



Joint Statement of Common Ground in Respect of the Former Coalite Chemical Works

August 2018

JOINT STATEMENT OF COMMON GROUND IN RESPECT OF THE FORMER COALITE CHEMICAL WORKS

1. INTRODUCTION.

- 1.1. Most of the joint working in relation to strategic matters is summarised in a joint Housing Market Area wide Statement of Common Ground. However, there is a key strategic matter in relation to the former Coalite Chemical Works. Given the lengthy history and complex nature of the site it is considered that this issue would benefit from a separate more detailed Statement of Common Ground.
- 1.2. The site crosses the administrative boundaries of North East Derbyshire and Bolsover district councils, and is close to the boundary with Chesterfield Borough Council. As such it is considered that the development of this site is a strategic matter as defined in Section 33A (4) of the Planning and Compulsory Purchase Act 2004 (as amended) as it will have a significant impact in at least two planning areas.
- 1.3. Current Planning Practice Guidance (ID 9-017-20140306) states that “Where Local Plans are not being taken forward in the same broad time frame, the respective local planning authorities should try to enter into formal agreements, signed by their elected members, demonstrating their long term commitment to a jointly agreed strategy on cross boundary matters. Inspectors will expect to see these agreements at the examination. A key element of the examination will be to ensure that there is sufficient certainty through the agreements that an effective strategy will be in place for strategic matters when the relevant Local Plans are adopted”
- 1.4. This joint statement of common ground is intended to fulfil this function. It sets out:
 - A summary of the joint work that has taken place between the two council’s and the site owners; and
 - How the planning policies for the site have been shaped jointly and evolved into shared strategic principles for the future development of the site. These are set out in the publication versions of the Local Plans for both Bolsover District Council and North East Derbyshire District Council.

2. SITE DESCRIPTION.

- 2.1. The former Coalite Chemical Works site (roughly 58 hectares) lies to the north-west of Bolsover town. It straddles the two local authority boundaries and lies partly in the administrative area of Bolsover District Council (about 30 hectares) and partly in the administrative area of North East Derbyshire District Council (approximately 28 hectares). The site is predominantly brownfield with a legacy of contamination due to its historical uses associated with coal mining, and coal oil chemical processing. It is a former Health and Safety Hazardous Substances Site. Due to the former uses of the site, parts of it require significant remediation work before any new development can take place.

2.2. In short, the site is a complicated brownfield site with viability and remediation concerns. It requires comprehensive redevelopment (across both Districts).

3. RELATIONSHIP BETWEEN BOLSOVER DISTRICT COUNCIL AND NORTH EAST DERBYSHIRE DISTRICT COUNCILS

3.1. In April 2011 Bolsover and North East Derbyshire entered into a Strategic Alliance and have a joint Chief Executive Officer and Senior Management Team.

4. 2014 PLANNING APPLICATIONS

4.1. An outline planning application for the part of the site in Bolsover district was submitted to Bolsover District Council on 14th February 2014. The application was for General Industrial (B2) uses, Warehousing (B8 uses), energy centre, a transport hub, open storage and a museum/visitor centre with details of access (all other matters reserved). In response to the consultation North East Derbyshire District Council responded that they supported the principle of the redevelopment of the former Coalite site and wished to see appropriate remediation take place in full at the earliest opportunity. After extensive consultation planning permission was granted on 23rd December 2015 subject to a number of conditions.

4.2. An outline planning application for the part of the site in North-East Derbyshire district was submitted to North-East Derbyshire District Council on 14th February 2014. The application was for a 660 dwelling scheme with associated ancillary uses, including a Local Centre, and area safeguarded for a school, Neighbourhood Equipped Areas of Play (NEAP), a Riverside Park, a Local Habitat Area, Sustainable Urban Drainage Systems, footpaths, walkways, cycle paths and landscaping, with details of Access (Major Development/Departure from Development Plan) (Environmental Impact Assessment - EIA) (amended information). In response to consultation, Bolsover District Council responded that they supported the comprehensive redevelopment of the site providing that it took account of the impacts in Bolsover district, such as the setting of Bolsover castle and the overall layout and design of the development. Planning permission was granted on 31st October 2016, subject to a number of conditions.

5. BOLSOVER REGULATION 18¹ CONSULTATION 20TH OCTOBER – 28TH NOVEMBER 2014 (STATUTORY CONSULTATION)

5.1. This consultation did not contain any allocations or proposals. In their response to the consultation North East Derbyshire District Council noted that there was a need for co-operation on strategic sites such as the former Coalite Chemical works; whilst Chesterfield Borough Council welcomed the opportunity to build on existing strategic

¹ Formal stage of consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

planning and co-operation arrangements to address cross boundary issues in a co-ordinated manner.

