NORTH EAST DERBYSHIRE LOCAL PLAN
(2011-2031)

PART I

Initial Draft
(Site allocations not included)

February 2015
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1 INTRODUCTION

1.0 This draft version of the Local Plan is the latest stage in the replacement of the current Local Plan for North East Derbyshire District. This draft plan includes Strategic Policies and Strategic Site Allocations.

1.1 The current Local Plan was adopted in 2005, and covered the period to 2011. The new Local Plan will cover a 20 year period from 2011 to 2031, but will be monitored and reviewed on a regular basis.

How has the Plan been prepared?

1.3 A considerable amount of work has already been undertaken on the Local Plan to reach the current stage. Work on the Local Plan (formerly known as the Local Development Framework) began in 2006. Consultation has previously been carried out on the: Issues & Options (2009), and the emerging Local Plan Strategy (2012).

1.4 In 2012, the Government introduced a new planning system for England which replaces Local Development Frameworks with Local Plans. Rather than abandon the work already done on the Local Development Frameworks and the Core Strategy and start again on the production of a single Local Plan, the Council decided to prepare the North East Derbyshire Local Plan in two parts comprising:
- Local Plan Part 1: Strategic Policies and Initial Site Allocations
- Local Plan Part 2: Sites & Boundaries

1.5 The current consultation covers the main element of Part 1 – the Strategic Policies and Strategic Site allocations, which is the most significant part in setting out the Plan’s Strategy and overall approach to new development, together with key policies that will be used to determine planning applications.

1.6 The draft Local Plan Part 1 will include:
- A vision for the District as a whole, and for each of the District’s 4 main towns up to 2031:
- A Spatial Strategy for the District (which sets out how much development is needed, broadly where it should be located, when it is needed, and how it could be delivered)
- Strategic, criteria-based policies to guide decisions on new planning applications
- Strategic Site allocations
- Allocations from the adopted Local Plan that are being saved until Local Plan Part 2
- A set of targets and indicators to provide the basis for monitoring the plan’s effectiveness and indicate the need for any early review
- A Key Diagram included in Section 5
1.7 The proposed strategy allocates 3 strategic sites, which have been identified either because they are considered to be central to the delivery of the Plan’s strategy and the demonstration of at least a five year supply of housing land on adoption of the Plan, or because they raise strategic cross boundary issues.

1.8 The intention is that the Local Plan Part 1 will also include site allocations to cover the period to adoption of the Local Plan Part 2, and demonstrate at least a five year supply of housing land on adoption of the Plan. At this stage, the Council is consulting on a schedule of potential housing sites, alongside the consultation on this version of the Plan. These potential sites do not form part of the draft Plan at this stage. **This is not a list of preferred sites for allocation in the Local Plan.** It is a range of potential sites to meet specified levels of development anticipated for each settlement. This is an opportunity for communities and other stakeholders to contribute to the consideration of potential sites prior to the selection of preferred sites. The next key stage of plan preparation of the Local Plan Part 1, which will include the Council’s preferred initial site allocations. This will be informed by the results of this consultation and the ongoing Sustainability Appraisal process.

1.9 Remaining site allocations will be identified in the Local Plan Part 2: Sites & Boundaries. Any sites identified in the Local Plan Part 2 will need to be in conformity with the Local Plan Part 1 Strategic Policies and Initial Site Allocations.

1.10 Together, these 2 elements of the Local Plan (termed ‘Development Plan Documents’ (DPDs)) will form the statutory development plan on which decisions on planning applications must be based. Once adopted, these DPDs will replace ‘saved’ policies in the existing Local Plan. In the meantime, policies in the North East Derbyshire District Local Plan (2005) which are saved will remain the basis for determining planning applications, in the context of national policy established by the National Planning Policy Framework.

**How will the policies in the Local Plan work?**

1.11 The Plan is intended to be read and be interpreted as a whole. All policies are inter-related, but where necessary, some policies include cross references to other policies.

**Policy Context for the Local Plan:**

1.12 The **National Planning Policy Framework (NPPF)** was published on 27th March 2012. This is a key part of the Government’s reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Local Plan must be prepared in...
accordance with the NPPF. The East Midlands Regional Plan was revoked on 12th April 2013

Duty to Co-operate

1.13 The Duty to Cooperate is a legal requirement of the plan preparation process. Planning Authorities must address strategic issues through the Duty to Co-operate set out in the Localism Act and described in the NPPF. The Duty requires councils and public bodies to ‘engage constructively, actively and on an ongoing basis’ to develop strategic priorities. The NPPF (para 179) requires councils to work together to address strategic priorities and development requirements across boundaries which cannot be wholly met within their own areas.

