

Shirebrook Growth Plan

Consultation Report Draft Growth Plan



Shirebrook Growth Plan – Consultation Draft Consultation Exercise (March / April 2024)

1.0 Introduction

- 1.1 This consultation report covers the feedback received during the consultation exercise about the Shirebrook Growth Plan: Consultation Draft that took place during March / April 2024.
- 1.2 This report presents the feedback in two parts.
- (i) A statistical summary of how the responses received.
 - (ii) A list of individual comments received through the PlaceBuilder platform or to the Council by email.

2.0 A statistical summary of how the responses were received

- 2.1 The Council received 115 submissions during the consultation exercise, from a mixture of landowners, residents and participants from earlier Growth Plan consultations and consultees registered on the Council's planning policy consultation database.
- 2.2 These responses were received through the following channels:
- 101 completed questionnaire submissions on the PlaceBuilder platform
 - 1 completed questionnaire submission submitted in paper format
 - 13 individual unique letters / emails
- 2.3 In view of the blend of responses illustrated above, Question 1 of the report (page 4 onwards) provides an overview of the total levels of support for each of the outlined Growth Options and the feedback provided from all responses is set out following this. Summaries of any additional comments are also included. Respondents can find their summaries by searching for their name where this was provided.
- 2.4 The feedback provided via the PlaceBuilder on the respondent demographic survey is provided on page 58 onwards.
- 2.5 A copy of the representation form has been added as Appendix 1 (page 69 onwards).

Disclaimer

AI technology has been used to summarise representations made directly into the PlaceBuilder platform. These summaries have been checked by Bolsover District Council staff and are provided above for public scrutiny. Bolsover District Council staff have contacted all respondents to give them the opportunity to state

if there are any inaccuracies in how their representation has been summarised and for Bolsover District Council staff to correct this where necessary.

Question 1 - Overview of support for each Growth Option

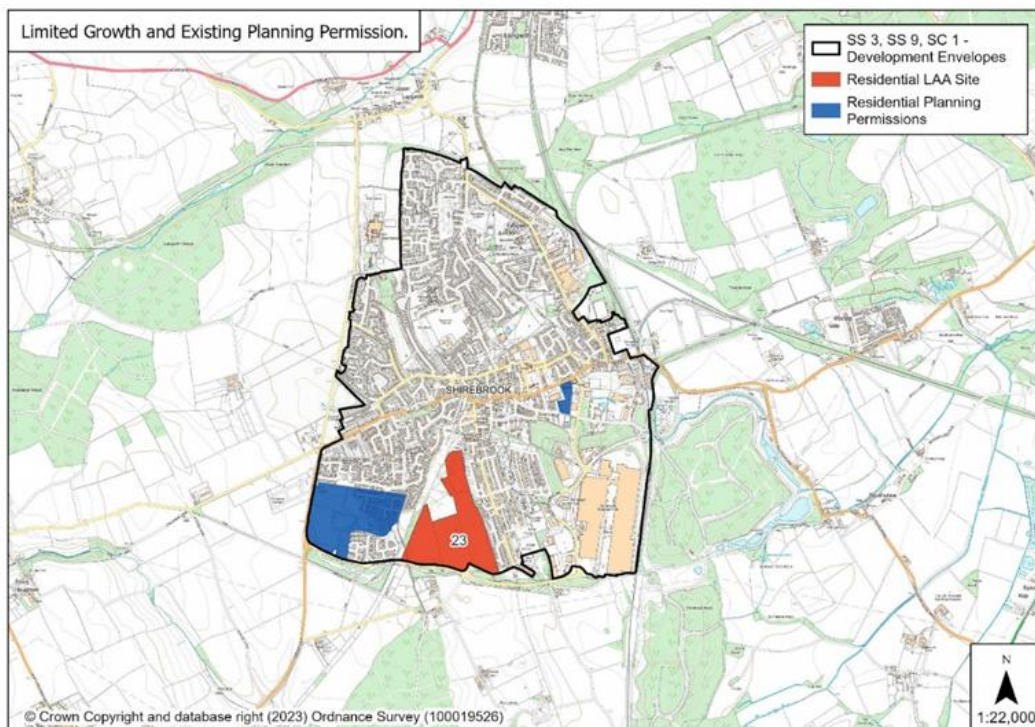
Which one additional growth option do you think is the most appropriate for Shirebrook?

<u>Choice</u>	<u>Total</u>	<u>Total percent</u>
Option A Limited additional growth	35	47.2%
Option B Medium additional growth	14	18.9%
Option C High additional growth	7	9.4%
None of these	18	24.5%

Please tell us why you think this or what other option you think we should pursue?

Option A – Limited Additional Growth

In this option, the desired limited quantum of growth would be achieved by restricting additional growth over and above that planned for in the Local Plan for Bolsover District to only those available sites within the development envelope of Shirebrook, namely land north of Meadow Lane (shown in red in the plan below) which could deliver approximately 500 houses.



Responses to Option A

David Wardley

The respondent supports option A out of the three proposed options for development. They express concern that options B and C would harm the surrounding countryside and disrupt feeding grounds for migratory birds. They also highlight that Common Lane would not be equipped to handle the added traffic from up to 3000 houses and that noise pollution in the nearby woods would be unacceptable. The respondent worries about the potential impact on the villages of Upper Langwith and Langwith Junction. They say they were not informed about the proposed development, which they suspect is due to its promotion as a Shirebrook development. They support investment in Shirebrook's town centre due to its rundown state but worry that options B and C would also interrupt walking routes in the surrounding woods.

David Hopkins

The respondent expresses concern about the inadequate social amenities, poor road infrastructure, and infrequent bus services in their area. They note that local businesses are recruiting from other areas and even abroad due to insufficient local manpower. While the respondent supports job creation, they are against what they perceive as exploitation within their community.

Andy Heath

Because of poor highway links to the M1 and the fact that the Fraser Group are pulling out of the town, why is more development needed. Where would these people work?

Louise Gower

We need the countryside and forests to walk in, not more houses building with no infrastructure to support them. We need more money spent in Shirebrook on the things that currently exist like the road, market, leisure centre.

Paul Bilby

The respondent expresses strong opposition to the potential construction of new buildings to the west of Shirebrook in area 27, which they consider to be prime countryside. They advocate for the preservation of this area rather than industrial development. The respondent suggests improving transport links to existing employment opportunities in nearby towns as an alternative solution.

Wendy Rogers

The respondent expresses concern over the strain that increased housing and population growth is putting on local services in Shirebrook. They cite specific issues, such as a shortage of doctors, dentists, and schools, which they feel need more investment to match the population growth. The respondent further points out their child's inability to access a local dentist as evidence of these issues. Additionally, the respondent worries about the potential impact on

countryside walks and recreational areas, highlighting the importance of these spaces for exercise and everyday respite. They conclude with the sentiment that continued growth must be balanced with investment in the community's resources and infrastructure.

Daniel Eames

The respondent supports Option A for development because it protects the local environment and optimises existing space. They strongly criticise Option C due to its potential harm to the environment and wildlife, notably Yellowhammers and bats. They point out that several species are already protected under UK law and condemn any action that would endanger their habitats. The respondent highlights that certain developments could lead to significant biodiversity loss.

Neil Fletcher

We need a pub that does food at reasonable prices and new dentist and doctors.

Michelle Connolly

The respondent expresses dissatisfaction about the extensive growth in Shirebrook, noting that this development has negatively affected the town's sense of community and infrastructure. They believe that builders often avoid constructing necessary infrastructure, leading to a lack in provisions. The respondent also points out that new residents tend to shop in Mansfield rather than Shirebrook and that there is a lack of activities for children. They strongly favour limiting the town's expansion to preserve its small-town feel.

Phil Haslam

The respondent criticises environmental regulations such as the Ultra Low Emission Zone (ULEZ), arguing that they disproportionately blame car commuters for environmental damage. They suggest that the authorities should instead focus on repurposing abandoned properties instead of contributing to deforestation to create new houses. The respondent perceives the current approach to be damaging to the environment and appears dissatisfied with carried out policies.

Edward Ghent

The respondent opposes new housing plans due to an already insufficient clinic, subpar amenities and potential for crowded schools. They warn of a possible decline in education quality and an exodus of intelligent individuals ('brain drain') from the area if the expansion proceeds. The respondent also threatens to relocate their family elsewhere due to concerns about their children's future and falling house prices.

Laura Ann Ford

Need another secondary school and a bigger doctors and dentist. I like Shirebrook because of its greenery the fields the woods all that should be kept not built on.

M Smith

The respondent expresses frustration about the lack of essential facilities such as schools, doctor's offices, and police stations in Shirebrook. They blame the council for misallocating housing and believe that funds should be used to enhance existing services. The respondent laments the decline of local businesses, referring to empty market stalls replaced by barber shops, nail salons and fast-food outlets. They highlight the disappearance of clothing and shoe shops and the potential loss of the local bank. The respondent feels that Shirebrook has been neglected by the council, falling behind other towns that have thrived.

Michelle Sleigh

Leave the countryside as it is.

Sandra Gregory

The respondent believes that the current services are inadequate, suggesting that bulk construction would further complicate access to schools, doctors, dentists, and medical services. They recommend improving these services before building more properties. Additionally, they express concern over the potential neglect of properties in an area where Sports Direct plans to relocate for superior transport links.

Geoffrey Reber

Providing space for potential businesses, does not mean businesses would like to set up here. Keep Shirebrook as a village and stop expanding to link it with other villages.

Paulo Karat

This would minimise impact on agricultural productivity and our environmental / green space. I cannot see how the local infrastructure (roads in particular but also medical services) could cope with more than this.

Michele Marriott

The respondent expresses strong dissatisfaction with plans to build on green land and countryside, arguing that these actions are environmentally harmful and counterproductive in the context of a climate emergency. They see this move as prioritising financial gain over the planet's well-being, thus finding it extremely disappointing.

AJ

The respondent is strongly opposed to utilising agricultural land for construction purposes, citing the importance of these lands in national food production and reducing dependency on foreign produce. They express concern over the impacts on local infrastructure, specifically noting the strain on the road system in Chesterfield Road, Glapwell Hill, and Rylah Hill. They consider any planning

attempts before addressing these issues to be a neglect of planning responsibilities.

Gemma Chessman-Wells

Because our schools are oversubscribed, as is our GP surgery and dentist. There is simply not enough infrastructure in place to accommodate more people. The proposals are ridiculous.

Yvonne Hall

Shirebrook does not need much more housing, we do not have the Doctors, Schools etc to cope. Any increase in population does not mean people will spend money in Shirebrook.

Robert Finn

No infrastructure currently to cope with current population. Need new doctors' surgery desperately. Current roads falling to bit full of potholes. No family friendly pubs, activities, etc.

Paul Charlton

No urban sprawl, no loss of valuable farming land, no loss of green spaces.

Tom Seymour

The respondent warns that the described economic benefits are counteracted by deteriorating local infrastructure, such as roads, healthcare, schools, and social facilities, in Shirebrook. The respondent sees a danger in overcapacity and increased fixed costs if the population grows without sufficient capital investment into these services. They argue most economic benefit would be spent outside the Bolsover District limiting the chance for reinvestment. They recommend focusing on regeneration, including improvements to market square, retail outlets, and social facilities, to make the town more appealing for reasons beyond affordable housing. Acknowledging the town's appreciation for green spaces, the respondent insists these should be maintained. They voice concern about population growth on the back of limited investment into infrastructure, fearing this could lead to locals spending time and money elsewhere.

Gillian Hughes

Whilst development is good there still needs to be an amount of fields and green space around the area. Over developing would increase traffic and strain in the infrastructure.

Charlotte Frisby

Because we already have the developments near the crem and no additional schools, doctors, dentists. Shirebrook is lovely with community spirit and this can be unpicked and utilised easily with the right support.

Derbyshire County Council

In this option, it is noted that the desired limited quantum of growth would be achieved by restricting additional growth over and above that planned for in the Local Plan for Bolsover District to only those available sites within the development envelope of Shirebrook, namely land north of Meadow Lane, which could deliver approximately 500 houses.