6. SETTING UP OF THE COALITE PROJECT CONTROL BOARD

6.1. On 12th January 2015 a team of senior officers and members from Bolsover District Council and North East Derbyshire District Council (the Strategic Alliance Joint Committee) resolved to set up the Coalite Project Control Board (minute SA08/15). This was an officer level group across the two authorities, chaired by the joint Chief Executive. The overarching aims of the group were to:

- I. Meet with the owners of the site to discuss a collaborative partnership approach to the remediation and redevelopment of the site;
- II. To lead and oversee the development of a Regeneration Strategy and Action Plan;
- III. To secure the service of ATLAS / HCA (Homes and Communities Agency) to facilitate a workshop with partners to develop and agree a vision for the site which would form the basis of a strategy and action plan.

6.2. The work facilitated by the Board to date has included:

- I. Involving Derbyshire County Council as project sponsor, who provided £2 million of grant funding to help kick start the remediation of the site;
- II. Involving the Derby and Derbyshire and Nottingham and Nottinghamshire (D2N2) Local Enterprise Partnership, who provided £5.8 million of grant funding.
- III. Securing the services of an OPEN design review to discuss the residential element of design in respect of the proposed housing in proposals submitted to North East Derbyshire District Council.

7. NORTH EAST DERBYSHIRE LOCAL PLAN (2011-2031) PART 1: INITIAL DRAFT 12TH FEBRUARY – 26TH MARCH 2015

7.1. At their meeting on 29th September 2014 members of the North East Derbyshire Local Plan Steering Group discussed an outline policy for the former Coalite site in the forthcoming Local Plan. Issues discussed included the history of the site, mix of uses, deliverability and phasing, and other cross boundary impacts in relation to green infrastructure, and facilities and services, for example.

7.2. Subsequent to the Local Plan Steering Group the draft policy was worked up in more detail and reported to members of North East Derbyshire's Cabinet on 21st January 2015. The Cabinet resolved to support the safeguarding of the former Coalite site for future strategic development needs in the forthcoming Local Plan.

7.3. North East Derbyshire's Local Plan Part 1: Initial Draft consultation document (February 2015) safeguarded the former Coalite site for future strategic development needs in

draft policy LP6. In view of uncertainties over its delivery, the plan did not rely on its development to meet the district's housing and employment requirements.

- 7.4. Through the formal consultation on the draft plan Bolsover District Council pointed to the need to work jointly on the strategic matter of the former Coalite site. Chesterfield Borough Council welcomed the council's acknowledgement in the draft plan of the need for cooperation on development sites of cross boundary significance.

8. BOLSOVER DEVELOPMENT OF IDENTIFIED STRATEGIC OPTIONS

- 8.1. In July and August 2015 workshops were held for members of Bolsover's Local Plan Steering Group to consider spatial options as part of the work on developing the Identified Strategic Options for the next stage of the Local Plan for Bolsover District. These options included initial spatial strategy options and a strategic option focussed on the former Coalite Chemical works site. At the workshops members also authorised officers to undertake informal consultation on the Identified Strategic Options with neighbouring authorities.

- 8.2. In line with this authorisation and the Joint Housing Market Memorandum of Understanding, officers from the district council gave a presentation to the Local Plan Liaison Group on 6th August 2015. The presentation set out strategic sites put forward by landowners, including Coalite. In relation to Coalite, North East Derbyshire District Council advised that they recognised the need to address significant cross boundary issues, and noted the need for close co-operation to bring forward the site².

9. BOLSOVER CONSULTATION ON IDENTIFIED STRATEGIC OPTIONS 30TH OCTOBER 2015 – 11TH DECEMBER 2015 (NON STATUTORY CONSULTATION)

- 9.1 Bolsover Council's Identified Strategic Options Consultation Document (October 2015) identified the delivery of cross boundary sites including the former Coalite Chemical works site as a key strategic matter.

- 9.2 Chesterfield Borough Council responded that the cross boundary issues in relation to this site needed to be fully considered. North East Derbyshire District Council responded to the consultation:

- I. Setting out their previous approach to this site was to safeguard the land from inappropriate piecemeal development that would undermine the comprehensive remediation of the site;
- II. That the complexities of this site were deep rooted and complex, and that due to these it might not be possible to achieve and complete the regeneration of the site within the Plan period;
- III. That the identification of the site as a strategic site option was an opportunity to jointly develop policies for this site in line with the shared aims of both Council's to remediate the site and bring it back into productive use;

Report to Local Plan Steering Group 25th September 2015 – Initial feedback from Duty to Co-operate discussions on the Identified Strategic Options refers.

