



Bolsover District Council

Brownfield Land Register summary report

First prepared December 2017

Latest update December 2024

1 Introduction

- 1.1 This is the Brownfield Land Register summary report for Bolsover District Council as updated in December 2024.
- 1.2 The Town and Country Planning (Brownfield Land Register) Regulations 2017 require local planning authorities to prepare and maintain on an annual basis a register of previously developed land within their area and that they must publish this each year by 31st December. The Regulations require this information to be published in a particular 'spreadsheet' format in order to provide standardisation across the country and to enable data to be easily analysed by the Government and interested parties. However, this 'spreadsheet' format does not make for easy reading by members of the public.
- 1.3 Therefore, in accordance with the Council's Statement of Community Involvement and its aim for the Council's planning service and publications to be accessible by avoiding the use of excessive technical jargon, references to legislation and the use of initials, this summary report has also been prepared to provide a more 'plain English' way of understanding the key information contained within the required Brownfield Land Register spreadsheet.
- 1.4 Sites can be included on the register if they have planning permission (full or outline) for residential use or if they are allocated in the adopted Local Plan for Bolsover District (2020), or if they are actively being promoted by landowners or developers. The sites must have permission for 5 or more dwellings or have an area of at least 0.25 ha.
- 1.5 The Council has published this summary report together with the Brownfield Land Register in the required spreadsheets on its website.

2 Brownfield Land Register key information

2.1 Key information from the register is provided below.

Sites now built out

2.2 Since the publication of the Council's first Brownfield Land Register in 2017, the table below lists the sites that have been developed along with the number of dwellings built. Five sites, covering 30 dwellings were developed during the period between 1st April 2023 and 31st March 2024. These sites were BOL/BR1, BOL/BR2, BOL/BR3, BOL/BR30, and BOL/BR48.

Brownfield Register Number	Site Name	Number of Dwellings Built
BOL/BR1	Site of former Whaley Thorns Social Club, Whaley Thorns	9
BOL/BR2	4 High Street, Whitwell	4
BOL/BR3	Land to the West of the Sun Inn Public House, Town Street, Pinxton.	8
BOL/BR4	Garage block at Derwent Drive, Tibshelf;	12
BOL/BR5	Former Creswell Miners Welfare Institute, Model Village, Creswell;	11
BOL/BR6	16 High Street, Clowne;	26
BOL/BR7	Land east of 63 to 69 Thickley Close (part 1), Shirebrook;	15
BOL/BR8	Land east of 63 to 69 Thickley Close (part 2), Shirebrook;	9
BOL/BR9	Former Courtaulds PLC, Oxcroft Lane, Bolsover	35
BOL/BR10	Model Infants School, Shirebrook.	20
BOL/BR15	Site of Bolsover District Council Depot, Meadow Lane, South Normanton	10
BOL/BR18	Land at former Shirebrook Station, Shirebrook	68
BOL/BR20	Land At 1 - 13 Thirteen Row, Palterton	5
BOL/BR21	56 - 58 Patchwork Row, Shirebrook	7
BOL/BR23	5 Hanger Hill, Whitwell	5
BOL/BR24	Jacques Brickyard, Water Lane, South Normanton	31
BOL/BR27	Land Between 11 And 19, Back Lane, Palterton	10
BOL/BR28	Land to the rear of Littlemoor Farm, Newton	5
BOL/BR29	The Woodman Public House, Shuttlewood	8
BOL/BR30	Rectory Road, Clowne	8
BOL/BR34	Ashbourne Court, Shirebrook	14
BOL/BR36	Land North of Thorpe Avenue, Whitwell	21
BOL/BR37	Former Garage Block, Doles Lane, Whitwell.	7
BOL/BR42	Land to the rear of The Woodlands, Whaley Thorns	19
BOL/BR48	Hollingsworth, Oxcroft Lane, Bolsover	1
	Total Dwellings	368

2.3 As can be seen from the table above, these sites have delivered 368 dwellings in total on brownfield land.

New sites for 2024

2.4 Based on the monitoring of the availability of new brownfield sites at 30th October 2024, the following 3 sites were added to the Brownfield Land Register:

Brownfield Register Number	Site Name	Number of Dwellings
BOL/BR52	Mount View Farm, Parkhall Lane, Spinkhill	5
BOL/BR53	The Three Horseshoes Inn, 78 Town Street, Pinxton	5
BOL/BR54	Church Hall, Rectory Road, Clowne	5
	Total	15

2.7 As can be seen from the table above, these 3 sites will deliver 15 dwellings on brownfield land.

Total amount of potential dwellings on available, suitable and achievable brownfield sites in the Part 1 Register

2.8 The 2024 Brownfield Land Register identified that the 28 live sites, i.e. not including those built out, in the Part 1 Register could potentially deliver approximately a minimum of 1,002 dwellings. These sites are shown in the table below.