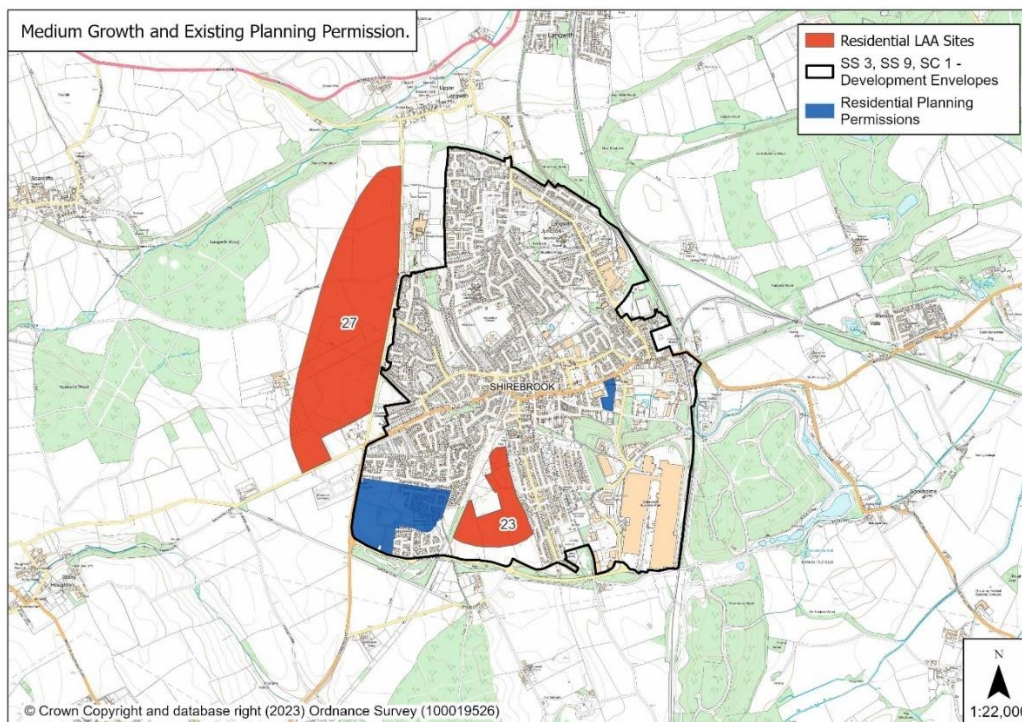
Overall, each of the proposed housing and employment growth sites identified in the Growth Plan, would raise a range of infrastructure requirements to support their development, particularly primary and secondary school place provision (including new schools), highway and access improvements and Green Infrastructure. Under the Duty to Cooperate, it will be important for Bolsover District Council and Derbyshire County Council to liaise and work collaboratively on an ongoing basis to identify and secure the strategic infrastructure requirements that would be required to support the development of the proposed sites in order to ensure that they provide for a sustainable form of development.

Homes England

Homes England is pleased to note that the Council recognises the significant role that the 'Land North of Meadow Lane' site will play in the continued growth of Shirebrook. The site has been identified as having potential for residential development in all three growth options (A - limited, B - medium, and C - high) mentioned in section 4 of the Growth Plan. On that basis, Homes England is supportive of the Growth Plan and looks forward to collaborating with Bolsover Council to bring the site forward for redevelopment.

Option B – Medium Additional Growth

In this option, the desired medium quantum of growth would be achieved for approximately 1,000 houses and 20 hectares of employment land in the countryside west of Shirebrook in addition to the 500 dwellings on the land within Shirebrook. An approximate boundary is shown but if this option was the one chosen the potential level of additional housing and employment growth would determine the exact site boundary (shown in red in the plan below).



Responses to Option B

Charlotte Charlesworth

The respondent expresses concern about the area's capacity to handle high growth. They advocate for significant funding for general practitioners and school expansions, doubting Bolsover Council's willingness to spend such funds in Shirebrook. They question the high council tax in light of poor local facilities, while acknowledging the necessity of regional growth, particularly in the wake of Sports Direct moving its offices.

Sam Jones

What happens to all the new housing when sports direct leaves. There will be part derelict pit houses left to rot. This will mean Shirebrook is a far less desirable place to live and work.

Joanne Corbett

Some growth without too much intrusion on surrounding woodlands and countryside that are popular walking/ leisure places.

Wilkinson

Whilst I am eager for Shirebrook to continue to grow, the lack of local services/infrastructure to support growth (not covered in this consultation) needs to be addressed, especially schools and GP services.

Carl Evans

The respondent strongly believes that new housing developments are essential due to a national shortage. They endorse the development of land parcels 14 and 23, and while less enthusiastic about parcel 27, they acknowledge its need. They are also supportive of expanding parcel 28, currently used by businesses including Sports Direct. However, they express concern about Sports Direct's intent to relocate outside Coventry as this could leave a large premises unoccupied, possibly impacting employment and turning Shirebrook into a commuter town. The respondent considers the High Additional Growth option imprudent due to these potential issues.

P Warren

Need some employment land as well as houses but also school doctors and dentist to accommodate the recent and planned increase of population as its hard now to get access to these.

Teresa Downing

We need another high school.

Adam Hind

Only if services are improving.

Adam Hind

The respondent is critical of the current and past developments in their area, citing inadequate infrastructure and a lack of recreational and community resources. According to the respondent, new housing developments are infringing upon green spaces and failing to contribute sufficiently to improving local facilities. This is leading to a decrease in hospitality, leisure, and business opportunities. The respondent suggests that more focus should be placed on developing business spaces in the southern part of the town to boost local employment and the economy. They also express concern over the town centre's accessibility for elderly residents and declare that infrastructure development should be a key component in the area's growth strategy.

Darius Vigelis

Shirebrook need push for growth.

Derbyshire County Council

In this option, it is noted that the desired medium quantum of growth would be achieved for approximately 1,000 houses and 20 hectares of employment land in

the countryside west of Shirebrook in addition to the 500 dwellings on the land within Shirebrook in Option A.

Overall, each of the proposed housing and employment growth sites identified in the Growth Plan, would raise a range of infrastructure requirements to support their development, particularly primary and secondary school place provision (including new schools), highway and access improvements and Green Infrastructure. Under the Duty to Cooperate, it will be important for Bolsover District Council and Derbyshire County Council to liaise and work collaboratively on an ongoing basis to identify and secure the strategic infrastructure requirements that would be required to support the development of the proposed sites in order to ensure that they provide for a sustainable form of development.

Homes England

Homes England is pleased to note that the Council recognises the significant role that the 'Land North of Meadow Lane' site will play in the continued growth of Shirebrook. The site has been identified as having potential for residential development in all three growth options (A - limited, B - medium, and C - high) mentioned in section 4 of the Growth Plan. On that basis, Homes England is supportive of the Growth Plan and looks forward to collaborating with Bolsover Council to bring the site forward for redevelopment.

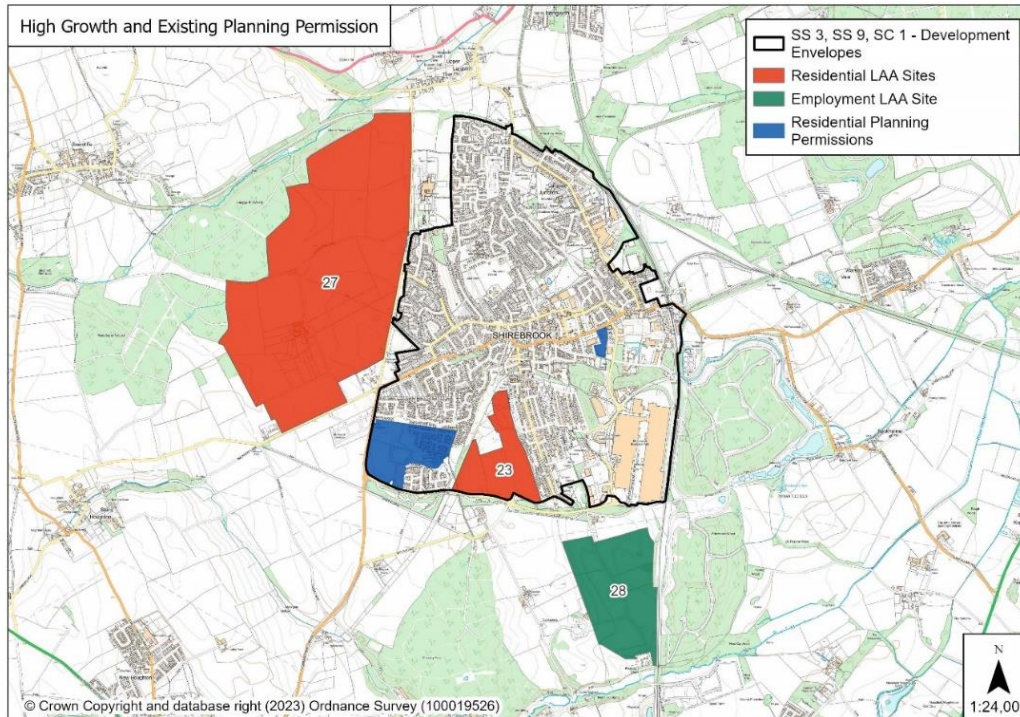
Homes England

Homes England would, however, like to query why the site boundary of Homes England's land under 'Option B- Medium additional growth' is smaller than the site boundary for 'Option A- Limited additional Growth' and 'Option C High additional Growth'.

The Growth Plan's 'Option B - Medium Additional Growth' (extract below) removes a section of our land adjacent to Meadow Lane from the site boundary. This parcel of land is a part of our larger landholding and is just as suitable for development as the rest of the site. Homes England requests that the Council clarify the reason for removing this part of the site from 'Option B' and update the plan to include the area of land next to Meadow Lane.

Option C – High additional growth

In this option, the desired high quantum of growth would be achieved by stating the Council's support for approximately 2,500 houses and 50 hectares of employment land in the countryside west and south of Shirebrook in addition to the 500 dwellings on the land within Shirebrook (shown in red in the plan below).



Responses to Option C

Ernest Malinowski

We are desperate for more houses! Please put that plan into reality

Charlotte Nurse

The respondent suggests that Shirebrook lacks adequate provisions to keep young individuals occupied, hence escalating antisocial behaviour. They also believe the town is unattractive for shoppers and tourists. Additionally, the respondent identifies a lack of investment in housing for growth and expansion, which could accommodate facilities such as coffee shops, food venues, and larger shops.

Dale Pashley

We need to keep the countryside, you want to build house in Shirebrook this can not accommodate this 1 go surgery 1 secondary school etc they can't cope with the pressure we need to keep the countryside.

Tanisha Dorn

The respondent supports the proposed development in their town and surrounding area, seeing potential for positive future impacts. However, they express concerns based on past experiences with poorly executed green spaces in their current residential area. They stress the importance of sensitive development that includes well-maintained green areas and protects surrounding countryside and woodland - characteristics that attracted them to the area in the first place. They believe targeted development of open farmland around the secondary school and Shirebrook would not significantly detract from area's beauty. Additionally, they highlight the need for the regeneration of Shirebrook's town centre and investment in poorer communities to ensure the new development attracts beneficial demographic change.

Alison Chapman

I believe option C is required to bring Shirebrook up to date. Not necessarily housing wise but in economic growth. Shirebrook needs investment and desperately needs places where children can go.

Lisa Evans

Infrastructure as a whole is incredibly important. This issue is that we are in such a rural area that green space is going to have to be sacrificed to promote growth

Derbyshire County Council (Planning Policy)

In this option, it is noted that the desired high quantum of growth would be achieved by stating the District Council's support for approximately 2,500 houses and 50 hectares of employment land in the countryside west and south of Shirebrook in addition to the 500 dwellings on the land within Shirebrook.

Overall, each of the proposed housing and employment growth sites identified in the Growth Plan, would raise a range of infrastructure requirements to support their development, particularly primary and secondary school place provision (including new schools), highway and access improvements and Green Infrastructure. Under the Duty to Cooperate, it will be important for Bolsover District Council and Derbyshire County Council to liaise and work collaboratively on an ongoing basis to identify and secure the strategic infrastructure requirements that would be required to support the development of the proposed sites in order to ensure that they provide for a sustainable form of development.

Derbyshire County Council (Climate Change and Sustainability)

As Option C "would see significant amounts of countryside being considered" it must be questioned whether this is in keeping with the finding that residents appreciated access to the countryside as one of the main positives.

Planning & Design Group (on behalf of The Devonshire Group)

Adopting a target for higher levels of growth would provide greater flexibility over the type of development (mix of land uses) that could be achieved and maximise

the prospects of such development being delivered. Higher levels of growth would allow the longer-term needs of Shirebrook to be met, within a framework that provided greater certainty and assurance to the Council, the community, to landowner(s) and development partners.

Higher levels of growth would maximise the potential for necessary and / or aspirational improvements in infrastructure to be funded, in full or part, through revenues generated consequential to development. Lower levels of growth might be unable to generate such funding, such that infrastructure improvements might not be achievable or could be subject to uncertainty, including a greater level of reliance on funding by the public sector. Higher levels of growth would facilitate a more comprehensive, holistic approach to planned development. Growth of this scale would, as is anticipated by the emergent Growth Plan, need to be set within a framework to include a comprehensive masterplan, with input from diverse stakeholders including the Council and local community, so as to help ensure appropriately phased delivery of high-quality development.