- IV. That the establishment of the Coalite Control Board was a positive step towards the joint strategic planning and delivery of the site.

10. BOLSOVER AND NORTH EAST DERBYSHIRE DEVELOPMENT OF CONSULTATION DRAFT LOCAL PLANS

- 10.1 At their meeting on 16th December 2015 members of the Bolsover Local Plan Steering Group considered the Sustainability Appraisal in relation to the emerging Local Plan for Bolsover District. In respect of the former Coalite Chemical Works, positive and significant positive effects were identified in the areas of housing, economy, regeneration and health. Significant negative effects were identified in respect of water (due to a lack of wastewater treatment capacity in the District). As this mixed use residential and employment proposal would result in the redevelopment of brownfield land, significant positive effects were identified in respect of land use. To help mitigate the potential negative effects and to enhance the positive effects associated with the implementation of this suggested strategic site, the Sustainability Appraisal Report identified a range of measures for the Council to consider pursuing. These measures included in particular the provision of protection for existing wildlife sites, creation of new green biodiversity corridors, policies to ensure setting of heritage assets are protected, proposals for new uses for buildings at risk, green travel plans, sustainable drainage schemes and careful design requirements on settlement edges.
- 10.2 Both the consultation responses and the findings of the Sustainability Appraisal fed into a report to the members of Bolsover District Council's Planning Committee on 10th February 2016. The Committee resolved to support the former Coalite Chemical works as a strategic site moving forward. As part of this it was acknowledged that further work was required to understand the delivery of the site in more detail.
- 10.3 At their meeting on 7th March 2016, members of the Strategic Alliance Joint Committee considered a report on the regeneration of the former Coalite Chemical works. The report noted that although the site had been put forward for an Enterprise Zone bid to both Sheffield City Region Local Enterprise Partnership and Derby and Derbyshire and Nottingham and Nottinghamshire Local Enterprise Partnership neither of these had been successful. However, the Project Control Board had been holding officer level meetings to progress the planning application on the part of the site in North East Derbyshire District, to ensure good progress was made. The scheme was also submitted to OPUN who conducted an independent design review and a series of design focussed meetings were held to ensure the scheme met North East Derbyshire Council's design aspirations (Minute SA29/ 15-16 refers).
- 10.4 Once both authorities had resolved to grant planning permission for the site, members of the Strategic Alliance Joint Committee considered a proposal to establish a Project Control Board and Operational Officer Group to drive forward the delivery of the scheme (Meeting of 14th June 2016 and minute SA04/16-17 refers).

10.5 At their meeting on 17th May 2016, members of Bolsover's Local Plan Steering Group considered work on the Duty to Co-operate. In respect of the redevelopment of the former Coalite Chemical works, the group endorsed proposals to secure agreed strategic policies for the site with constituent and neighbouring authorities, and to continue to work formally with other authorities towards the delivery of the site. Members of the Bolsover Local Plan Steering Group also agreed at their meeting on 28th September 2016 that they would continue to support the remediation and development of the former Coalite Chemical works, by including the site as a Priority Regeneration site in the Consultation Draft Local Plan.

11. BOLSOVER CONSULTATION ON CONSULTATIVE DRAFT LOCAL PLAN 31ST OCTOBER 2016 – 12TH DECEMBER 2016

11.1 On 1st August 2016 a meeting was held between officers of Bolsover and North East Derbyshire District Councils and the landowners of the former Coalite Chemicals works under the Duty to Co-operate to discuss the way forward for developing a joined up policy approach to be included in the emerging draft Local Plans. It was noted that since the planning permissions had been granted, alternative recommendations for the HS2 route and stations had been announced which had an impact on the housing element in North East Derbyshire District, if implemented. The uncertainties of the HS2 proposals, public funding and the complexities of the site meant that it may not be possible for the former Coalite site to be relied upon to deliver the Council's Local Plan strategies. The following further information was sought from the landowners:

- an indicative trajectory of the outlined development phases on the site, including the anticipated dates for submission of planning applications for Reserved Matters;
- information on any marketing of the site and information on any selected development partners where possible;
- information on any updated viability appraisals of the approved development proposals; and
- an assessment on how the new proposed route for HS2 will affect the approved development proposals.

