

BOLSOVER DISTRICT COUNCIL

Meeting of the Executive on 19th May 2025

Rood Lane, Clowne – Options Appraisal

REPORT OF THE PORTFOLIO HOLDER FOR HOUSING

Classification	This report is Public.
Contact Officer	Strategic Director of Services

PURPOSE/SUMMARY OF REPORT

To seek approval to release Rood Lane, Clowne from the Bolsover Homes build programme and to agree future use of the site.

REPORT DETAILS

1. Background

- 1.1 In October 2016 Executive approved the disposal of Rood Lane, Clowne to enable development of circa 50 new homes on the site, noting there were some complexities around the site and an incomplete title.
- 1.2 In January 2017, Council agreed funding to support the development of housing on Rood Lane and acknowledged the complexity around incomplete title.
- 1.3 In October 2017, Executive and in November 2017, Council approved the making of a Compulsory Purchase Order ("CPO") to acquire land adjacent to the land in Council ownership.
- 1.4 Land tenure and access have obstructed its development potential; in particular, as 2No existing Council properties from the adjoining social housing stock, one of which has remained vacant, need to be demolished to establish suitable access, along with a strip of land that would have need to be subject to CPO.

2. Details of Proposal or Information

- 2.1 Due to these complexities and the Council now considering other sites for Bolsover Home development, opportunity has arisen to consider alternative uses for this site.
- 2.2 One option would be to use the Rood Lane site for Biodiversity Net Gain (BNG) which is now a mandatory requirement for major developments in England. BNG can be achieved through on-site habitat creation or enhancement, off-site habitat creation or enhancement, or a combination of both. To consider where this is the best use of Rood Lane, we need to establish a BNG value for the site.

This would involve an evaluation by Derbyshire Wildlife Trust under an existing service level agreement taking approximately three months to conclude.

- 2.3 An alternative option would be to consider the use of the land for leisure purposes, such as a sports playing pitch or formal green space. The Council recently conducted an infrastructure study, and the evidence work (February 2025) identified that Clowne continues to have a shortfall in provision of both formal and semi-formal green space for its population.
- 2.4 Utilising the site for building new homes still remains a possibility, but further work would be required regarding this; however, was the site to offer potential to develop 11No new build properties, this would be offset by demolition of 2No existing housing units in order to establish suitable access to the site, resulting in a 9No property net-gain, undermining viability of the scheme.

3. Reasons for Recommendation

- 3.1 To release Rood Lane from the Bolsover Homes new build scheme and consider alternate utilisation of the site to ensure the most effective future use of the land.
- 3.2 Considering alternate future use of the site will facilitate bringing an existing vacant Council property back in to use and generation of rentable income to the Housing Revenue Account (HRA).

4 Alternative Options and Reasons for Rejection

- 4.1 Members could choose to develop Rood Lane, Clowne however, this would mean that a compulsory purchase order would need to be undertaken, as well as resolving access issues to the site, securing suitable BNG elsewhere and demolition of 2No existing Council housing units to establish suitable access.

RECOMMENDATION(S)

1. Executive agree to remove the Rood Lane site from the Bolsover Homes build programme.
2. Executive to agree alternate future utilisation of the site which will be subject to a further Executive report in considering;
 - a) Allocating the site for Biodiversity Net Gain purposes
 - b) Utilisation for leisure provision.

Approved by Councillor Phil Smith, Portfolio Holder for Housing

IMPLICATIONS:

<p><u>Finance and Risk</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Details: Releasing this site back to the HRA should generate additional income for the Housing Revenue Account, once the property is let.</p> <p style="text-align: right;">On behalf of the Section 151 Officer</p>
<p><u>Legal (including Data Protection)</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Details: A compulsory purchase order may still be required to use the land for leisure purposes.</p> <p style="text-align: right;">On behalf of the Solicitor to the Council</p>
<p><u>Staffing</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details: None arising from this report.</p> <p style="text-align: right;">On behalf of the Head of Paid Service</p>
<p><u>Equality and Diversity Impact and Consultation</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details: None arising from this report.</p> <p style="text-align: right;">On behalf of the Information, Engagement and Performance Manager</p>
<p><u>Environment</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Details: If the site is to be used for BNG purposes, this could provide the Council with a valuable facility to meet its future biodiversity duties; in particular, when having need to offset requirements from wider Bolsover Homes development programs.</p>

DECISION INFORMATION:

<p><input type="checkbox"/> Please indicate which threshold applies:</p> <p>Is the decision a Key Decision? A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:</p> <p>Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more.</p> <p>Capital (a) Results in the Council making Capital Income of £150,000 or more or (b) Results in the Council incurring Capital Expenditure of £150,000 or more.</p> <p>District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i> Please state below which wards are affected or tick All if all wards are affected:</p> <p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p> <p>If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i></p> <p>Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i></p> <p>Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input checked="" type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input checked="" type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input checked="" type="checkbox"/></p> <p>All <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
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Links to Council Ambition: Customers, Economy, Environment, Housing
Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of the growing population and support economic growth

DOCUMENT INFORMATION:

Appendix	Title
N/a	N/a
Background Papers	
(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).	
N/a	