Mr Workman

The high additional growth options concerning LAA sites 26 and 28. I would have the very strongest of concerns and objections to any development of these under the banner of housing, or any other use. These land areas are green space and environmental rarities, which provide superb environments for wildlife, walkers, mental well-being, and other geological factors. They are native to the previous mining heritage and provide a welcome sanctuary for many; against the heavy industrialisation of Brook Park and Sports Direct in particular. The adjoining areas such as Little Matlock and phasing into Pleasley Vale also bare many natural factors, attractions and positive environmental impacts, and the use of Land 28 would completely ruin these features of Shirebrook, along with polluting factors and disruption that such a scheme would bring.

Furthermore, should this development of land 26/28 be considered for a change of use, it would have a dramatic impact on the value of my assets and property, along with the quality of life enjoyed by the peace and tranquillity that surrounds and indeed is one of its main attractions.

Homes England

Homes England is pleased to note that the Council recognises the significant role that the 'Land North of Meadow Lane' site will play in the continued growth of Shirebrook. The site has been identified as having potential for residential development in all three growth options (A - limited, B - medium, and C - high) mentioned in section 4 of the Growth Plan. On that basis, Homes England is supportive of the Growth Plan and looks forward to collaborating with Bolsover Council to bring the site forward for redevelopment.

None of these Options

Peter Preston

The respondent expresses concern about the potential for housing growth in Shirebrook without equivalent investment in job opportunities and infrastructure. They argue that attracting more residents would not be beneficial without accompanying services, such as schools and businesses. Mentioning the scarcity of worthwhile shops, the respondent suggests repurposing the Market Place as a car park due to frequent vehicle usage. They also criticise the lack of police presence in the area and claim that the local council allows inappropriate parking, despite the supposed existence of CCTV cameras.

Brian J. Bilby

Bolsover is using the countryside for large scale housing estates for greedy landowners, developers and outsiders without giving thought for catering businesses. Land south of Shirebrook towards Pleasley is a typical example

David Stokes

Why does Shirebrook need to grow and further encroach on our lovely countryside? In the 30 years I've lived here I've not known anything that has been built that benefits me. All it's done is destroy countryside whilst delivering nothing but houses with no additional facilities.

Andrew Kelly

The respondent suggests that growth similar to Option B would be ideal for residential purposes. They believe that pairing this growth with employment areas would be most advantageous. According to them, building an additional 1500+ homes, as proposed in Option B, should provide sufficient growth to allocate additional land for employment purposes.

Alan Johnson

Need more schools, doctors, dentist; bigger, better kids play areas, something better for teens to do.

Ian Gooch

Already too much countryside lost.

Michelle Smith

The respondent expresses dissatisfaction with the focus on continuous growth in Shirebrook through housing and employment, highlighting the negligence towards infrastructure, including doctors and schools. They raise concerns about the current inability to get medical appointments and the threat to the surrounding countryside. The respondent urges for an improvement in the existing facilities and tidiness of the place. Additionally, they propose the growth of other areas like Langwith and Glapwell instead of just focusing on Shirebrook.

Rebecca Marsh

The respondent argues that Shirebrook does not need more growth, citing issues with insufficient funding, lacking resources, unavailable school places and doctor's appointments. They call for efforts to revitalise the community as opposed to constructing more housing and encroaching on green land. The respondent expresses a desire to preserve the surrounding countryside.

Charles Lee

Concentrate on existing town problems.

Susan North

The respondent believes that the focus should shift from new housing developments to refurbishing existing structures in Shirebrook. They argue that the town centre and specific areas are deteriorating and need attention. They suggest investing in making Shirebrook a more desirable place to live instead of enlarging its population capacity beyond its current amenities. The respondent believes such expansion could lead to problems.

Miss Martin

The respondent insists that the growth of a town is not just about building homes. Instead, they believe it is crucial to first create necessary infrastructures. These include a new town centre, better police presence, preservation of green spaces and woodlands, public transportation improvements, the addition of public amenities like swimming pools, improved law and order, road and pavement resurfacing, and the establishment of medical institutions and retail areas. The respondent also highlights the need for elderly support facilities, along with initiatives catered towards the future and enhancing the quality of life for the residents, rather than focusing solely on housing.

Lynne Rose

Too many new houses within Shirebrook already. Need to up service facilities for current residents before increasing population. Roads around not wide enough to cope with additional people.

Ian Maddison

The respondent expresses concern about the type of growth observed in their local area, Chesterfield, characterising it as heavily focused on new constructions at the expense of maintaining and improving existing structures. This has led to sustained issues such as unoccupied shops, increased parking fees, degradation of existing buildings, roads, and pathways, and the disappearance of green spaces. The respondent works in Shirebrook, noting its potential as a residential and working area, given its accessibility to the M1 motorway, green spaces, and sense of community. However, they also mention prevalent issues such as limited amenities and anti-social behaviour. The anticipated relocation of Sports Direct could potentially lead to job losses and

reduced local spending, which the respondent says should be carefully considered.

Stephanie Turner

The respondent expresses concern over the ongoing residential development in Shirebrook, noting its potential impact on the town's infrastructure, school capacity, health services, and local amenities. They criticise the lack of integration of the new development into existing road and path networks. They also argue against further encroachment on green spaces and advocate for investment in existing facilities and services instead of adding more housing without increasing resources such as GPs, nurses, and school places.

Paddy Hanrahan

The respondent suggests that the marketplace harbours potential for growth if it receives more investment. They propose introducing cafes and small restaurants with outdoor seating, similar to those in other southern towns, that can be covered during rainy periods. They also recommend relocating bookies from the town square and stimulating European shops to emulate their overseas counterparts by serving small meals at outdoor tables. The respondent believes the town necessitates revitalisation rather than neglect.

Darlene Garbett

The respondent expresses concern about the amount of housing in Shirebrook, stating that there is already an excess. They note that despite the increase in population, there has been no corresponding growth in health services. Furthermore, the respondent suggests that the infrastructure, particularly the roads, is under extreme pressure and unable to cope with additional traffic. They believe that further construction will exacerbate these problems.

Lee Johnson

Development of the town itself needs to be done before building more houses. No one would stop and walk around Shirebrook, never mind live here, after driving down Main Street past the buildings opposite the old Northern pub, the building next to Flints and the old Ashley's butchers.

Lee Johnson

The town itself needs development before new houses are built. They could be the best houses in the world however, if the town is run down no one will come here.

Lee Johnson

The respondent expresses concern over the uncertainty surrounding the potential departure of the largest employer in Shirebrook, Sports Direct, which could result in the town's workforce leaving. This could eliminate the need for proposed additional housing and lead to unnecessary destruction of countryside. Furthermore, the respondent emphasises the need for investment in the existing

infrastructure of the town before additional development is considered, due to the current unsatisfactory state of the town.

Amanda Pell

Improve what is there already. We didn't ask for a Crematorium. Improve market place. There are too many consultations that don't result in action on the basics. Better roads. Better market place. Build on waste lands first. Reduce council tax. Bring empty properties in use before building on green areas.

Natural England

No particular preference for the growth scenarios that have been set out but would wish to ensure that the chosen approach results in no adverse impact on any designated nature conservation sites and avoid the BMV agricultural land. The final Growth Plan should: - conserve and enhance the natural environment, re-use brownfield land, and allocate land with the least environmental value.

Coal Authority

Our records indicate that within the Shirebrook area there are recorded coal mining features present at surface and shallow depth. These features may pose a potential risk to surface stability and public safety.

It appears that the majority of these features are recorded within the existing built-up areas around Shirebrook. The Coal Authority provide the LPA with GIS development risk data which is currently updated annually. When areas for new development are being considered we would advise that the sites are assessed against this data.

We have no specific comments to make on the growth options proposed for Shirebrook.

Historic England

We require sight of heritage impact assessments or similar, to understand what the harm to heritage assets will be, as a result of the proposed development. This assessment should also take into consideration the different growth scenarios and how these can affect the level of harm, as well as the deliverability of the sites. In terms of appropriate uses on proposed sites; this will also need to be considered through heritage impact assessment to ascertain what impacts different uses may have and if these impacts can be avoided or mitigated. The Council should also be seeking opportunities to enhance the historic environment and better reveal asset's significance.

Bowring Development

None of these – Bowring consider growth projections should be set at between 800-1000. The proposed locations and segregation of uses is not supported. Sites 26 and 28 can accommodate a mixed-use allocation. Spatially sites 26 & 28 are well contained compared to competitor sites with reduced landscape

impact nearest to existing employment uses. Fewer existing residents would be adversely affected at this location too.

Mansfield District Council

Dependent on which option is chosen, this could have a significant impact on the amount of land required. Balance is needed between the desire for growth and investment in infrastructure (which the higher growth could help deliver) and the loss of greenfield sites and how this sits alongside the housing and employment proposals in the adopted Local Plan. For example, the high growth option would be nearly 4 x the amount of housing compared to that within the Local Plan.

It is questioned why the desire for further growth within Shirebrook, especially the higher levels, was not included in the Local Plan, or within a local plan review. It is considered that this undermines the local plan process and people's trust in that process.

Mansfield District Council

Whilst it would be for the respective highway authority to comment, from a Mansfield perspective, consideration needs to be given to the possible impact of both medium and high-level growth options in terms of the road network, in particular the roundabout at Pleasley and additional traffic coming to / from Mansfield along the A617. There is already a lot of development pressure on the road network at Pleasley and the surrounding area, along both the A617 and the A6075, which additional development at Shirebrook at the scale proposed could exacerbate further. In addition, consideration needs to be given to the wider impacts of growth in Shirebrook and how it could impact the road network coming east / west through both Warsop Vale and Sookholme to the Bishops Walk and Sookholme Road junctions onto the A60.

Mansfield District Council

As a positive, the medium and high growth options could help provide greater justification towards major road and public transport improvements in the area such as better connectivity to the M1 through the potential reconsideration of the former Pleasley Bypass scheme (which would also benefit Mansfield), and an extension of the Robin Hood Line to Edwinstowe / Ollerton. These options may also help justify expansion of the current hourly service on the Robin Hood Line north of Mansfield Woodhouse. This would be subject to work / discussions with other stakeholders.

Mansfield District Council

It is considered that a full transport assessment should be undertaken to understand the impacts of the development on the surrounding area, including junctions within Mansfield, before any option is approved to enable a full understanding of highway impacts. Any required highway infrastructure should be in place to serve this quantum of development at the earliest opportunity to reduce transport impacts on existing communities.

Question 2: Individual Promoted Available Sites

Do you have any comments on these promoted sites? If so, which sites?

Choice	Total	Total percent
No. 27 - Land west of Shirebrook	13	48%
No. 09 - Land at Paddocks Farm Lane	12	44%
No. 14 - Land North of Shirebrook School	11	41%
No. 23 - Land North of Meadow Lane	9	33%
I have no comments on any of these sites	8	30%
No. 26 - Land at Woodland Farm	8	30%
No. 28 - Land at Littlewood Farm	8	30%

Question 2: Comments

The response results are listed below listed in order individually first and then comments aimed at combined sites.

No. 09 - Land at Paddocks Farm Lane



Edward Ghent

Any population increase is bad as the clinic cannot handle the current needs of the local population. Typical labour council to look for population increases rather than bettering the area's amenities.

Wilkinson Wilkinson

Access makes the site completely unsuitable for development/growth without extensive infrastructure work to bridge/road/access.

Fritchley

The respondent identifies the land at the paddocks as the most suitable site for affordable housing given its easy access to local amenities, including shops, health care services, and public transport links in Shirebrook. They argue that the location enables potential residents to work in larger towns without needing a car, facilitating the return of higher earnings to the local area. They also suggest that the necessity for car ownership detracts from housing affordability. Lastly, the respondent believes that any access-related issues at the proposed site are solvable, particularly if the purchase price is significantly reduced.

Derbyshire County Council (Highways)

This is spatially well located relative to the railway station, retail uses and employment opportunities. The ability to access the site is however questionable with the existing access being unsuitable for all users, and there is a lack of infrastructure on Station Road to support active travel users and the railway lines is a significant barrier to addressing this. It does not appear likely that safe and suitable access for all users can be accommodated and as such the site does not appear to be suitable for development.

Sport England

The respondent states that none of the advertised sites appear to be designated as playing fields. However, they request that the Council confirm the current land use. They note that sites 09, 14 and 27 are near playing fields and expect potential issues related to sports lighting, noise, and ball strike risks to be considered and mitigated as per paragraph 193 of the NPPF.