11.2 Whilst some information was received from the landowner, no information was received in relation to the timescale for the employment development in Bolsover district. This information was reported to Bolsover's Local Plan Steering Group at their meeting on 13th September 2016. In a separate paper on the same agenda it was noted that since February 2016 and the approval of the Preferred Strategic Options a range of testing work had been undertaken. In respect of the suggested strategic site of the former Coalite Chemical works. It was noted that this site was available with planning permission, but no developer support. Due to the necessary decontamination and the impact of the new HS2 proposals, it was considered that this was a challenging scheme with deliverability concerns, but which had longer term regeneration benefits. Members resolved that although the former Coalite Chemicals site represented an

opportunity for regeneration within Bolsover District and NE Derbyshire District, the Local Plan would not rely on the site due to deliverability concerns.

11.3 In response to this stage of consultation, North East Derbyshire District Council said that they

“fully supported the policy approach being taken which recognised the concerns and uncertainties over the deliverability of the proposals whilst at the same time setting out a pragmatic approach to facilitate the comprehensive remediation, reclamation, and re-development of the site. In addition, NEDDC members and officers were keen to continue to work collaboratively on a planned approach to the delivery of the site.”

11.4 On 31st January 2017 the Strategic Alliance Joint Committee considered a report informing them that the regular meetings between the local authority partners and the site owners (Bolsover Land Ltd) had become the Operational Management Group for the project. In addition, as required by the Environment Agency the developer had produced a communication plan. Part of this was the setting up of a Liaison Group across both Council’s with local member and resident representation.

12. NORTH EAST DERBYSHIRE LOCAL PLAN (2011-2033) CONSULTATION DRAFT PLAN 24TH FEBRUARY TO 7TH APRIL 2017

12.1 At their meeting on 6th September 2016, members of North East Derbyshire’s Local Plan Steering Group discussed the emerging policy approach to earmark the former Coalite site as a Regeneration Area in the next iteration of the Local Plan. Members were also appraised of the Government’s proposals to realign HS2’s route through the site to a greater degree than previously identified, and that this would affect the housing element of the approved proposals.

12.2 Subsequent to this meeting, the overall policy approach to the former Coalite site together with the uncertainties over its delivery were again discussed at the Member Briefing sessions on the Local Plan on 31st January 2017 and 1st February 2017. Members were supportive of the remediation and development of the former Coalite Chemical works, but recognised the uncertainties over its delivery such that it could not be relied upon to deliver the district’s development requirements. This policy approach was taken forward to Members and the council’s Cabinet on 15th February 2017 resolved to identify the former Coalite site as a Priority Regeneration Area in the Consultation Draft Local Plan.

13 NORTH EAST DERBYSHIRE CONSULTATION ON PUBLICATION DRAFT LOCAL PLAN 21ST FEBRUARY – 4TH APRIL 2018 AND BOLSOVER CONSULTATION ON PUBLICATION DRAFT LOCAL PLAN 2ND MAY – 15 JUNE 2018

13.1. Currently both authorities are at the final stages of Local Plan development, prior to submission to the Secretary of State. Consultation on the publication version of the North East Derbyshire Local Plan (2014 -2034) took place from 21st February 2018 –

4th April 2018. Consultation on the publication version of the Local Plan for Bolsover District is taking place from 2nd May 2018 – 15th June 2018.

- 13.2. Both of these documents have an aligned approach to this cross boundary strategic site stating that ‘...the Council still strongly supports the site’s remediation and development in accordance with the regeneration ambitions of the Local Plan the Council allocates the site as a regeneration area.
- 13.3. Both policies state that proposals for the redevelopment of the site will be permitted:
 - I. Where they are guided by the approved masterplan for the site and where they form part of a comprehensive masterplan for the development of the **whole** site.
 - II. Enable the full reclamation of the site prior to the development commencing, in line with a programme of work and delivery plan agreed with both authorities; and
 - III. Demonstrates that the redevelopment of the site preserves or enhances the setting of heritage assets including the Grade 1 listed Bolsover Castle
- 13.4. Extracts of the policies from both Local Plans are attached at **appendices 1 & 2**
- 13.5. However, whilst both authorities are committed to the clean-up and regeneration of the site there are issues in relation to the delivery of the site given the significant clean-up costs to ready the site for reuse and that end use values are relatively low even within Bolsover and North East Derbyshire districts.
- 13.6. In late 2016 and following the granting of planning permission for the redevelopment proposals, the Government has confirmed proposals for the realignment of the proposed route for HS2, such that it runs through the eastern end of the Coalite site affecting the housing site and a key roundabout access off Chesterfield Lane.
- 13.7. The impact of this creates significant and further uncertainty for the currently approved scheme within North East Derbyshire and potentially the whole site given the residential use was expected to have a higher value than the employment which was speculative in nature with no end users lined up. The owners confirmed that they remain committed to the development of the entire site, but indicate that a revised scheme will be necessary to take account of the impacts of HS2. At the time of writing, this consideration is still ongoing although indications are that the landowners feel the progress with the decontamination works is sufficient to enable sign off earlier than planned, and they have suggested that this may enable a start on the employment within Bolsover District in 2018. However, there are still uncertainties in relation to this.
- 13.8. However, due to the uncertainties in relation to HS2, North-East Derbyshire Council have indicated that they cannot be confident in relying on the housing land proposed to contribute to the delivery of the Local Plan’s housing target. In response to the Publication Stage, both Bolsover District Council and Derbyshire County Council have