Brownfield Land Register Number	Site Name	Number of dwellings
BOL/BR11	The Sportsman, New Bolsover, Bolsover	6
BOL/BR12	Shirebrook Miners Welfare Institute, Central Drive, Shirebrook	7
BOL/BR13	The White Swan, Market Place, Bolsover,	10
BOL/BR14	Land along Railway, North East of Southfield Lane, Whitwell	19
BOL/BR16	Fourways Garage, Rotherham Road, Bolsover	12
BOL/BR17	South of Model Village, Creswell	197
BOL/BR19	Former Whitwell Colliery, Whitwell	186
BOL/BR22	Land South of Model Village, Creswell	300
BOL/BR26	Former Bolsover District Council depot site, Mill Lane	32
BOL/BR31	Glapwell Nurseries, Glapwell Lane, Glapwell,	64

BOL/BR32	Land To Rear Of 61 - 75, Croft House Way, Carr Vale	7
BOL/BR33	Garage Site Rear Of 33 to 43 Iron Cliff Road, Blind Lane, Bolsover	5
BOL/BR35	Nisa Local, High Street, South Normanton	10
BOL/BR38	Appleby Guest House, Chesterfield Road, New Houghton	1
BOL/BR39	Site Of Former Dunholme Flats, Mansfield Road, Doe Lea	4
BOL/BR40	5, Leamington Drive, South Normanton	11
BOL/BR41	Sacred Heart and Our Lady of Victors Church, Creswell Road, Clowne	12
BOL/BR43	Builders Yard, Pit Hill, Whaley Thorns	36
BOL/BR44	King Edward Public House, 121 High Street, Tibshelf	12
BOL/BR45	49, Main Street, Newton,	5
BOL/BR46	Woburn Close, Woburn Close, Blackwell	43
BOL/BR47	Former Number 4 and Land Adjacent, Church Hill, Blackwell	1
BOL/BR49	Hillside, Newboundmill Lane, Pleasley	1
BOL/BR50	127 - 129, High Street, Tibshelf	5
BOL/BR51	54, Chesterfield Road, Tibshelf,	1
BOL/BR52	Mount View Farm, Parkhall Lane, Spinkhill	5
BOL/BR53	The Three Horseshoes Inn, 78, Town Street, Pinxton.	5
BOL/BR54	Church Hall, Rectory Road, Clowne.	5
	Total	1002

Total amount of potential dwellings on available, suitable and achievable brownfield sites in the Part 2 Register

- 2.9 The Part 2 Brownfield Land Register is where the Council can grant a Permission in Principle by virtue of adding the site to Part 2 and shown in a subset (column) of the Part 1 Register.
- 2.10 The 2024 Brownfield Land Register identifies 1 live site, the former Bolsover Hospital site, Welbeck Road, Bolsover, in the Part 2 Register. This site has been granted a Permission in Principle and more recently a Technical Details Consent for Residential development of 58 dwellings has been granted. (This application is the equivalent of an application for full planning permission).

3 Previous years Brownfield Land Register summary information

3.1 This section outlines the keys facts from the Council's previous Brownfield Land Registers for information.

BLR year	No of Live sites	New sites	Built Out	Dwellings Built	Minimum number of dwellings that could be delivered
2017	20	-	-	-	550
2018	15	5	5	93	750
2019	20	2	5	125	846
2020	17	0	0	0	896
2021	23	11	3	15	873
2022	29	7	2	28	1,075
2023	23	7	5	67	1,065
2024	29	3	5	30	1,060

3.2 From the information in the table we can see that in 2024 the District has recorded its joint first highest number of live sites and that the number of dwellings that those sites could collectively deliver is the third highest, ensuring a healthy supply of brownfield sites for residential development in future years. 368 dwellings have been built on brownfield land since recording began in 2017.