Mansfield District Council This adjoins the Robin Hood Line and is adjacent to the curve that leads onto the current freight only line which leads towards the Network Rail Test track. There is a need to ensure that any proposals on this site do not have any detrimental impacts on the ability to reopen the latter for passenger services to Edwinstowe / Ollerton. The views of Derbyshire County Council as the highways authority will be crucial due to the nature of the road layout for accessing the site (traffic coming into Shirebrook from the east crosses a nearby humped back bridge over the former railway with limited visibility)

Historic England

Heritage assets to consider - Grade II Shirebrook Lower School.

No. 14 - Land North of Shirebrook School



David Wardley

I personally would not support the use of this space as building opportunity is limited and it would impact on the residents of Langwith Junction.

Joanne Corbett

Would be a fitting extension to the housing estates already there

Derbyshire County Council (Highways)

The appears to be a suitable site, although some destinations exceed acceptable walking distances. Access should be via Albine Road as this provides the best routes to access local services.

Sport England

The respondent, states that none of the advertised sites appear to be designated as playing fields. However, they request that the Council confirm the current land use. They note that sites 09, 14 and 27 are near playing fields and expect potential issues related to sports lighting, noise, and ball strike risks to be considered and mitigated as per paragraph 193 of the NPPF.

Planning & Design Group (on behalf of The Devonshire Group)

The two owners; the Devonshire Group and the Derby Diocese are united in their support for the consideration as to how the site might be able to contribute to meeting community needs. The capacity of the site would need to be subject to assessment through a masterplanning exercise. The capacity of the site suggested in the Growth Plan consultation (200 dwellings) might be difficult to achieve given the need for a sensitive interface with the adjacent countryside and other constraints, but in any case, could still make a significant contribution to meeting housing need. The site represents an obvious opportunity for 'rounding off' of the settlement that could be accommodated without significant impacts on values of importance.

No. 23 - Land North of Meadow Lane



Lee Johnson

The old cutting was filled with who knows what, do not disturb it. This is also a corridor for wildlife.

Lee Johnson

Land around this area has already been built on, can we not leave this as a corridor for wildlife. Also disturbing the old cutting and what is in it could harm the environment.

Derbyshire County Council (Highways)

This appears to be a suitable site. It is essential that multiple connections are made on to Prospect Drive, Briar Close, New Barn Close, Leen Valley Drive and The Peak for active travel users, and those links are continued to Weighbridge Road and retail / leisure destinations in the town centre.

Historic England

Heritage assets to consider -Grade II Shirebrook model village primary school, Church of Holy Trinity Grade II, Pleasley Park and Vale Conservation Area, Stuffynwood Farmhouse Grade II.

No 26 - Land at Woodland Farm



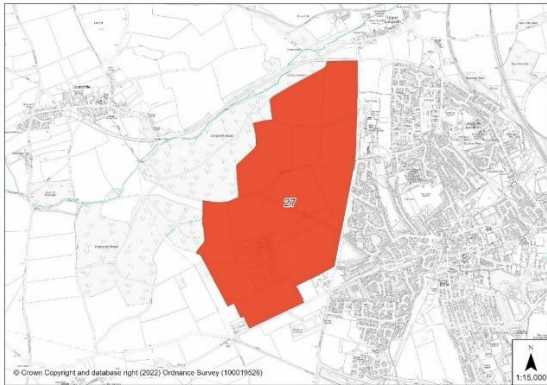
Derbyshire County Council (Highways)

This site is isolated from the main uses in Shirebrook and would need significant improvements to active travel in the existing network to provide essential connections. The design and nature of Meadow Lane is barrier to encouraging active travel, and the site is likely to be car dominated. It is unclear if a suitable vehicle access can be provided and the existing Wood Lane is unsuitable. It appears that this site is unsuitable without additional land and significant investment in off-site active travel infrastructure.

Historic England

Difficult to locate the site based on the mapping provided, however, if it is located above Site 28 a heritage assessment will need to consider the impacts on Pleasley Park and Vale Conservation Area and Stuffynwood Farmhouse Grade II.

No. 27 - Land west of Shirebrook



Andrew Smith

Do not build anything on that site, would totally ruin the area, de value the houses that are already there and destroy wildlife, it is not needed.

Andrew Kelly

The respondent opposes the proposed construction project, citing excessive demolition of their local countryside. They argue that the recent developments near the cemetery have already claimed a considerable part of the environment. The respondent suggests that further construction should focus on previously developed or urbanised areas rather than encroaching on untouched countryside, fearing that continuous expansion will erase the green space between Shirebrook and Stoney Houghton.

Derbyshire County Council (Highways)

This is a large, edge of settlement opportunity. It is beyond acceptable walking distances to existing town centre and rail services, however, it does have the potential to internalise trip and if promoted it should take an aggressive approach to reduce car dominance and allow site internalisation. A masterplan / movement strategy / design code / SPD should be produced for this site to allow a consistent approach to design and trip suppression. Significant alteration will be needed to Common Lane to ensure it is not a barrier to movement. Development should be focused towards the eastern boundary and at high density to ensure active travel trips are encouraged into the existing community.

Sport England

The respondent states that none of the advertised sites appear to be designated as playing fields. However, they request that the Council confirm the current land use. They note that sites 09, 14 and 27 are near playing fields and expect potential issues related to sports lighting, noise, and ball strike risks to be considered and mitigated as per paragraph 193 of the NPPF.

Amanda Pell

I don't think green spaces should be lost build on former industrial sites near Sookholme Road Vernon Street and waste land between

Mansfield District Council

Whilst it would be for respective highway authority to comment, concern about high growth option in terms of impact on Common Lane / Main Street staggered junction. From a Mansfield perspective, consideration needs to be given to the possible impact of both medium and high-level growth options in terms of the road network in particular the roundabout at Pleasley and additional traffic coming to / from Mansfield along the A617. Any proposals for this site should include discussions with Nottinghamshire County Council highways authority to pick up issues relating to the latter.

Historic England

Heritage assets to consider - Upper Langwith Conservation Area, Grade II* Church of the Holy Cross, Langwith Cave Scheduled Monument, the Old Hall Grade II, Rose Cottages Grade II. Stony Houghton Conservation Area, Hall Farmhouse Grade II. Consider Lancashire and Derbyshire railway lines non designated heritage.

Planning & Design Group (on behalf of The Devonshire Group)

Subject to any comprehensive development including an appropriate mix of land uses, the site could contribute to the provision / upgrade of essential infrastructure, as well as the delivery of non-revenue generating land uses that form an essential part of successful place-making and community building.

Of the site options identified, Site Number 27 presents a range of significant advantages over other options that might be available.

Subject to and pending agreement on any comprehensive approach to this opportunity with the Council, community and stakeholder input, we would anticipate that key principles which might form part of a development framework (masterplan) could include:

- A primary access from Common Lane.
- Tree-lined streets.
- New local services and facilities (which could include: local shops, primary school, sports facility) clustered to encourage linked trips.
- A diversity of type and tenure of residential accommodation (market and non-market housing, specialist accommodation) to help meet community needs.
- Opportunities for innovative forms of housing design, alongside housing of more traditional appearance.
- Employment opportunities, located in proximity to key transport links.
- Parkland and other open spaces integrated with new development, and located so as to help the transition from the rural to the urban landscape.

- Inclusion of opportunities to help meet energy needs through renewable generation.
- Opportunities for biodiversity improvements.
- Development that is economically viable (reducing reliance on public funding for necessary infrastructure).

Any development across this area could, through the comprehensive masterplanned approach.

No 28 – Land at Littlewood Farm



Derbyshire County Council (Highways)

This is a poor site for development as it does not have a strong relationship to the existing community and much like site 26 (Land at Woodland Farm) it has barriers to active travel and direct vehicle access. This is a site that does not lead itself to low carbon travel and should be a last resort option, and then will require an aggressive active travel strategy. Whilst it is a site of scale, it is unlikely to be of sufficient quantum to include amenities to internalise trips.

Comments about Sites 26 and 28

Mr Workman

The high additional growth options concerning LAA sites 26 and 28. I would have the very strongest of concerns and objections to any development of these under the banner of housing, or any other use. These land areas are green space and environmental rarities, which provide superb environments for wildlife, walkers, mental well-being and other geological factors. They are native to the previous mining heritage and provide a welcome sanctuary for many; against the heavy industrialisation of Brook Park and Sports Direct in particular.

The adjoining areas such as Little Matlock and phasing into Pleasley Vale also bare many natural factors, attractions and positive environmental impacts, and the use of Land 28 would completely ruin these features of Shirebrook, along with polluting factors and disruption that such a scheme would bring.

Furthermore, should this development of land 26/28 be considered for a change of use, it would have a dramatic impact on the value of my assets and property, along with the quality of life enjoyed by the peace and tranquillity that surrounds and indeed is one of its main attractions.

Sarah Baillie

I am very concerned around the development of proposed land site 26 & 28. These areas come right up to the borders of my property and encircle a large area of green space my property looks over and onto.

Aside from the environmental concerns around the development of this land, it would be extremely impactful of a negative nature to my everyday life and value of my overall properties. These buildings form part of the old Littlewood Farm and edge the conservation area.

By any change of use to site 28 this would heavily impact the desirability, and unique selling point of my property, concluding in a large devaluation of it's worth. This would not be a fair and equitable decision to achieve any form of growth for Shirebrook.

Other strong considerations are my children who suffer from autism and ADHD, which means they are challenged with regular day to day activities and suffer from varying forms of anxiety. Their wellbeing is protected by the rural location that we have set up our home in, and any disruptions to that environment would cause us all immense distress.

Bowring

Bowring Transportation is supportive of promoting their land for a change of use for mixed use residential and employment. Alongside ancillary uses like leisure / solar.

Comments about Sites 14 and 27

Daniel Eames

The respondent insists on protecting Sites 14 and 27 due to the presence of protected bird species, suggesting their conservation could benefit both tourism and the environment. They voice concern about potential traffic increase on Common Lane, especially given recent speed limit reductions on Rectory Road. They highlight an existing danger at the junction of these two roads. The respondent advocates for the preservation of Shirebrook's natural elements including fields and footpaths, as indicated in a survey, and recommends leveraging this love of nature rather than causing potential damage. Finally, they urge the preservation of the environment for future generations.

Comments about sites 9 and 23

Tom Seymour

The respondent suggests using land north of Meadow Lane for shops, restaurants, and bars, in addition to improving local infrastructure such as healthcare and supermarkets. They warn against increasing population density as town centre facilities are already strained. They urge caution over any development on land at Paddocks Farm Lane due to its location near a high-traffic road. Furthermore, the respondent stresses the importance of maintaining green spaces and outdoor recreational options as these are crucial selling points for the town.

Comments about sites 26, 27 and 28

Louise Gower

Leave as farmland and woodland.

Comments about all sites

Paul Bilby

The respondent opposes the proposed construction in Shirebrook, expressing concerns over the potential loss of green space. They specifically highlight areas 27 and 14, which are currently part of the countryside. The respondent also mentions that Shirebrook is already overpopulated, suggesting further development is not welcomed.

Derbyshire County Council Climate Change and Sustainability

No strong views – only that the value of these sites for climate mitigation (e.g. renewable energy) or adaptation (e.g. flooding) is considered when plans for these areas are drawn up.

David Stokes

An appalling idea to lose any of this land to housing, particularly number 27.

Ian Gooch

Too much development. Use brown field sites only.

Dale Pashley

The respondent expresses concern about proposed house building in their town, highlighting existing infrastructure deficits such as inadequate doctors, schools, and shops. They also mention poor market conditions and the deteriorating state of the roads, indicating they cannot handle additional pressure. Lastly, the respondent emphasises the need to preserve the limited remaining countryside.

Carl Evans

The respondent suggests that development on parcel No.9 should only commence after No.14 and No.23 are developed, as these are natural extensions of current residential areas. They consider No.9's location problematic due to poor access and the presence of rail lines. The respondent views parcel No.26 as more suitable for mixed-use rather than residential due to isolation from commercial areas. They speculate that No.28 may also suit mixed-use projects like solar farms and along with No.26, should be developed if there's high additional growth. On parcel No.27, the respondent believes it should be developed after No.14 and No.23 and accommodate a primary school and GP clinic to cater to potential population increase. They note that the local health services may struggle to meet additional demand, especially given prior issues at the neighbouring Warsop district.

Susan North

Already commented on more housing, not needed presently, need to make Shirebrook a desirable place to live. No reason to build more housing as nobody from the new Housing will use Shirebrook as currently run down. Get Shirebrook desirable and then people will want to come to use the amenities.

Adam Hind

The respondent believes that due to inadequate highway infrastructure, location 9 should not be considered for growth at this time. They propose location 14 should prioritise infrastructure growth over housing due to expanding educational demands. The respondent views location 23 as the most favourable for residential development because of ongoing infrastructure improvements. Locations 26 and 28, according to the respondent, should focus on improving employment opportunities and avoid housing projects. The respondent also sees location 27 as favourable due to its accessible location and growth potential.