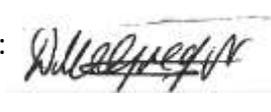
said that they support in principle the policy approach in the North East Derbyshire Publication Draft Plan given the uncertainties with the development of the site. In addition, Chesterfield Borough Council are supportive of the allocation of the site as a Priority Regeneration Area. However, they have suggested that the policy should be more specific in terms of the potential scale, and range of uses that would be considered acceptable on the site. The site owners (Bolsover land Ltd) is also supportive of the plan's approach to the former Coalite site.

- 13.9. Some work has started on the part of the site in Bolsover District, and the proposed start date for delivery is significantly earlier than expected. However, the planning permission granted contains conditions governing the decontamination of the site. These need to be signed off by the Council's Environmental Health team in advance of the start of any building works. Approval of Reserved Matters is also required.
- 13.10. As a result, concerns remain regarding the substantial remediation required to make the land available for development and the continuing uncertainties created by the line of HS2. Together, these concerns mean that whilst Bolsover District Council fully supports employment on the site, the Plan does not rely on this site coming forward to achieve the Council's strategy. However, it is recognised that the site adds further flexibility to the Plan should development come forward within the Plan period as the developer suggests.
- 13.11. Despite these issues impacting on delivery, both authorities remain committed to supporting the clean-up and regeneration of the site and to put in place supportive policies to ensure that the site comes back into positive use in an appropriate and comprehensive way.

14 SUMMARY & OUTCOME

- 14.1. This statement has been prepared to illustrate how the authorities have co-operated on this strategic cross-boundary site. Through close joint working the two Councils have developed common strategic aims and a shared policy approach to secure regeneration of this strategic cross boundary site. This has also been to the overall satisfaction of Derbyshire County Council and Chesterfield Borough Council.
- 14.2. It is also acknowledged that joint cross boundary working has taken place across a number of different work streams and involving a range of partners, through:
- I. Working together to secure funding to clean up the site;
 - II. Co-operation in relation to the planning applications to each authority; and
 - III. The development of strategic policies in both Local Plans.
- 14.3. In relation to joint working on the future development of this site, the Councils remain committed to continue to work together on the joint comprehensive strategy for this priority regeneration site in line with the shared strategy set out in the complementary policies in both Local Plans and this Statement of Common Ground.

