

Bolsover District Council

Meeting of the Planning Committee on 16th April 2025

CRESWELL GROWTH PLAN UPDATE

Report of the Assistant Director: Planning & Planning Policy

Classification	This report is Public
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PURPOSE / SUMMARY OF REPORT

- To update Members on the preparation of the Creswell Growth Plan and to seek approval for the next steps of the preparation process.

REPORT DETAILS

1. Background

- 1.1 As Members are aware, work commenced on the Creswell Growth Plan in April 2022 in accordance with the Council's Local Development Scheme and has been subject to three public consultations during its preparation.
- 1.2 At the meeting of the Local Plan Implementation and Advisory Group (LPIAG) on 5th February 2025, Members provided a steer that they recognised the need to plan for additional residential and employment growth in Creswell, but that this could not be supported until the new GP surgery had been built and opened and with the proviso that any additional growth meets and is accompanied by the necessary increase in infrastructure capacity; and delivers increased levels of affordable housing, i.e. greater than the Local Plan for Bolsover District policy requirement of 10% affordable housing provision.
- 1.3 Based on the latest information from Welbeck Estates about the delivery of the new GP surgery, it is understood that they have agreed to dispose of the planned GP surgery site to a specialist medical facility builder and that the Integrated Care Board would take a lease on the property. From this point, it is understood that this legal process should be complete by the end of May 2025, potentially

enabling a start on site in the summer and the facility being open to the public later this calendar year.

- 1.4 While the Council awaits the delivery of the new GP surgery, should the steer provided by LPIAG above be approved officers will pause work on writing up the preferred option for the final Creswell Growth Plan. Work will continue on the assessment of the sites promoted to the Council through the Land Availability Assessment (LAA) process and the consideration of infrastructure provision will also continue.
- 1.5 Related to the preparation of a Growth Plan for Creswell, the Council has also received a letter from the Creswell and Elmtton Residents Action Group dated 10th February 2025. This letter is attached as Appendix 1 to this report.
- 1.6 As Members can see, the letter from the Creswell and Elmtton Residents Action Group requests that Planning Committee take into account the substantial public consultation process feedback against further growth in Creswell and votes from residents when considering this matter and they have requested that Planning Committee recommends that no further action on any of the potential options within the Consultation Draft Creswell Growth Plan be taken forward.
- 1.7 This request essentially provides an alternative recommendation to that from the LPIAG on the next steps for the preparation of the Creswell Growth Plan work.

2. Details of Proposal or Information

Next Steps

- 2.1 Following the steer from the Local Plan Implementation and Advisory Group in February, approval is now sought from Planning Committee to pause work on the writing up of the preferred option for the final Creswell Growth Plan in order to ensure that the delivery of the new GP surgery in Creswell progresses before any additional growth may be supported by the Council.
- 2.2 This decision would see a future report come back to Planning Committee, potentially in December 2025, to seek approval for a preferred option for additional growth in Creswell after the new GP surgery had been built and opened.
- 2.3 However, in view of the letter from the Creswell and Elmtton Residents Action Group it is appropriate for Members to note the request from the Creswell and Elmtton Residents Action Group to take no further action on the preparation of a Growth Plan for Creswell and decide whether they wish to follow this alternative approach.
- 2.4 Should this alternative decision be taken, no further work will take place on the preparation of a Growth Plan for Creswell and the Council would need to omit this document from its planned Local Development Scheme as discussed elsewhere on this agenda.

3. Reasons for Recommendation

- 3.1 A decision is required from Planning Committee in order to progress this important stage in the growth plan process.

4 Alternative Options and Reasons for Rejection

- 4.1 As set out in the report, there are two alternative options available in relation to the next steps for the preparation of the Growth Plan for Creswell, namely to pause progress while important village infrastructure is delivered or to abandon the preparation entirely. Neither is rejected at this stage to allow Members to consider both options.

RECOMMENDATION(S)

That the Planning Committee:

- 1) Notes the steer from the Local Plan Implementation Advisory Group on the next steps for the preparation of the Creswell Growth Plan as set out in the report;
- 2) Notes the request from the Creswell and Elmtton Residents Action Group to carry out no further action on any of the Creswell Growth Plan options as set out in Appendix 1;
- 3) Approve the next steps for the preparation of the Creswell Growth Plan.

Approved by Councillor Munro, Portfolio Holder – Growth

IMPLICATIONS:

Finance and Risk: Yes No

Details: There are no specific finance or risk issues arising from this report.
On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details: There are no legal implications as this is a non-statutory planning process.
On behalf of the Solicitor to the Council

Environment: Yes No

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

Details: In general, the Council's planning policy work plan will make a notable contribution to this subject.

Staffing: Yes No

Details: There are no human resources implications arising from this report. Decisions around staffing levels within the Planning Policy team will be raised in the report to the Employment and Personnel Committee.

On behalf of the Head of Paid Service

DECISION INFORMATION

<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:</p> <p>Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	No
<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p>	No

<p>District Wards Significantly Affected</p>	Elmton with Creswell
<p>Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></p>	No

<p>Links to Council Ambition: Customers, Economy, Environment and Housing.</p>
<p><u>Economy</u></p> <ul style="list-style-type: none"> Actively working with partners to support enterprise, innovation, jobs and skills. Unlocking regeneration and development potential of long-term vacant land and buildings, and stalled sites and deliver income generating capital projects. Promoting the District and working with partners to increase and support the creative, cultural and tourism sector. <p><u>Environment</u></p> <ul style="list-style-type: none"> Ensuring all area, neighbourhoods and streets in the district, irrespective of housing tenure or type, are places where people want to live, feel safe, and are proud to live. Reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same. Enhancing biodiversity across the district. Working with stakeholders, strategic and local partnerships to deliver shared strategies and priorities that support the local environment. <p><u>Housing</u></p> <ul style="list-style-type: none"> Enabling housing growth by increasing the supply, quality, and range of housing to meet the needs of the growing population.

DOCUMENT INFORMATION	
Appendix No	Title
1	Letter from the Creswell and Elmton Residents Action Group dated 10 th February 2025
Background Papers	
<i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive you must provide copies of the background papers).</i>	