Mansfield District Council

All sites would need to demonstrate how they meet the requirement to deliver mandatory 10% biodiversity net gain.

Comments not aimed at one or more particular sites

Paul Harvey

Thought must be give to the access to Shirebrook, more house etc brings more traffic. The road from Pleasley to Shirebrook isn't ideal as it is.

Gemma Chessman-Wells

No more houses! This is ridiculous! We MUST have more services in place first

Question 3: Land Uses to be included in Growth Proposals

Do you want to suggest what land uses should be included in the preferred Growth Option?

David Wardley

Housing, green spaces

Michael Ogden

Brownfield sites

Louise Gower

The respondent believes that land should be utilised to serve the needs of the existing residents, citing a lack of current amenities. They propose the inclusion of green spaces and nature sites for exploration alongside enhancements to healthcare facilities, schools, and leisure centres. The respondent insists that the existing infrastructure is already inadequate, even without an influx of new residents due to additional housing.

Paul Bilby

The respondent believes that land usage should prioritise green initiatives to fight climate change. Although acknowledging Shirebrook's urgent need for increased health services due to growing population, the respondent supports the creation of solar and wind farms. However, the respondent is not in favour of altering most of the existing nature-friendly environs for green usage.

Daniel Eames

The respondent advocates for the revitalisation of Shirebrook instead of town expansion. They propose a focus on building office spaces near the town's centre to increase footfall and revitalise the market. They also suggest designating the outskirts as protected woodland or nature reserves to conserve local nature and attract visitors. Finally, they urge adopting green technology and renewable energy to continue Shirebrook's history of energy production.

Neil Fletcher

We need a pub that does food at reasonable prices and more dentists and doctors.

Rosemary Ashton

Not green land! You are taking away nature

Edward Ghent

Skills college.

Joanne Corbett

An additional GP practice is required. Shires is too small to meet the needs of the growing population in Shirebrook.

David Stokes

None. Leave it alone. Nothing that has been done in the last 30 years has improved the town.

Andrew Kelly

The respondent feels that if growth exceeds a certain level, new facilities including a doctor's surgery and a dentist are essential. They advocate for eco houses or non-social housing in new developments, citing a perceived negative reputation from Shirebrook's high concentration of social housing. They also express a desire for rejuvenating the Shirebrook market and ensuring bus routes include major new developments, criticising a recent development near a cemetery for its lack of nearby bus stops.

Zoe Warriner

The respondent is advocating for development in Shirebrook, suggesting that it should be updated like Warsop and Bolsover. They argue that amenities such as doctor's offices, schools, swimming pools, soft play areas, food courts and new shops should be added, substantiating their argument with the fact that such developments would not only improve the living standards but also create job opportunities. They point out that Shirebrook is no longer a village, but a town, and its amenities should reflect this status.

Ian Gooch

No growth option. Too much building.

Dale Pashley

Keep the green land we have left not for houses to be build on.

Paul Harvey

Mixed use, ideally housing, leisure business use.

Gemma Chessman-Wells

Schools, doctor surgeries.

Stephen John Jackson

I see primary school listed but what about the full spectrum of school. Along with 6th form provision. No mention of dentists.

Carl Evans

The respondent suggests a development plan for Medium Additional Growth that includes a primary school and GP surgery ideally located on Land Package No.

27. The respondent recommends a small convenience store within a residential development on No.14 due to a current lack of such facilities. They confirm that spaces No.14 and 23 have suitable green and recreational spaces nearby. Packages No.26 and 28 are proposed for mixed use development, but only after other areas have been developed due to suitability issues. The respondent emphasises that all developed areas should incorporate affordable housing.

Tom Seymour

The respondent emphasises the necessity of prioritising roads and railways in any future development plans. They argue that adequate transport networks are crucial for supporting growth. The respondent also advocates for an expansion of shopping areas to stimulate local economic growth and make the area more appealing. Furthermore, they recommend a balanced approach, suggesting a focus on increasing capacity in local services such as schools and doctors' surgeries in areas with sufficient transport links and established populations.

Susan North

The respondent expresses concern about the lack of publicity for local surveys which they believe are often not conducted by local people and largely ignored. They question the need for more housing, roads, nature sites, woodlands, leisure and green spaces, GP surgeries, recycling centres, sports pitches, and schools in the area, suggesting that there are already enough of these amenities provided by Bolsover District Council. They worry about the area becoming a big housing estate if things continue as they are. The respondent has lived locally for 56 years and worked for Mansfield District Council for 36 years.

No name provided

Shopping areas, GP surgery, nature site,

Adam Hind

Shopping area of a larger space units. Leisure and green spaces. Education facilities

Rob Cater

The respondent expresses concern over the overdevelopment of housing in the area, suggesting that many are being used as unlicensed HMOs. They highlight the resulting strain on local infrastructure, citing difficulties in accessing doctors' surgeries, lack of availability at dentists, and environmental issues stemming from high traffic around the local school. They also note potential impacts on the housing market due to the expected departure of Fraser's Group.

Lisa Evans

We need additional educational establishments, including a sixth form/college. We need an additional GP practice or even better would be an urgent treatment/minor injuries unit.

Derbyshire County Council (Climate Change and Sustainability)

Fully support the recognition in S1.16 that nature site, solar and wind farm, woodland and green space have been identified as “infrastructure uses” both in terms of reducing the impact of climate change and adapting to climate change. Also, while “Eco Homes” has a relatively low ranking in “Income Uses” it would be good to emphasise the requirement for homes which have a low energy requirement (for affordability as well as climate change) and that are designed to minimise over-heating (climate adaptation).

Planning & Design Group (on behalf of The Devonshire Group)

The mix of land uses would need to be informed by an understanding of local needs, including all those land uses that together are required to contribute to successful place-making. Consultation to-date has identified some community-driven aspirations for specific land uses. The Devonshire Group would be committed to exploring all options with the Council, the local community, and other stakeholders to help those aspirations become reality. To ensure that any development proposals are viable, it is important that an appropriate balance of revenue-generating land uses alongside non-revenue generating land uses is achieved. Earlier stages of consultation on the Growth Plan have acknowledged this.

Mr Workman

A country style quality pub/restaurant on the inbound approach to Shirebrook, this could also be coupled with a supermarket express outlet. (e.g. Along Common Road?) this could serve to passing trade, but also become an ‘event’ style establishment for classic car shows, Sunday morning meets ups etc.

Comments

David Wardley

There is clearly a need for more housing nationally, but I would want to retain the sense of countryside, open spaces, and walking/cycling routes.

Michael Ogden

Avoid greenbelt as do not want to spoil rural feel.

Paul Bilby

As indicated in my previous answers, Shirebrook is already overpopulated. There is intensive building already underway, or permission being sought for this in neighbouring areas. At some stage it needs to be slowed down and scaled back to purely brownfield areas.

Neil Fletcher

We need a pub that does food at reasonable prices and more dentists and doctors.

Rosemary Ashton

Better roads, more local amenities, no more ruining our beautiful land with houses.

Rob Cater

The respondent questions the validity of participants in a decision impacting Shirebrook, seeking assurance that they are genuine locals and not those with conflicting interests. They express concern that an estimated population increase of 10%, due to a lack of commensurate infrastructure expansion, could yield negative outcomes.

Bowring

Modal shift and principles sought through LTN-120 are best served where homeowners can walk or cycle to work. A mixed-use allocation provides such a blend and opportunity for purchasers to live and work in close-proximity.

Mansfield District Council

MDC do not have any specific comments regarding question 3 however would point out that the growth proposals would need to consider the wider infrastructure requirements that the sites would generate. Depending on the level of impact, it may be necessary to direct some developer contributions to fund improvements to junctions in Mansfield district.

Mansfield District Council In terms of employment, it is understood that the owners of Sports Direct have submitted a planning application for a new facility in the West Midlands that could see the existing site in Shirebrook no longer being required (albeit the current lease runs to 2034). It is questioned whether this has been factored into the wider considerations for future employment needs / provision within the town as set out within the various growth options.

Shirebrook Town Centre

Question 4: Better Quality and Range of Markets

Would you visit Shirebrook Town Centre to shop at a speciality market?

<u>Choice</u>	<u>Total</u>
Yes	18
No	2

If yes, which of the following options would you like to see?

Choice	Total	Total Percent
Food / drink market	15	22.7%
Continental market	13	19.69%
Christmas market	14	21.21%
Plant and Flower	14	21.21%
Music / Book market	10	15.15%

Please tell us what other option you think we should pursue?

Sam Jones

You say the market is thriving? It isn't, when j first moved here it was a full market place with very few duplicated stalls. Many times, the market is empty.

Vic Wilkinson

The market needs to be more accessible on some occasions. Saturday used to be 'car boot' but you can only stand if you have trader insurance... this has killed the number who stand.

Michelle Smith

All the above and these should be advertised well in advance and via social media.

Ian Maddison

Are the market stall holders involved in this? can the future of the market be co-designed with them? Is the Council avoiding a "doing to" approach rather than doing with?

Lucille Adkins-Young

All the above please and access to clean accessible toilets and a coffee shop with seating and toilets

Lee Johnson

The respondent emphasises the need for improvement in the condition of the streets and roads in Shirebrook, particularly Main Street, before attention is given to the Market Square. They believe that the current state of these areas could discourage potential shoppers irrespective of the attractiveness of the market place.

Yvonne Hall

Shirebrook needs more variety of shops. Need big names to attract people to the area.

Pete Waby

With the situation in the world, where Govts are attempting to reduce farms and farming, we need to be able to buy produce by local farmers.

Dale Pashley

More store holder are need to boost the town to as it used to be.

Mansfield District Council

MDC does not have any comments on the specific questions (4 – 7) posed in this section however would like to take the opportunity to suggest that the new commercial building referred to in paragraph 4.23 is made more inclusive to all users by including a Changing Places toilet.

Mansfield District Council

Regarding the range of markets, shops, and pubs and restaurants in the town centre, a wider range would have a number of benefits for residents not only in Shirebrook but also in the surrounding villages. Consideration should be given to the scale of any new retail facilities proposed at Shirebrook town centre in order that there is no significant adverse impact upon the town centre at Market Warsop through loss of trade.

Question 5: More Events in the Town Centre

Would you visit Shirebrook Town Centre to attend a special event?

<u>Choice</u>	<u>Total</u>	<u>Total percent</u>
Yes	15	88%
No	2	12%

If yes, which of the following options would you like to see?

<u>Choice</u>	<u>Total</u>	<u>Total percent</u>
Outdoor cinema / theatre	10	58%
Historical event	8	46%
Cycling event	7	40%
Music event	8	46%
Beer festival	8	46%
Sports event	5	29%
Circus workshop	3	17%
Equine car boot (1st Monday of the month?), Auto car boot (2nd Monday of the month), Baby clothes car boot 3rd Monday of the month), make or bake (4th Monday of the month)	1	5%
Any!	1	5%
Vegan Market	1	5%

Sam Jones

Events aren't really my thing. Live bands could draw me down but not likely to be my kind of music.

Ian Maddison

The difficulty with this is trying to keep the people engaged who currently use the market and the shops and attract new people. Who are the new people? where do they go now? why do they go where they go now? if people from the wider community came to events in Shirebrook, how would they now about them? no easy task.

Lucille Adkins-Young

It's a tricky one. Any event will bring in drinkers and that will need to be managed safely.

Pete Waby

Shirebrook is blessed with football teams to go and watch, but no other sport goes on from what I know. This should be encouraged and promoted.

Dale Pashley

It is vital that eventually takes place to boost the economy and the town.

Question 6: Variety of shops in the town centre

Question 1: Do you currently visit Shirebrook Town Centre to do some of your shopping?

<u>Choice</u>	<u>Total</u>
Yes	18
No	2

If yes, what kind of shops do you visit?

<u>Choice</u>	<u>Total</u>	<u>Total percent</u>
Food shopping	16	80%
Health / medical services	12	60%
Goods shopping	6	30%
Recreation / gym	5	25%
Professional services	4	20%
Financial services	3	15%
None of the above	1	5%
Library	1	5%
Creche / day nursery	1	5%
Clothes	1	5%

Please tell us what one type or name of a shop you think we should try to encourage to open in Shirebrook town centre.

David Wardley

High quality coffee shop

Susan Robertson

The respondent expresses dissatisfaction with the lack of shopping options in Shirebrook, particularly regarding clothing, shoe, and specialised women's shops. They emphasise that the shopping facilities do not cater to the local residents, which forces them to shop elsewhere, like Aldi for certain food items. The respondent implies a need for improvements to the retail offerings in Shirebrook.