Signatories of the Authorities

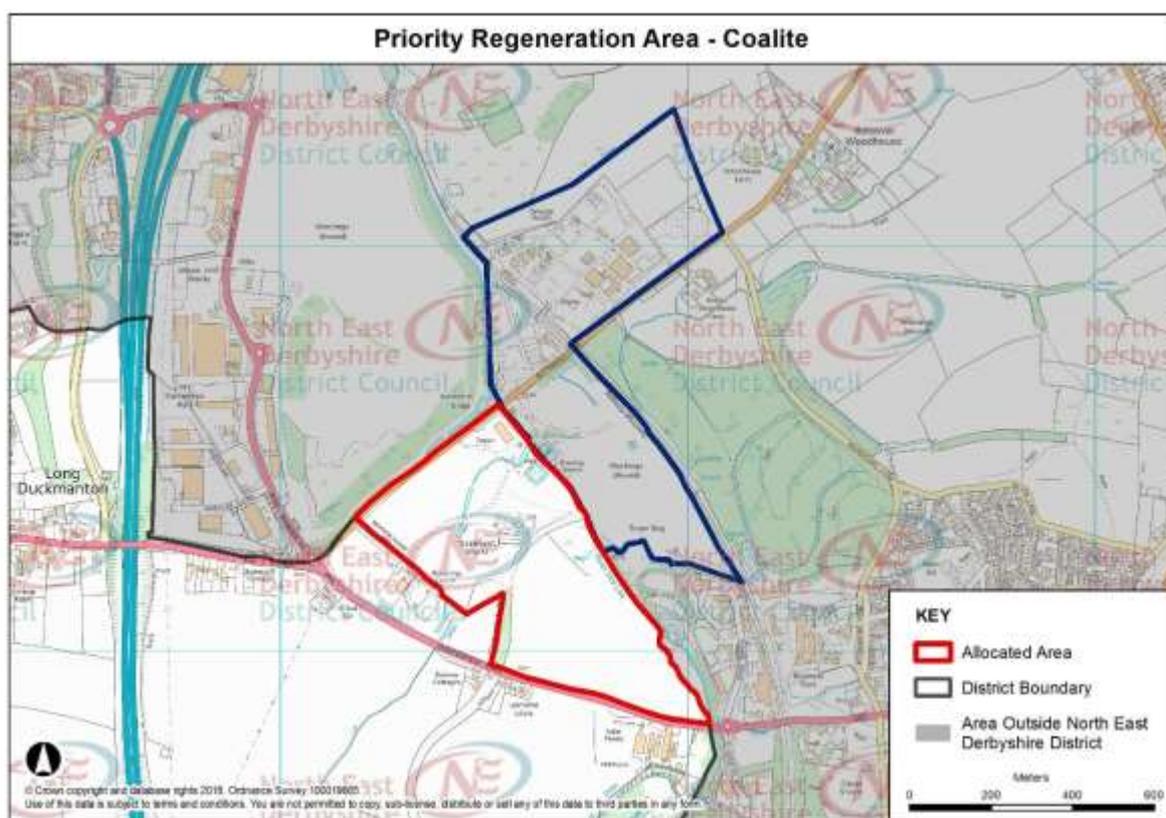
Authority	Head of Service	Portfolio Holder (or other nominated member)
Bolsover District Council	Signature:  Name: Dan Swaine Position: Joint Chief Executive Date: 22 nd May 2018	Signature:  Name: Duncan McGregor Position: Chair of Planning Date: 22 nd May 2018
North East Derbyshire District Council	Signature:  Name: Dan Swaine Position: Joint Chief Executive Date: 22 nd May 2018	Signature:  Name: Michael Gordon Position: Portfolio Holder for the Environment Date: 22 nd May 2018

Appendix 1

Preamble and policy in the Publication North East Derbyshire Local Plan

Coalite Priority Regeneration Area

- 4.50 The Coalite Priority Regeneration Area comprises the 61 hectare former Coalite Chemical Works site. This large area of previously developed land is located to the east of Junction 29A of the M1 motorway and the Markham Vale Enterprise Zone straddling the administrative boundary with Bolsover District Council and in close proximity to the boundary with Chesterfield Borough Council, making it an important cross-boundary strategic site.
- 4.51 The site is predominately brownfield with a legacy of contamination due to its historical uses associated with coal mining, and coal oil chemical processing. The site forms part of the setting of Bolsover Castle, and includes the Doe Lea Corridor and its important biodiversity, both of which would need to be effectively protected in any regeneration proposals. The site is being promoted by the land owner and outline permissions were secured with both North East Derbyshire and Bolsover District Councils in 2016 and 2015 respectively. The approved scheme includes remediation of the site, the provision of approximately 660 dwellings, 70,000 m² employment land, a transport hub, energy centre, visitor centre/museum, local centre and land for a new primary phase school.
- 4.52 Since planning permission was secured on the site the Government has Confirmed proposals for the realignment of the proposed route for HS2, such that it runs through the eastern end of the Coalite site affecting two proposed housing plots and a key roundabout access off Chesterfield Road. The impact of this creates significant uncertainty for the currently approved scheme within North East Derbyshire. Work has commenced on the clean-up of the site and the land owner has confirmed that they remain committed to the development of the entire site, but indicate that a revised scheme will be necessary to take account of the impacts of HS2.
- 4.53 In light of these uncertainties the Council cannot be confident in relying on the housing land proposed to contribute to the delivery of the Local Plan's housing target. However, the Council still strongly supports the site's remediation and development and in accordance with the regeneration ambitions of the Local Plan, the Council allocates the site as a Priority Regeneration Area.
- 4.54 This policy approach has been discussed and formulated jointly with Bolsover District Council to ensure that this strategic cross boundary site is addressed appropriately in line with the Duty to Co-operate.



