



# COALITE REGENERATION

## PROJECT UPDATE

**THE COALITE REGENERATION PROJECT** is an exciting project to clean-up the former Coalite Works in Bolsover to create hundreds of new jobs and public open space in Bolsover and North East Derbyshire.

The project is being funded and delivered by **Bolsover Land Ltd**, a joint venture between **iSec** ([www.isecgroup.uk](http://www.isecgroup.uk)) and **St Francis Group** ([www.stfrancisgroup.com](http://www.stfrancisgroup.com)).

In addition to private investment, the Local Enterprise Partnership for Derby, Derbyshire, Nottingham and Nottinghamshire **D2N2 LEP** ([www.d2n2lep.org](http://www.d2n2lep.org)) has contributed £5.8m of grant funding towards land preparation work, readying the site for development.

**Derbyshire County Council** ([www.derbyshire.gov.uk](http://www.derbyshire.gov.uk)) has also committed a further £2m grant.

## FIRST PHASE OF CLEAN-UP AND LAND PREPARATION COMPLETED ON TIME AND ON BUDGET



The first phase of clean-up and land preparation work began in November 2016 and was completed in June 2017 on time and on budget by specialist remediation contractor, DSM Demolition ([www.dsmdemolitiongroup.co.uk](http://www.dsmdemolitiongroup.co.uk)).

These operations focused on the area of the site where the former Coalite Chemicals Plant was previously located (plots 6, 7 and 8) and were carried out under a special permit issued by the Environment Agency (EA).

Prior to the work commencing there were two key objectives. Firstly, treatment or removal of any contaminated materials. Secondly, eliminating the odour from the site. All contaminated material from the former Chemicals Plant has now either been treated or removed. There is some material left onsite, which tests have shown is not contaminated but which remains odorous. The plan is to place this material at depth in an area of the site that won't be developed upon in the future. This will be carried out under the new permit issued by the EA in March 2019, and these operations will be subject to a stringent monitoring regime.

## IMPACT OF HIGH SPEED TWO (HS2) ON COALITE PLANS



HS2 is the new high-speed railway linking London and Birmingham to Manchester, the East Midlands, Sheffield and Leeds. Phase 2b will pass through Bolsover, which includes a major part of the Coalite site located within North East Derbyshire DC (NEDDC) and which already has a planning consent for residential development. As a consequence of HS2, residential development is no longer viable.

## DESIGN FRAMEWORK



Since September 2018, the developer, Bolsover Land Ltd has worked closely with Bolsover District Council and Heritage England to develop a Design Framework for the future development of the site. The Design Framework is an important document that provides the blueprint for future development of the site – ensuring design quality across the entire development as individual plots come forward. The Design Framework provides detailed design guidance e.g. on colour palette and materials to ensure the completed development sits well within its surroundings, limiting any visual or landscape impact, particularly in respect of views from Bolsover Castle and nearby residential areas.

## PLANNING APPLICATIONS



Planning applications are currently being prepared for the land within Bolsover.

Reserved matters planning applications will cover plots 4, 6, 7 and 8 and create 5 units totalling 76,500sqm of floorspace to be used for manufacturing and/or distribution uses. A full planning application for a new unit totalling 10,500sqm on plot 5 is also being prepared. The applications will include details of materials, landscaping, scale and layout in accordance with the Design Framework.

Due to the impact of HS2 a fresh planning application for further employment uses within NEDDC is currently being prepared and is due to be submitted later this year. Members of the public will be able to view the plans prior to submission of the planning application at a Community Drop in Event (details overleaf). The introduction of a wholly employment based masterplan should result in a total of 2,600 jobs being created, an increase of 1,100 jobs from the 1,500 jobs predicted in the original plans.

## ACQUISITION OF THE FORMER BOLSOVER BRANCH LINE



Bolsover Land Ltd has now acquired part of the former Bolsover Branch line that runs through the site. The line was closed some years ago and the land will be used to complete the Buttermilk Lane highway improvements and for servicing the main development.

## COMMUNITY DROP IN EVENT

A Community Drop in Event is being held to provide members of the public an opportunity to review information and discuss the project with members of the project team.

This will include information on:

- **Progress made on the project to date**
- **Planning applications to be submitted on land within Bolsover**
- **Planning application to be submitted on the land within North East Derbyshire**

Members of the project team will be on hand to answer questions about the project and members of the public will be able to leave their feedback about the latest plans. The event will be held at two locations (see opposite).



## KEY EVENTS FOR 2019

- **April**  
Community Newsletter distributed
- **April/May**  
Submission of Reserved Matters planning applications for plots 4, 6, 7 and 8
- **May 14th**  
Community Drop in Event
- **June**  
Submission of planning applications for plots 1, 2 and 5
- **August/September**  
Determination of planning applications for plots 4, 6, 7 and 8
- **October**  
Determination of planning applications for plots 1, 2 and 5



## CONTACT INFORMATION

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More information about the project can be found on the project website  
[www.coalite-regeneration.com](http://www.coalite-regeneration.com)