Local Enterprise Partnerships (LEPs)

1.14 LEPs have been established as collaboration between the public and private sectors to ensure the growth of a rebalanced local economy and to contribute significantly to the renewal of the national economy as a whole. North East Derbyshire District sits within the area covered by two Local Enterprise Partnerships (LEPs):

- Sheffield City Region LEP
  To the north, North East Derbyshire falls within the Sheffield City Region Local Enterprise Partnership (LEP), which also covers the local authority areas of Barnsley, Bassetlaw, Bolsover, Chesterfield, Doncaster, Rotherham and Sheffield

- D2N2 LEP
  To the south, North East Derbyshire is also covered by the LEP for Derby, Derbyshire, Nottingham and Nottinghamshire (known as D2N2).

1.15 North East Derbyshire forms part of the Northern Housing Market Area, together with Bassetlaw, Bolsover, and Chesterfield.
Map 1 – North East Derbyshire in context

North East Derbyshire Sustainable Community Strategy
Derbyshire Community Strategy

1.16 Produced by the Derbyshire Community Forum

North East Derbyshire District Corporate Plan

1.17 The Council’s Corporate Plan, entitled ‘Shaping the Future’ was developed following extensive consultation. It sets out the Council’s strategic objectives for people and places, identifying the actions needed and how they will be measured.


1.18 North East Derbyshire District Council, working in partnership with Bolsover District Council has prepared a new Growth Strategy which sets out the Council’s ambitions, priorities and approach that it will take
to enable the growth of the local economy to create stability and prosperity.

1.19 The Growth Strategy recognises that there needs to be significant residential development over the next 10 years to meet future requirements and to achieve a better balance between future housing and workforce growth and available employment. It sets out to align with the growth plans of the LEPs, specifically Sheffield City Region (SCR) and Derbyshire and Nottinghamshire (D2N2).

1.20 The Growth Strategy includes as its strategic priorities:
- supporting enterprise,
- enabling housing growth; and
- unlocking development potential.

**The Housing and Economic Development Strategy 2015-20**

1.21 The Strategy identifies key challenges and opportunities facing the District over the next 5 years. From these, it sets a range of Key Strategic Objectives which will direct the delivery of the Strategy to meet the housing and economic needs of the District. The Local Plan will have a key role in delivering many of the objectives.

**Sustainability Appraisal**

1.22 In drawing up a Local Plan, the local planning authority must carry out an appraisal of the sustainability of the Plan’s proposals. Consequently, a process called Sustainability Appraisal (hereinafter referred to as SA) is carried out alongside preparation of a new Local Plan. The process helps the local authority to check and consider how its emerging local plan policies may affect the achievement of sustainable development. Consequently Sustainability Appraisal may lead to changes in the plan or to additions or amendments to the plan’s policies.

1.23 Appendix 3 summarises the main stages of the sustainability appraisal process undertaken so far to inform the North East Derbyshire Local Plan, together with a summary of the key outcomes of Sustainability Appraisal including recommendations and how the emerging spatial strategy for the Local Plan has responded so far.
2 SPATIAL PORTRAIT

2.1 North East Derbyshire is part of two Local Economic Partnerships; the Sheffield City Region and the D2N2 economic area covering Derbyshire and Nottinghamshire. The west of the District is largely rural and forms part of the Peak District National Park (It should be noted that this Local Plan does not cover the area of the District which falls within the National Park). Located in the centre of the country, the District has good accessibility by road and rail. The M1 motorway lies to the east of the District. Whilst Dronfield is the only one of the four towns to have a railway station, Chesterfield, with good services to both London and the north, is located close by. Map 1 illustrates the geographical location of the District, its key linkages, and relationships with the surrounding area.

2.2 The four towns of Clay Cross, Dronfield, Eckington and Killamarsh have important roles in providing the economic and social hearts of the District. Almost half the population of 99,023 (2011 Census) live in the 4 towns, The District has an aging population and fewer people under the age of 35 than elsewhere in the East Midlands and nationally. There are 41,970 dwellings in the District (2011 Census) and a shortage of smaller homes (1-2 bedrooms) homes and affordable housing.