POLICY SS6: Coalite Priority Regeneration Area

1. Land at the former Coalite Chemical Works site as defined on the Policies Map is allocated as a Priority Regeneration Area within the Local Plan. As such, the site will be safeguarded from development which would jeopardise the comprehensive remediation, reclamation and redevelopment of the whole site (including the land in Bolsover District)

2. Proposals for the development of this priority regeneration area will be guided by the approved masterplan for the site or any subsequent approved document and permitted where they:

- a. Form part of a comprehensive masterplan for re-development on the whole site (including the land in Bolsover District) including infrastructure requirements and delivery;**
- b. Enable the full reclamation of the site prior to the development commencing, in line with an agreed programme of work and delivery plan;**
- c. Protect the setting of heritage assets, in particular the Grade 1 Listed Bolsover Castle and Sutton Scarsdale Hall;**
- d. Protect and enhance the biodiversity value of the Doe Lea Corridor and promote linkages to the wider green infrastructure network;**

- e. Protect the water quality of the River Doe Lea;**
- f. Protect development from the risk of flooding by avoiding placing vulnerable uses in the high risk flood zones within the site; and**
- g. Take account of any potential impacts arising from the implementation of High Speed 2.**

Appendix 2 Preamble and policy in Publication Local Plan for Bolsover District

Priority Regeneration Areas

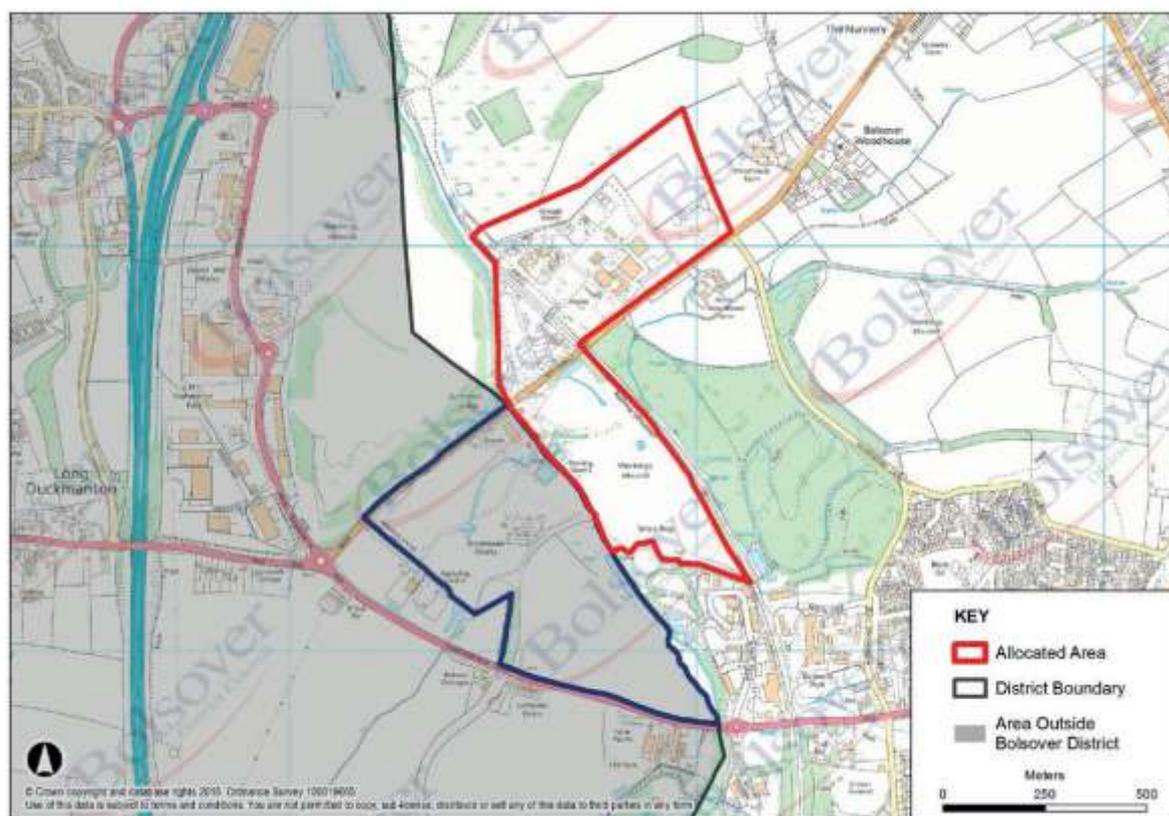
- 4.42** The regeneration of brownfield sites forms a key part of the Local Plan Vision and providing support to the comprehensive redevelopment of brownfield sites is one of the accompanying Objectives and the broad locations of these priority regeneration areas are shown on the Key Diagram in Figure 4F.
- 4.43** However, due to the greater challenges of brownfield sites associated with their previous uses and often the significant costs of remediation, it is not always possible to ensure that the development of brownfield sites will be deliverable within the plan period. The NPPF advises that pursuing sustainable development requires careful attention to viability and that Local Plans should be deliverable. As a result, an alternative policy response may be required in order to support the appropriate regeneration of brownfield sites whilst not fundamentally undermining the delivery of the Local Plan.