Charlotte Nurse

I don't visit, as there aren't a diverse set of shops to attract me there. I think preferences now lie with larger shops where you can get a variety of products.

Sam Jones

Please get rid of half the barbers, hairdressers, nail bars, cafes and European grocery shops. Off all the shops to open, dear go no more of any of them!!

Tanisha Dorn

At the moment we only really go to Aldi, Lidl and Co-op - I also take the kids to the library. The other stores we don't use much because there's not much draw to wandering around the market square, it's a little run down and depressing feeling.

Kath Hood

Shirebrook is all about barber shops n take aways it would be nice to have a variety of shops n not all the same things.

Lucille Adkins-Young

The diy, council and gp surgeries are all great. There is no needs for more than 1 Turkish barber, and nail salons. We need shoe shop, clothing and better-quality shopping.

Mrs Emma-Joanne Thompson

The respondent is urgently calling for at least one NHS dentist in their area, suggesting that two might be necessary due to the high local population without dental care. They explain that private dental care is unaffordable for many in the community, leading to both adults and children suffering from toothache, dental decay and long-term health implications. They deem the current situation unacceptable and insist that further residential development in the area should be halted until the lack of dental services is addressed.

Len Smith

The Market area needs different shops all we have at the moment is Barbers and Nail bars.

Pete Waby

It is hard to encourage other businesses here, as most of the footfall is done by midday.

No name provided.

The town square lack's significant larger units to support meaningful growth or attract new high street retailers. Shirebrook is known only as a square of hair dresses and fast-food outlets.

Mansfield District Council

Regarding the range of markets, shops, and pubs and restaurants in the town centre, a wider range would have a number of benefits for residents not only in Shirebrook but also in the surrounding villages. Consideration should be given to the scale of any new retail facilities proposed at Shirebrook town centre in order that there is no significant adverse impact upon the town centre at Market Warsop through loss of trade.

Question 7 - More pubs/restaurants in the town centre

Do you currently visit Shirebrook Town Centre to visit eating and drinking establishments?

<u>Choice</u>	<u>Total</u>
Yes	12
No	5

If yes, what kind of eating or drinking establishment do you visit?

<u>Choice</u>	<u>Total</u>	<u>Total percent</u>
Restaurants	9	29%
cafes	8	25%
Pubs	7	22%
None of the above	3	9%
Eat-in takeaway	3	9%
None	1	3%

Please tell us what one type or name of a pub / restaurant you think we should try to encourage to open in Shirebrook town centre?

Sam Jones

Why do we need 5+ cafes?? Personally, pubs are not going to work because no one wants to be walking around the market square cause it's not safe. If you did have pub/restaurant you should also have taxi rank. Let Brooke feel safer!

Vic Wilkinson

There are no evening restaurants. We need a good pub with good pub grub!!

Tanisha Dorn

The respondent expresses discomfort with the current pubs in their area, feeling intimidated as a relatively new resident due to their seeming to cater exclusively for locals and club members. They would appreciate a greater variety of restaurants offering diverse dietary options and more welcoming cafes. They oppose the idea of additional pubs or social clubs.

Ian Maddison

Tricky though with cost-of-living crisis and lots of families working hard to make ends meet. However, The Devonshire Arms on the edge of Shirebrook does really well it seems and attracts a certain crowd. People drive in from all over.

Lucille Adkins-Young

The current coffee shops are too small. Need a large restaurant with good quality food and coffee and toilets.

Susan Martin

We visit The Devonshire on the outskirts. If more venues in Shirebrook centre were improved, we would probably visit them.

Yvonne Hall

Need family pubs at reasonable prices. At the moment we have to travel outside Shirebrook to go for a meal.

Pete Waby

Shirebrook is well served by drinking establishments, also food outlets. They appear to be well run and frequented. I do not believe we would need more at this time.

No name provided

Decent restaurants would bring more people into Shirebrook which in turn could help small businesses.

No name provided

The lack of quality food outlets results in me taking my family outside the town to eat due to the high volume of fast foods

Mansfield District Council

Regarding the range of markets, shops, and pubs and restaurants in the town centre, a wider range would have a number of benefits for residents not only in Shirebrook but also in the surrounding villages. Consideration should be given to the scale of any new retail facilities proposed at Shirebrook town centre in order that there is no significant adverse impact upon the town centre at Market Warsop through loss of trade.

Question 8: Green Spaces, Footpaths and Cycle Paths

Do you frequently visit a Green Space or walk / cycle on a Footpath / Cycle Path in Shirebrook?

<u>Choice</u>	<u>Total</u>
Yes	11

David Wardley

Langwith Woods, Archaeological Way

Ruth Bonner

Leisure centre and surrounding non-traffic paths.

Jonathan Blight

Pleasley Park and footpath towards Shirebrook and Shirebrook woods

Daniel Eames

The Recreation ground, off of Recreation Road. The old railway footpath towards Nether Langwith The woods between Scarcliffe and Shirebrook as a circular walk, leaving or entering near the Dev or the School and heading down towards the Bottom pub at Scarcliffe.

Lee Johnson

Shirebrook Woods, Scarcliffe Woods and Pleasley Park

Kath Marsh

Walk through Scarcliffe woods, the archaeological trail to poulter park, walk from Common Lane (by Academy) to Scarcliffe/Bolsover, Poulter Park to Scarcliffe Lanes and Langwith Junction to Rhubarb farm.

Diane Rutland

Agriculture way, that runs alongside Meadow Lane and Stinting Lane that leads on to Meadow Lane.

Rebecca Harmsworth

Shirebrook Wood

Lauren Phillips

Stinting lane between the houses on Stinting Lane / Leen Valley Drive and the new development at Meadow View.

No name provided.

Willow tree family farm, Shirebrook Leisure Centre

Mr Workman

The places visited are Littlewood Lane, River Meaden, Little Matlock, and Pleasley Vale

Do you have any suggestions about how it could be improved?

David Wardley

Access should be maintained without excessive housing spoiling the countryside

Ruth Bonner

To walk dog

Jonathan Blight

Deal with off road motorbikes. They are noisy, dangerous and cause damage to the footpaths.

Daniel Eames

The respondent suggests implementing litter picking schemes, adding more bins, and maintaining those present to prevent fly tipping in their area. They note that some of the removed rubbish appears old. Furthermore, the respondent believes conservation activities in the area could create jobs, help biodiversity, and be beneficial overall.

Lee Johnson

Better drainage in Shirebrook Woods paths, they flood very easily.

Kath Marsh

No, I really enjoy being able to be in the countryside so easily and quickly.

Diane Rutland

The respondent highlights the lack of litter bins on Stinting Lane leading to Meadow Lane, especially given the recent construction of new houses in the area. They note the common occurrence of littering along the lane, particularly by schoolchildren and certain individuals who consume alcohol there. The respondent also suggests the need for an additional dog waste bin and laments the absence of litter bins in the agricultural park. Finally, they express safety concerns regarding Meadow Lane and stress the urgency for a pedestrian crossing to prevent potential accidents.

Rebecca Harmsworth

Enclosed dog play area, dog poo bins.

Lauren Phillips

The respondent suggests that the path that connects the existing residences on Stinting Lane/Leen Valley Drive and the new properties at Meadow View needs to be surfaced for all-weather use. They also question why such a provision was not included in the planning application for the new properties.

No name provided.

Town Park needs more facilities for children. The town farm has got bigger which is great as allows my kids to get out and play in a safe place as some parks are poorly maintained.

Mr Workman

Littlewood Lane, River Meaden, Little Matlock, and Pleasley Vale. These areas could be improved with better roads to access them (in terms of road surface) and walkway conditions. There can be issues with motorbikes, scramblers and quad bikes which are both driven at dangerous speeds and noise polluting.

Question 9: Green Spaces or Recreational Facilities to be included in Growth Proposals

Do you want to suggest what type of Green Spaces or Recreational Facilities should be included in the preferred Growth Option?

David Wardley

Good quality playgrounds and seating areas in Shirebrook for families

Daniel Eames

The respondent advocates for prioritising nature and the environment in our screen spaces. They express concern for native animals in their local area that have a 'red' conservation status, suggesting that efforts should be made to support them. The respondent also proposes having designated nature sites, protected woodlands and a variety of green spaces, stressing the avoidance of monoculture tree farming.

Kath Marsh

I would love the current green spaces/farmland/woodland to remain in place so that it remains easy to access the green spaces rather than expanding the town any further. I would not like to see expansion of hard landscaping around Common Lane area.

No name provided

The respondent advocates for a more inclusive approach to public play areas, suggesting a reduction in grassroot football pitches and an increase in diverse play spaces. They propose the incorporation of sensory gardens, nature parks, and outdoor fitness parks. Additionally, they call for improved park facilities, including giant chess sets and splash parks, as well as dedicated areas for disabled children. The respondent also emphasizes the importance of seating, lighting, and fencing to protect these spaces at night.

Planning & Design Group (on behalf of The Devonshire Group)

Consultation to-date has identified some community-driven aspirations for specific land uses including green spaces and types of recreational facilities. Any and all such aspirations could be considered as part of a holistic, comprehensive masterplan-led approach to the consideration of a Growth Plan for Shirebrook. Lower levels of growth are less likely to be able to deliver upon such aspirations than higher levels of growth.

Mr Workman

Green space suggestions would include protecting what we have got, more tree planting and picnic areas.

Bowring

Bowring Transportation support the inclusion of Green Spaces for recreation and play as it is recognised such uses introduce added value for future users. Provided any large Recreational Facilities were subject to a marketing exercise to derive a land value and not gifted as doing so would affect viability.

Comments

Sport England

The respondent expresses lack of clarity regarding the proposed westward expansion of Shirebrook according to an online mapping consultation tool. They insist, with advice from Sport England, that new development should be backed by current playing pitch strategy (PPS) and built facilities strategy data to meet public needs for sports and leisure amenities. The respondent suggests Bolsover's seven-year-old PPS doesn't offer a recent assessment and therefore calls for its renewal.

Mansfield District Council

Again, MDC does not have any comments on the specific questions (8 – 11) posed in the draft growth plan but suggests that any footpath or cycle path improvements / new routes are as accessible as possible for all users and that where relevant, look to provide greater connectivity with other existing paths and trails both within Shirebrook and other districts such as Mansfield. It is also suggested that linkages are made with other sustainable transport modes e.g. connections to Shirebrook station where possible.

Question 10: Taking steps to tackle climate change

Are you thinking about taking steps to reduce your day-to-day carbon emissions at your home or business or how you travel between the two?

<u>Choice</u>	<u>Total</u>
Yes	4
No	1

If yes, what steps are you thinking about taking?

David Wardley

Solar panels

Daniel Eames

Our household recycles as much as possible, we grow our own food and have moved to a green energy supplier. Where possible we always walk rather than use the car and I work fully remote. We are considering solar panels for the future.

No name provided

Solar and wind use and ground source heating. Reduced disposal or single use materials to reduce land fill and fly tipping.

Planning & Design Group (on behalf of The Devonshire Group)

The Devonshire Group would be committed to achieving development that makes a positive contribution to addressing climate change and the effects of climate change, including mitigating risks associated with it. Such considerations are already a requirement of the planning system. The Devonshire Group would welcome the opportunity to work with the Council, the local community and other stakeholders to achieve development that gives due regard to this issue.

Mr Workman

Yes, I am taking steps to control climate change; this includes working from home unless travel is essential, upcycling and recycling large ticket items (e.g. cars and bikes) and also looking at small steps around energy use and consumables.

Mansfield District Council

With regard to tackling climate change, a continued working relationship between Bolsover District Council, MDC and other partners to help promote projects / measures for sustainable transport measures would be welcomed and supported.

This could include enhancements to the current hourly service on the Robin Hood Line north of Mansfield Woodhouse (which the medium and large growth options could help justify), re-opening the current freight-only line from Shirebrook though to Edwinstowe and Ollerton, and projects that would help improve rail use. Similarly, there are buses that serve Shirebrook from Mansfield district, and partnership working between the district councils, county councils and bus operators may enable measures that encourage greater use of the public transport to be put in place.

Do you have any thoughts on how the Council or national government could help you take these steps?

David Wardley

Advice on options and discounted schemes to encourage it.

Daniel Eames

The respondent is advocating for local council and national government to implement environmental initiatives. They suggest the council promotes public transportation and walking, particularly for school runs, for safety and sustainability reasons. They also propose that the government provides interest-free loans for green technology such as solar panels but allowing individual purchase to ensure widespread benefit. Lastly, they call for a stronger focus on renewable energy and improving the cleanliness of rivers and streams.

