risk: Yes No

Details: There are no specific finance or risk issues arising from this report.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details: There are no specific legal or data protection issues arising from this report

On behalf of the Solicitor to the Council

Environment: Yes No

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

Details: The Creswell Growth Plan seeks to support sustainable growth in Creswell and respond to the needs of the local community. It will focus on matters relating to living and working in Creswell, the village centre and the environment within and around the village. As such, the Creswell Growth Plan will make a notable contribution to this subject.

Staffing: Yes No

Details: There are no human resources implications arising 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"/></p> <p><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

District Wards Significantly Affected	Creswell Ward
<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>	<p>No</p> <p>Details:</p>

Links to Council Ambition: Economy, Environment and Housing
<ul style="list-style-type: none"> • Focussing on our Economy by driving growth, promoting the district and being business and visitor friendly. • Focussing on our Environment by protecting the quality of life for residents and businesses, meeting environmental challenges, and enhancing biodiversity. • Focussing on our Housing by delivering social and private sector housing growth.

DOCUMENT INFORMATION	
Appendix No	Title
1	Draft Creswell Growth Plan
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>	