Coalite Priority Regeneration Area

- 4.44** The Coalite Priority Regeneration Area comprises the 61 hectare former Coalite Chemical Works site. This large area of land is located to the west of Bolsover near Junction 29A of the M1 motorway and the Markham Vale Enterprise Zone straddling the administrative boundary with North East Derbyshire District Council and in close proximity to the boundary with Chesterfield Borough Council, making it an important cross-boundary strategic site.
- 4.45** The site is predominately brownfield with a legacy of contamination due to its historical uses associated with coal mining and coal oil chemical processing, particularly the part of the site within Bolsover District, but does include a sizeable adjacent greenfield parcel of land within North East Derbyshire District.
- 4.46** The site forms part of the setting of Bolsover Castle and Sutton Scarsdale Hall and includes the Doe Lea Corridor and its important biodiversity, both of which would need to be effectively protected in any regeneration proposals.
- 4.47** The site is being promoted by the land owner and outline permissions were secured with both Bolsover and North East Derbyshire District Councils in 2015 and 2016 respectively. The approved scheme, based on both planning permissions, includes the remediation of the site, the provision of approximately 660 dwellings; 70,000 m² of employment land, a transport hub; energy centre; visitor centre / museum; local centre and land for a new primary phase school.
- 4.48** Since planning permission was secured on the site, the Government has confirmed proposals for the realignment of the proposed route of High Speed Two (HS2), such that it runs through the eastern end of the former Coalite site mainly affecting the housing site within the North East Derbyshire area, a key

roundabout access off Chesterfield Road, and a small part of the employment area within Bolsover. The impact of this creates significant uncertainty for the housing scheme currently approved. However, a lot of remediation work has been carried out on the employment areas within Bolsover and the land owner has confirmed that they remain committed to the development of the entire site, but indicate that a revised scheme for the whole site will be necessary to take account of the impacts of HS2.

- 4.49** There is still a lot of work related to the full remediation of the site, and complexities added by the routing of HS2. At this stage, the Council would not wish to be reliant on the delivery of the Bolsover portion of the site to meet its employment land requirements but recognise that once all conditions have been complied with, employment development could come forward. In essence, the site can be seen as adding some flexibility to our employment offer. The Council still strongly supports the site's remediation and development and in accordance with the regeneration ambitions of the Local Plan, the Council allocates the site as a Priority Regeneration Area.
- 4.50** The policy approach has been discussed and formulated jointly with North East Derbyshire District Council to ensure that this strategic cross boundary site is addressed appropriately in line with the Duty to Co-operate.



Policy SS7 Coalite Priority Regeneration Area.

Land at the former Coalite Chemical Works site as indicated in Figure 4E and defined on the Policies Map is allocated as a Priority Regeneration Area within the Local Plan. As such, the site will be safeguarded from development which would jeopardise the comprehensive remediation, reclamation and redevelopment of the whole site (including land within North East Derbyshire District).

Proposals for the development of this priority regeneration area will be guided by the approved masterplan for the site or any subsequent approved document and permitted where they:

- a)** Form part of a comprehensive masterplan for re-development on the whole site (including the land in North East Derbyshire District) including infrastructure requirements and delivery
- b)** Enable the full reclamation of the site prior to the development commencing, in line with an agreed programme of work and delivery plan
- c)** Protect the setting of heritage assets, in particular the Grade I listed Bolsover Castle and Sutton Scarsdale Hall
- d)** Protect and enhance the biodiversity value of the Doe Lea Corridor and promote linkages to the wider green infrastructure network
- e)** Protect the water quality of the River Doe Lea
- f)** Protect development from the risk of flooding by avoiding placing vulnerable uses in high risk flood zones within the site
- g)** Take account of any potential impacts arising from the implementation of High Speed 2.
- h)** Providing for a Multi-User rails across the site.