No name provided

The respondent advocates for sustainable and eco-friendly development practices. They propose free planning permission for roof-mounted solar panels or wind turbines, obligatory green rooftops, and light pollution control in new developments. The respondent also emphasises a 5% minimum eco-status, comprising brown water use, solar energy and wind turbines. They recommend sensor-controlled or solar lighting to curb pollution, alongside protecting natural resources through tree-planting. Moreover, they discuss flood prevention implementation in high-risk areas and water storage systems in housing projects. The respondent also proposes solar panel-equipped parking frames and the inclusion of charging stations in commercial and residential developments.

Mr Workman

EV charging stations, protecting and promoting green areas, trees and areas of conservation along with possible linking and collaborating with local businesses (e.g. Sports Direct) on delivery of their ESG policy.

Question 11: Locations for additional tree planting

Do you have any suggestions on where additional tree planting could go in Shirebrook?

<u>Choice</u>	<u>Total</u>
No	2
Yes	6

If yes, what is the name or location of your suggestion?

Mak Riley

The field spanning behind the leisure centre.

Daniel Eames

The fields between Shirebrook school, the Dev, Highfield Avenue and towards Basset schools playing field.

Savannah Everett

The respondent expresses frustration over the consistent granting of planning permissions for construction projects in Shirebrook. They criticise housing developments for ruining the character of the community and attracting undesirable residents from outside the local area. Furthermore, they highlight a strong desire for environmental conservation, suggesting the need to preserve green land, confront flood risks, and protect wildlife. The respondent emphatically calls for an end to further construction and interference in Shirebrook.

Myasotis Munro

Recreation road, New Houghton, the green beside number 16 and garden avenue.

Name not provided

Land to the back of st Joseph school. Shirebrook leisure centre, near the Shirebrook cemetery

Planning & Design Group (on behalf of The Devonshire Group)

Regardless of what growth option may receive support from the local community and the Council, new tree planting will need to form an integral part of any new development, in urban areas (such as tree planting on streets), landscaped areas (such as publicly-accessible open space) and habitat areas (that may be planted specifically for biodiversity enhancement).

Mr Workman

Yes, to more tree planting. Additional tree planting could go along Littlewood Lane, and surrounding areas.

Bowring

A new tree lined boulevard would be provided through the heart of the site with ample POS provision made to accommodate both BNG obligations and provide space for the likes of community orchards to be planted.

Do you have any suggestions about how this location could be planted?

Ruth Bonner

You have taken down trees on the market. Replace them please.

Mak Riley

The respondent suggests transforming a specified area within Shirebrook into a scenic park with multiple tree species to enhance biodiversity, provide a home for local wildlife including birds and hedgehogs, and increase the area's aesthetic appeal. They believe this would attract more residents, discouraging antisocial behaviour while simultaneously fostering community bonding through a shared appreciation of nature. The respondent perceives this as an opportunity for the responsible party to demonstrate their commitment to local wildlife and the community's quality of life.

Daniel Eames

The respondent suggests a variety of measures to make a local area more environmentally friendly and beneficial for wildlife. They propose planting a mix of native and evergreen trees, which can provide food and shelter for animals, and assist with climate change mitigation. They also suggest installing bat boxes in mature trees and creating an official foot path - already a popular walking route - from the old Comp towards Rectory Road and to Basset school. However, measures should be taken to prevent motorbike usage due to past issues. The respondent also recommends planting native bushes at the footpath edge for food provision and berry picking opportunities for families.

Savannah Everett

Anywhere.

Myasotis Munro

Fruit Trees and wild flowers for pollinators

No name provided

Local community groups supported by woodland trust to which free tree packs can be obtained this can be incorporated into schools to encourage students to use and learn about the countryside and take ride in an area they can visit.

Other general comments

Natural England

Biodiversity Net Gain (BNG): The Plan should identify and pursue opportunities for securing measurable net gains for biodiversity and set out the requirements for on-site and off-site provision and identify any priority opportunities of strategic significance for BNG, for instance through mapping ecological networks. The Plan should also aim to achieve wider environmental gains, going beyond BNG, to include wider natural capital benefits such as improved water and air quality and recreation. Natural England's Environment Benefits from Nature tool can help identify opportunities.

Natural England

Green Infrastructure and Open Space: The Growth Plan should consider the role of GI strategically throughout the plan area as well as links to adjoining areas. We advise that the Plan should use Natural England's Green Infrastructure Framework (GIF) to help prepare a GI evidence base that can support policies, site allocations and local design codes. Specific guidance for plan-makers is provided in the GI Process Journeys. Open space provision within the Plan can use Natural England's Accessible Greenspace Standards to determine needs based on size, proximity capacity and quality.

Natural England

Natural England's GI Design Guide provides details of what good GI design looks like. The guide is linked to the ten characteristics of well-designed places set out in the National Model Design Code and the National design guide.

Natural England

Landscape features: Allocation policy should incorporate and enhance existing landscape features within the development. This could include hedgerows, walls, ancient and veteran trees, woodland and wildlife corridors.

Natural England

Access: Policies for allocations should incorporate and enhance public access to the natural environment. This includes Public Rights of Way that run through or adjacent to allocated sites, as well as linking from the site to the wider route network.

Historic England

We have concerns about the process undertaken currently and the lack of available evidence considering the harm to the significance of the historic environment, heritage assets and their settings. The document states that it is a

non-statutory document that will be a material planning consideration in the process; yet it is seeking to allocate sites for significant development, over and above the Local Plan level. We also note that paragraph 2.8 sets out that the Growth Plan may be contrary to the Local Plan which is alarming. It is not clear how this document fits into the process required through the National Planning Policy Framework (NPPF) and Local Plan Regulations. In terms of the Growth Plan allocating sites over and above those addressed through the Local Plan process, we consider it is likely that the document will also require Strategic Environmental Assessment (SEA). However, there is no evidence base to accompany the Growth Plan.

Sport England

Sport England did not make any specific comments about the Growth Plan per se, but instead provided a Sport England CIL and Planning Obligations Advice Note (Nov 2018)

Bowring

A mixed-use proposal was put forward covering Sites 26 and 28 with accompanying information about the planning benefits and the site constraints and opportunities.

Demographic survey

Question 1: What is your main connection to Shirebrook or Langwith Junction?

<u>Choice</u>	<u>Total</u>	<u>Total %</u>
I live in the local area	73	63%
I work in the local area	5	4%
I work and live in the local area	11	10%
I visit the Town Centre and Market Place in Shirebrook	4	3%
I represent a community or stakeholder group active	2	2%
I represent a business in the local area (please specify in the next question)	2	2%
I am interested in the local area (please specify in the next question)	1	1%
Prefer not to say	17	15%

Question 2: What is your age? Please note that data will not be collected for people under 18.

<u>Choice</u>	<u>Total</u>	<u>Total %</u>
16-17	0	0%
18-24	2	2%
25-34	14	12%
35-44	23	20%
45-54	23	20%
55-59	14	12%
60-64	10	9%
65-74	5	4%
75 years and over	1	1%
Prefer not to say	23	20%

Question 3: How would you describe your ethnic origin?

<u>Choice</u>	<u>Total</u>	<u>Total percent</u>
Asian or Asian British	0	0%
Black/African/Caribbean Black British	0	0%
Mixed/multiple ethnic groups	0	0%
White	86	75%
Other ethnic groups	2	2%
Prefer not to say	27	23%

Question 4: Which gender do you identify yourself the most?

<u>Choice</u>	<u>Total</u>	<u>Total percent</u>
Woman	47	41%
Man	41	35%
Transgender	0	0%
Non-binary	2	2%
Other	0	0%
Prefer not to say	25	22%

Question 5: Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months? Include problems related to old age.

<u>Choice</u>	<u>Total</u>	<u>Total percent</u>
Yes, limited a lot	11	10%
Yes, limited a little	12	10%
No	62	54%
Prefer not to say	30	26%

Question 6: Please specify your interest in the area.

Work

60+ years I've lived here.

I have lived in the area for 30 years.

Resident

Live work and own business in the area

From here. Visit every day.

Want Shirebrook to thrive.

I live here so it matters.

30-year resident

Clean up and develop the streets and market place?

Live and owner of a bin cleaning service

Live and work in Shirebrook

I own the land.

Resident

Shirebrook needs updating been left behind.

Wildlife, allotment, green spaces

Live and work here.

I reside and use local area for leisure.

I live here.

I was actually born in Shirebrook and spent most.

I live here and considering starting a business.

Countryside

Health of shirebrook

Children in school. Also work in school.

Lived here all my life.

Needs new things bringing now.

I live nearby, it's my local town.

My local area.

Homeowner and father

My family live there and I grew up there.

I live here.

It is where i have grown up and is important to me.

I have a vested interest being born here.

We need more facilities not just houses.

Its where me and my family live

Housing and infrastructure

I live here.

Lifelong resident

Live there and would like to buy a house there.

The countryside

Trails Countryside

Business investment

Over development making area a mess

Sport England

Shops, market,

football and local events photography.

Nil

Supporting local business and community

Live here

To make our village better to welcome visitors

I live here and am thinking of starting a business.

Live in the area and work from home

Live here. Lacks vibrancy.

I own shops on the marketplace.

I live here, I want to be proud of where I live.

I live here.

Live there and would like to buy a house there.

I live here.

Its where me and my family live

We need more facilities not just houses.

It is where i have grown up and is important to me.

My family live there and I grew up there.

Homeowner and father

I live nearby, it's my local town.

Needs new things bringing now.

Lived here all my life.

Children in school. Also work in school.

Countryside

I reside and use local area for leisure.

Live and work here.

Wildlife, allotment, green spaces

Shirebrook needs updating been left behind.

Resident

I own the land.

Live and work in Shirebrook

Live and owner of a bin cleaning service

30-year resident

Want Shirebrook to thrive.

From here. Visit every day.

Live work and own business in the area

Resident

I have lived in the area for 30 years.

Work

I own shops on the marketplace.

Live here. Lacks vibrancy.

Live here

Supporting local business and community

Nil

Shops, market,

I would like to see positive and productive change.

Resident and visitor

Keeping Shirebrook shirebrook

I have lived in the area for about 17 years.

Ecology

Trails & Countryside

Health of shirebrook

To make our village better to welcome visitors

football and local events photography.

I live here, I want to be proud of where I live.

Business investment

Lifelong resident

My local area.

Clean up and develop the streets and marketplace?

60+ years I've lived here.

Housing and infrastructure

I have a vested interest being born here.

I live here and considering starting a business.

I was actually born in Shirebrook and spent most.

I live here so it matters.

Bringing Shirebrook into the 21st century

Additional comments

Darlene Garbett

The infrastructure in shirebrook needs addressing urgently.

Paddy Hanrahan

The councils put these white elephants out now and again and nothing ever has bared fruits, start with what we've got and work with that and also look into if your expanding our town expand the health centre as Zowie is performing miracles down there invest in her and her team build onto the building up if necessary get more nurses and doctors, as you're all for expansion but never mention the infrastructure and listen to the folk of the town not the dinosaur councillors who's done nothing

Miss Martin

Get the infrastructure in place 1st before any additional housing is approved. Shirebrook has already undergone mass development with nothing for the infrastructure despite developers making contributions to the town nothing ever materializes.

Susan North

There has been massive growth of housing in the last decade. What we actually need is money spent on the current Shirebrook. I know many people who have purchased properties in the estates behind where I live and most of them don't venture into Shirebrook itself due to the state of it. They only purchased the properties as cheap and go shopping/leisure activities outside of the area.

Charles Lee

It's about time Shirebrook was given more consideration. Bolsover, Clowne and South Normanton seem to be the only places BDC care about.

Yvonne Hall

Why have I only seen this on Facebook. It has not been advertised widely enough.

Wilkinson

Whilst informative, the level of information contained in this consultation will act as a barrier for many to complete. Shirebrook remains an area of significant deprivation. In the vast majority of cases, this goes hand in hand with low levels of literacy. This consultation needs to be more user friendly/accessible to the general population that the subject matter affects.

Sandra Gregory

Shirebrook Town Centre is a ghetto at nighttime, you were never afraid to walk round and window shop and now I'm ashamed to say I'm from Shirebrook

Tanisha Dorn

I've only lived in this area for 5 years and was originally only drawn here because of the cheaper housing and were planning on selling and moving back to Mansfield after a few years. However, the beautiful countryside surroundings, the community feel and the promise of regeneration and future investment into the area is keeping us here long-term. I'm considering opening a business if the area becomes more alluring to visitors and shoppers.

Dale Pashley

It appears the council wants to get rid of the little countryside we have left, we need to keep this not only for wildlife but also for people to enjoy the countryside, shirebrook won't be able to cope with the pressure, also, don't you realise people are struggling at moment whether to rent or buy a house.

