LOCAL PLAN FOR BOLSOVER DISTRICT

STATEMENT OF COMMON GROUND

AS AGREED BETWEEN

BOLSOVER DISTRICT COUNCIL

AND

ODL AND ROTHSTONE ESTATES
1) Purpose

1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Bolsover District Council and ODL and Rothstone Estates in relation to Policy WC6: Bolsover Edge of Town Centre Allocation and the text preceding it (references 9096, 9098, and, 9163 within the Council’s JDi consultation database system).

2) Background

2.1 Peacock and Smith made representations about the soundness the Local Plan in relation to the Policy WC6: Bolsover Edge of Town Centre Allocation and the text preceding it, on behalf of their clients ODL and Rothstone Estates. The Council has considered these and other representations in relation to this policy. However, since the consultation on the Publication Local Plan for Bolsover District in May / June 2018, the planning situation has changed. The Council granted full planning permission for the demolition of existing buildings and erection of a food store and retail terrace, car parking and associated works on 26th September 2018. To reflect this change both Policy WC6: Bolsover Edge of Town Centre Allocation, and the related text (paragraphs 6.1 – 6.8) have been revised.

2.3 Based on these changes, agreement between the Council and ODL and Rothstone Estates has been reached on the following modifications: *(relevant text to be deleted shown as strikethrough and new text to be inserted shown in bold italic)*:

Bolsover

6.1 Bolsover town centre is the area with the greatest potential need for significant public involvement in regeneration schemes. The main town centre projects are defined as:

1) Development of the Sherwood Lodge site - Potential options for mixed use development including retail led or housing led
2) Reinvigorate Market Place and ‘New Market Place’ (Cenotaph area) - Building on existing improvements to Cenotaph area, the project aims to create better civic spaces that prioritise pedestrians and cyclists and establish distinctive characters for each of the two spaces.
3) New connections - Enhancement of routes to create Town Links connecting to greenways & enhance the route (or legibility) between Castle and St. Mary & St. Laurence Church.
4) Bring forward development of infill sites - Bring forward Bolsover District Council owned sites for alternative development.

6.2 Development of the Sherwood lodge site is a major undertaking that necessitates Local Plan support. The site, between Town End (the ‘high street’) and Oxcroft Lane to the north is a large potential redevelopment area. An extant planning permission exists for development of a large Supermarket on the site, with a road connection through from Town End to Oxcroft Lane, however the developer (Morrisons) is no longer proceeding with the scheme.
6.3 A large vacant site, (Sherwood Lodge) close to the town centre was recognised as a potential retail based development site. Planning permission for the erection of a food store and retail terrace with associated car parking was granted planning permission (17/00615/FUL), on 26th September 2018.

6.4 The development of the ‘Sherwood Lodge site’ is seen by the Council as an important objective in delivering significant improvements within Bolsover town centre. The site will play two important roles: **provide town centre retail development opportunities**

   a) Provide a vehicular link to help mitigate against potential congestion due to traffic generated within and around the town centre;
   b) Provide town centre retail development opportunities, potentially with residential or community facilities as well.

6.5 Figure 6A. below shows the main area of the development. However, it is accepted that provided that the site helps to provide for a link road and enhances the retail provision within the town centre, other forms of town centre development would be welcomed as part of the overall development site.

6.6 Bolsover is one of the main settlements within the District and with its Castle, hosts a major tourist destination. However, as the retail study shows, it performs poorly in terms of attracting or retaining either convenience or comparison goods retailing.

6.7 Whilst the allocated land is largely not within the Council’s ownership, there have been discussions with the landowners over potential redevelopment schemes.

Figure 6A – Sherwood Lodge Edge of Town Centre Allocation
6.8 Whilst the regeneration strategy provides for a number of potential town centre and related projects within Bolsover town centre, it is only in relation to the Sherwood Lodge site that a policy for development is required.

Policy WC6: Bolsover Edge of Town Centre Allocation

As part of the regeneration and redevelopment of Bolsover town centre, the area known as the Sherwood Lodge site, as indicated in Figure 6A and defined on the Policies Map is allocated as an edge of town centre allocation within the Local Plan. Proposals for the development of this site will be permitted where they are comprehensive, guided by an approved masterplan for the site and:

a) Provide for an acceptable two way vehicular access road between Town End and Oxcroft Lane;

b) Ensure the provision of pedestrian access and linkage between Cavendish Walk and the site;

c) Provide for at least one Convenience retail store in excess of 1,200m²;

d) Provide for other town centre related uses which may include retail, leisure, employment, residential or community facilities;

e) Ensure that a suitable level of public parking is made available as part of the scheme;

f) Give special consideration to the historic grounds and remaining building on the western side of the site, as identified heritage assets;

g) Contribute to the planned Bolsover town cycle network through the provision of cycling facilities within the site;

h) Contribute towards place-making through the delivery of a high-quality designed development that creates an attractive and locally distinctive new urban neighbourhood utilising public art as appropriate;

i) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation;

j) Mitigate the loss of the green space through a financial contribution to be towards the improvement of a green space within Bolsover Town.

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan.

3) Areas of Common Ground

3.1 Bolsover District Council and ODL and Rothstone Estates agree that:

- the modifications proposed by Bolsover District Council as shown above address the concerns that ODL and Rothstone Estates raised in their representations 9096, 9098, and, 9163.
4) Conclusion

4.1 Based on the stated areas of common ground, ODL and Rothstone Estates agree that their representations ref. 9096, 9098, and 9163 to the Publication Local Plan for Bolsover District have been addressed and can be withdrawn subject to the modifications stated above being made to the Plan.

AGREEMENT

Signed:

Dan Swaine, CEO
On behalf of Bolsover District Council

Cllr Tom Munro, Chair of Planning Committee
On behalf of Bolsover District Council

On behalf of ODL and Rothstone Estates

Dated: 14th January 2019