

Bolsover District Council

Meeting of the Local Growth Scrutiny Committee on Tuesday 5 November 2024

Update on Pleasley Vale Regeneration Project

Report of the Portfolio Holder for Growth

Classification	This report is Public.
Report By	Natalie Etches – Head of Business Growth Dragonfly Management (Bolsover) Limited

PURPOSE/SUMMARY OF REPORT

- To update Members about works ongoing at Pleasley Vale Business Park and activities which have been carried out around the site.

REPORT DETAILS

1. Background

- 1.1 The Council is fully invested to make the best use of assets within their ownership, and to find viable ways to sustain and increase revenue streams. Pleasley Vale is recognised as an important asset, for its historic and cultural importance, the stunning parkland, and its success as an industrial and commercial Business Park as well as offering Outdoor Physical Activity opportunities from the natural assets of the vale. There is a strong commitment to ensure that the site is preserved and enhanced for future generations.
- 1.2 One of the main constraints on site relates to flood risk. A significant area of the site is within flood zone 3b (functional flood plain). A functional flood plain is an area of land where water naturally collects. The geological and geographical formation of the site within a limestone gorge, and the river Meden which flows in a west to east direction means that in storm events or following heavy rainfall, the site can become prone to flooding. This issue became particularly evident in October 2023, during storm Babet. This extreme weather event caused the river Meden to overflow and flood areas of the site, causing damage to property and land.
- 1.3 The Head of Business Growth and the Assistant Director for Leisure, Health and Wellbeing have been working with their respective departments collaboratively to prioritise the works needed to deal with the flood mitigation and prevention measures. Work is also ongoing to assess the capital investment required into the buildings.

2.0 Project Update

- 2.1 Effectively managing flood risk and protecting the site from future extreme weather events is of paramount importance if the site is to continue operations.
- 2.2 When the river Meden overflowed during storm Babet, it backfilled the millpond in front of Mill 1, causing significant flooding to the ground floor of Mill 1. Within Mill 3, the storm water rose and broke through floor slabs within units, rendering them unsafe and therefore unusable.
- 2.3 The insurance loss adjuster appointed a third-party contractor to procure and manage the contractors onsite to carry out the flood remediation works – this was anticipated to start mid-September but due to delays with the procurement process, this is anticipated to start Late October.
- 2.4 Beaumont Rivers continue to oversee a flood mitigation and water management project. The tender for the scope of works has been put to the market, with tender responses anticipated by the end of October.
- 2.5 Derbyshire Wildlife Trust (DWT) has been appointed to produce a Nature Recovery / Blue and Green Infrastructure Masterplan for Pleasley Vale, to survey and assess the current condition of the site, identify constraints and opportunities for funding and collaboration with communities and education providers. Work has commenced on the masterplan but had slowed over the summer months. A meeting was held between DWT and Beaumont Rivers on 16 October 2024 to remobilise the DWT project, and aligning the work of the two organisations to ensure there is a coherence between the masterplan and the flood mitigation proposals. DWT will also be conducting some additional work on the ecology elements of the scope Beaumont Rivers is leading on.
- 2.6 DWT will explore opportunities for Biodiversity Net Gain, assessing the suitability to register Pleasley Vale as a Receptor Site. This is a potential income stream for the Council, and Members will be updated accordingly on the progress of this.
- 2.7 The Head of Business Growth convened a meeting of councillors and officers from BDC, Beaumont Rivers, and Cllr Hartshorn, Pleasley Ward Councillor for Mansfield District Council, to further understand the work which has been ongoing in Pleasley Village in the wake of Storm Babet, and to ensure that work to the watercourse upstream of the business park is co-ordinated alongside the works in the Vale, and all parties are engaged in discussions. A further meeting is to be arranged for the coming weeks with all parties.

Gardeners Cottage and Coach House

- 2.8 Work is continuing on proposals for the renovation and reuse of the two Gatehouses properties. A scope of works has been drafted and officers of the project team and the Council's Conservation Officer have conducted site visits to inform the scope as well as potential end uses.

3.0 Reasons for Recommendation

- 3.1 The purpose of this report is to update Members on progress.

4 Alternative Options and Reasons for Rejection

4.1 This report is for information only. There are no alternative options.

RECOMMENDATION(S)

1. That members note the contents of the report.

Approved by Councillor John Ritchie Portfolio Holder for Growth

IMPLICATIONS:

Finance and Risk: Yes No

Details:

There are no financial implications arising directly from this report, however it should be noted that the scope of works is currently being tendered for the flood mitigation works, and the wider regeneration proposals are being costed, and will be presented to Council in a future report.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

There are no legal implication arising from this report

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 the work being done to address the risks of flooding within the Vale, and how opportunities to enhance biodiversity and natural flood water management will enhance the environment.

Staffing: Yes No

Details:

On behalf of the Head of Paid Service

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? (Only Key Decisions are subject to Call-In)	No

District Wards Significantly Affected	Pleasley
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 checked="" type="checkbox"/>	Details: None

Links to Council Ambition: Customers, Economy and Environment.
<p>Economy - drive growth, promote the district and be business and visitor friendly.</p> <p>Environment - protect the quality of life for residents and businesses, meet environmental challenges and enhance biodiversity</p>

DOCUMENT INFORMATION	
Appendix No	Title