Dale Pashley

Not only we need to keep countryside but the roads schools shop market are struggle to cope with the pressures at the moment adding more houses to take up countryside will even make the town struggle even more

Rebecca Marsh

The bigger shirebrook becomes the higher the crime rates and ASB. We need to keep our local community and make what we have flourish. Invest in the local areas, schools, parks etc.

Laura Ann Ford

Shirebrook doesn't need to be made bigger. The money would be better spent on the shirebrook that already exists.

David Stokes

Please don't destroy Shirebrook's best asset, its countryside.

Joanne Corbett

Improved access to public transport would be an essential consideration to help reduce emissions and pollution. A nature garden near the new crematory to allow people a place of reflection would also be a welcome consideration.

Edward Ghent

I'm a triple university graduate, my wife is a double university graduate, we are an international couple with two mixed race kids. We've struggled to get a dentist, can hardly get an appointment at the doctors due to the current population being too big for the local clinic, the condition of the roads is a disgrace, and the council wants to add to the population rather than make the area better!

Phil Haslam

Bolsover council are a joke.

Michelle Connolly

Shirebrook had the infrastructure and governments took it all away. We were a thriving village. So I'm sorry to say I don't trust any government Or council. We had shirebrook pit, sewing factory, Davises ,pubs, markets 3 times a week massive market on the leisure centre. We have nothing now. Sad for shirebrook and new people.

Neil Fletcher

We need more facilities not just houses, we need a pub that does food at a reasonable price, we need more dentists and doctors , especially with how many new houses there already is.

Sam Jones

I moved here 14 years ago and shirebrook was a fairly nondescript village but the people (in the whole) were friendly and welcoming. Over the last 14 years I have watched the market disintegrate to a couple of stalls, sometimes none, the stalls all selling very similar items and enough nail bars, barbers, hairdressers and cafes to keep Mansfield going!!

Louise Gower

Shirebrook needs developing into a nice place to be with access to shops, amenities and green spaces for the local people without having to drive miles for it. Current gps, schools and dentists cannot cope, and neither can the roads. We need less focus on building more houses on every bit of land possible and more regeneration of what is already here.

Brian J. Bilby

This consultation will make no difference to the people on the streets of Shirebrook. Minds will be made up and money talks. I've lived in Shirebrook all my life and in the past was very proud of the village and its countryside. Sadly, that is no longer the case. The village and surrounding areas have been neglected for far too long by uninterested Councillors and has become a dump.

Andy Heath

Bolsover Countryside Partnership

Melanie Lindsley - Coal Authority

No comment provided.

Rebecca Harmsworth

Would be useful to see the baseline ecology of the area.

Diane Rutland

Let's make a cleaner Shirebrook too and get rid of the filthy litter and dog mess.

Savannah Everett

Let the market square be a market as well, stop going for that making it harder for stalls, you aren't helping the market, you are keeping people away.

Daniel Eames

In general, the communication for all these plans have been extremely poor, most of the people I have spoken to were completely unaware of all these proposals!

Daniel Eames

The communication of these plans as been extremely more or less everyone I've spoken to hasn't heard about the options or how to have their say!

Mak Riley

I hope as a youth of Shirebrook that my engagement and interest with my local area is not overlooked.

Ruth Bonner

No comment provided.

Pete Waby

As a council it is hard for them. No matter what they suggest or do, they cannot please everyone.

Yvonne Hall

Please advertise this more widely, not just on Facebook

Yvonne Hall

Advertise this more widely please, not just on Facebook

Lucille Adkins-Young

We need a swimming pool. Recycling centre. Better roads and pathways. A large retail park with modern stores. 24 hr Tesco, home bargains, McDonald's and cinema. All this can be built where sports direct is. It will create employment opportunities, bring in a lot of customers and trade.

Kath Hood

We used to have a village that people use to want to visit from other villages but it's now a very small market n limited shops like barbers n take away it would be nice to see a variety of shops may be food markets once a month or something.

Tanisha Dorn

I'm excited to see Shirebrook develop and grow as I think this town has so much potential and lots of wonderful people.

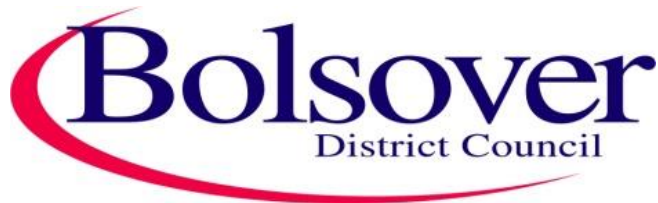
Shelley Jane Arapi

Activities for young people could also be a regular occurrence - such as climbing wall once a month, in an evening, the youth service could bring mobile bus? community police officer could also be present to build relationship up with y/p? In Sutton, Notts forest football club do weekly free football session for the community - why can't we have similar in shirebrook?

Sam Jones

Before you start building new houses etc, please get the infrastructure in place. The doctor's surgery was wanting before the new estates were build, they are now not fit for purpose because the patient numbers must have at least doubled!! No new schools, dentists etc. also the potholes. For goodness' sake, does it matter who pays for it, get the work done jointly, safely and properly (no more filling holes), you will be saving money and lives!!!!!!

APPENDIX - COPY OF THE REPRESENTATION FORM



Ref:

(For office use only)

SHIREBROOK GROWTH PLAN REPRESENTATION FORM CONSULTATION DRAFT

REPRESENTATION FORM

General Information

Bolsover District Council is consulting on a Draft Shirebrook Growth Plan

The Draft Growth Plan outlines the consultation feedback to date and the policy framework for the Growth Plan, before setting out a number of options for additional growth and other questions about Shirebrook's town centre, green spaces and countryside.

**Please return the completed form to Bolsover District Council
by 5:00 PM (17:00) on Friday 5th April 2024.**

By email: planning.policy@bolsover.gov.uk

**By post: Planning Policy Team, Bolsover District Council, The
Arc, High Street, Clowne, S43 4JY**

If you have any questions, please contact us on 01246 242203.

The document can be accessed using your phone to scan the QR code provided.



Filling in the form

- **PLEASE READ THE GUIDANCE NOTE BEFORE COMPLETING THIS FORM**
- **Your comments are classed as formal representations on the Local Plan.**
- **This form has two parts:**

Part A: Personal and contact details

Part B: Your Representation

PART A – PERSONAL AND CONTACT DETAILS

	Your details	Agents details (if applicable)
Title		
First Name		
Last Name		
Job Title (if relevant)		
Organisation (if relevant)		
Email address		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Email Address		
Telephone Number		

If you do not complete this section, your comments will not be registered or considered as part of the process.

PART B – YOUR REPRESENTATION

Please tell us what you think...

Question 1 – Level of Additional Growth Options

Which one additional growth option do you think is the most appropriate for Shirebrook?

Option A	SUPPORT	_____	OBJECT	_____
Option B	SUPPORT	_____	OBJECT	_____
Option C	SUPPORT	_____	OBJECT	_____
None of these	SUPPORT	_____	OBJECT	_____

Please tell us why you think this or what other option you think we should pursue.

Comments

Please tell us what you think...

Question 2 – Individual Promoted Available Sites

Do you have any comments on these promoted sites?

Site _____

Comments _____

Please tell us what you think...

Question 3 – Land Uses to be included in Growth Proposals

Do you want to suggest what land uses should be included in the preferred Growth Option?

Type of land use _____

Comments _____

Please tell us what you think...

Question 4 – Better Quality and Range of Markets

Would you visit Shirebrook Town Centre to shop at a speciality market?

YES _____ NO _____

If yes, which of the following options would you like to see?

Continental market	YES _____	NO _____
Music / book market	YES _____	NO _____
Food / drink market	YES _____	NO _____
Christmas market	YES _____	NO _____
Plant and flower market	YES _____	NO _____
None of these	YES _____	NO _____

Please tell us what other option you think we should pursue.

Comments _____

Please tell us what you think...

Question 5 – More Events in the Town Centre

Would you visit Shirebrook Town Centre to attend a special event?

YES _____ NO _____

If yes, which of the following options would you like to see?

Outdoor cinema / theatre	YES _____	NO _____
Sports event	YES _____	NO _____
Music event	YES _____	NO _____
Circus workshop	YES _____	NO _____
Beer festival	YES _____	NO _____
Historical event	YES _____	NO _____
Cycling event	YES _____	NO _____
None of these	YES _____	NO _____

Please tell us what other option you think we should pursue.

Comments _____

Please tell us what you think...

Question 6 – Variety of shops in the town centre

Do you currently visit Shirebrook Town Centre to do some of your shopping?

YES _____ NO _____

If yes, what kind of shops do you visit?

Food shopping	YES _____	NO _____
Goods shopping	YES _____	NO _____
Financial services	YES _____	NO _____
Professional services	YES _____	NO _____
Recreation / gym	YES _____	NO _____
Health / medical services	YES _____	NO _____
Creche / day nursery	YES _____	NO _____
None of these	YES _____	NO _____

Please tell us what one type or name of a shop you think we should try to encourage to open in Shirebrook town centre.

Comments _____

Please tell us what you think...

Question 7 – More pubs / restaurants in the town centre

Do you currently visit Shirebrook Town Centre to visit eating and drinking establishments?

YES _____ NO _____

If yes, what kind of eating or drinking establishment do you visit?

Cafes	YES _____	NO _____
Pubs	YES _____	NO _____
Restaurants	YES _____	NO _____
Eat-in takeaway	YES _____	NO _____
None of these	YES _____	NO _____

Please tell us what one type or name of a pub / restaurant you think we should try to encourage to open in Shirebrook town centre.

Comments _____

Please tell us what you think...

Question 8 – Green Spaces, Footpaths and Cycle Paths

Do you frequently visit a Green Space or walk / cycle on a Footpath / Cycle Path in Shirebrook?

YES _____ NO _____

If yes, what is its name or location?

Name / location _____

Do you have any suggestions about how it could be improved?

Comments _____

Please tell us what you think...

Question 9 – Green Spaces or Recreational Facilities to be included in Growth Proposals

Do you want to suggest what type of Green Spaces or Recreational Facilities should be included in the preferred Growth Option?

Type of land use _____

Comments _____

Please tell us what you think...

Question 10 – Taking steps to tackle climate change

Are you thinking about taking steps to reduce your day-to-day carbon emissions at your home or business or how you travel between the two?

YES _____ NO _____

If yes, what steps are you thinking about taking?

Steps _____

Do you have any thoughts on how the Council or national government could help you take these steps?

Comments _____

Please tell us what you think...

Question 11 – Locations for additional tree planting

Do you have any suggestions on where additional tree planting could go in Shirebrook?

YES _____ NO _____

If yes, what is the name or location of your suggestion?

Name / location _____

Do you have any suggestions about how this location could be planted?

Comments _____

Please return the completed form by 5pm (17:00) on **Friday 5th April 2024.**

By email: planning.policy@bolsover.gov.uk

By post: Planning Policy Team
Bolsover District Council
The Arc
High Street
Clowne
S43 4JY

If you have any questions, please contact us on 01246 242203.

Next Steps

The Council will take account of all responses received and report back to Planning Committee before adopting a final Growth plan.

All personal information provided to Bolsover District Council will be held and treated in confidence in accordance with the Data Protection Act 1998.

Your personal information will only be used for the purpose for which it was given, which is to ensure your representation is recorded, to contact you regarding your representation and to keep you informed of the preparation of the Council's Local Plan and of further opportunities to get involved.

However, the content of your representation including your name and address will be available for public inspection and will be published online and in public reports and documents.

Equalities Policy Statement

Bolsover District Council is committed to equalities as an employer and in all the services provided to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminate all forms of discrimination in compliance with its Equality Policy.

The Council also has due regard to eliminate discrimination and to proactively promote equality of opportunity and good relations between persons of different groups when performing its functions.

Access for all

If you need help understanding this document or require a larger print or translation, please contact us on the telephone number at the bottom of the page.

Jeśli potrzebują Państwo pomocy w zrozumieniu tego dokumentu lub jeśli chcieliby Państwo otrzymać jego tłumaczenie czy też wersję dużym drukiem, proszę się z nami skontaktować pod numerem telefonu podanym na dole strony.

Nel caso in cui si abbia bisogno di aiuto per comprendere il presente documento o si necessiti di un documento stampato in un formato più grande o di una traduzione, contattateci al numero di telefono riportato in fondo alla pagina.

倘若您需要幫助瞭解本檔的內容，或需要提供大字體格式或翻譯件，請按照頁面底端的電話號碼聯絡我們。

اگر آپ کو یہ دستاویز سمجھنے میں مدد کی ضرورت ہو یا یہ بڑے حروف یا ترجمہ کی شکل میں درکار ہو تو برائے مہربانی اس صفحے کے آخر میں دیے گئے نمبر پر ہم سے رابطہ کریں۔



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Department: Planning

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