2.3 Employment opportunities are provided in or close to the 4 towns, although the District will also benefit from employment opportunities offered at Markham Vale, a large site close to the junction 29A of the M1, despite most of the development lying within Chesterfield Borough and Bolsover District. The District’s residents also benefit greatly from employment opportunities in the wider City-Region with almost 50% of the working age population commuting there, 40% to Sheffield and Chesterfield, in roughly equal numbers (2011 Census).

2.4 A key feature that gives the District its distinctive character is the green space that separates and links its towns and villages. Local people have already identified the importance of this green space and a key feature of the Strategy will be to ensure that opportunities to access this countryside are increased.

2.5 Although a recent survey\(^1\) has indicate that 84% of the population is satisfied with the local area as a place to live, the index of Multiple Deprivation shows that 9.7% of the District’s population lives in the 20% most deprived neighbourhoods in the country in terms of factors such as low income, poor health, low employment, poor education, and skills, and problems accessing housing and services. Some residents in the relatively affluent western portion of the District also have difficulties accessing certain services and housing.

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\(^1\) North East Derbyshire Place Survey 2008
2.6 The District's landscape is one of contrast and diversity. The western part of the District extends up to the edge of the Peak District National Park, including some of the finest Derbyshire landscape outside the National Park. The south and eastern parts of the District contain larger settlements and alongside evidence of their industrial past are large areas of attractive countryside where the landscape has a distinctive local character.

2.7 Distinguishable characteristics displayed across broad areas of the District have led to the Council proposing to divide the District into 4 distinct sub-areas, for the purposes of the Local Plan. This will allow the differing needs of these areas to be addressed. These are shown in Map 2.

2.8 The sub-areas are based upon common characteristics, including economic, social and environmental conditions and the connections to, and influence of, surrounding areas. The 4 sub-areas are described below. The Spatial Strategy sets out the proposed policy approach for each sub-area.

2.9 The North of the District is the area containing the parishes of Dronfield, Eckington, and Killamarsh, and the surrounding countryside comprising mainly of wooded hills and valleys. The rural area lies entirely in the Green Belt and the settlements have generally been developed up to their boundaries, meaning that there are few development sites still available within them. All three towns have a coal mining history, although there is little evidence of that today. These towns relate closely to the Sheffield conurbation and many people commute out of this part of the District to work.

2.10 The west of the District lies on the edge of the Peak District National Park, and is particularly attractive. The area contains a number of villages and farms set in a rural backdrop of dark millstone grit that has provided the stone for many of the buildings.

2.11 The south of the District contains the town of Clay Cross and a group of other former mining settlements that includes Grassmoor, Holmewood, North Wingfield, Tupton, and Pilsley. Clay Cross is currently undergoing major regeneration in and around the town Centre. The Former Biwaters and the former Avenue sites have been identified as important strategic sites that will provide new homes, jobs, and community facilities following restoration. Markham Vale Enterprise Zone will provide significant employment opportunities in the future.

2.12 The East of the District contains communities and employment locations which are strongly linked with Chesterfield and the M1 motorway, including Holmewood, Calow, Long Duckmanton, and Temple Normanton. The area contains the business and distribution park with Enterprise Zone status at Markham Vale, as well as a major
area of previously developed land at the former Coalite works, a large part of which is within Bolsover district.

MAP 2: NORTH EAST DERBYSHIRE DISTRICT
3. VISION & OBJECTIVES

VISION

3.1 By 2031, everyone in North East Derbyshire will enjoy a high quality of life, with residents, businesses and visitors all benefitting from what the District has to offer.

3.2 The District will have accommodated sustainable growth whilst the distinct character of different areas and communities will have continued to be preserved and promoted, creating safe, integrated and healthy communities by:
- growing the local economy to create stability and prosperity, supporting businesses regenerating the most deprived areas, and sharing in the economic benefits of regeneration and sustainable growth in the wider Sheffield City Region and D2N2 area; encouraging rural diversification that recognises the District’s tourism assets;
- providing new housing with a range of house types and tenures, local employment opportunities and accessible services to meet needs;
- requiring high quality design in new development which addresses climate change, creates a sense of place and improves the local quality of life, and reduces the potential for crime and anti-social behaviour;
- protecting and enhancing the natural, built, and historic environment;
- protecting and creating open spaces to provide accessible green infrastructure and biodiversity networks which promote healthy lifestyles and provide realistic alternatives to the use of the private car.

3.3 In the South of the District, Clay Cross will have secured its economic revival, founded on its proud heritage, and will have strengthened its role as a service centre for the surrounding network of villages. Flagship projects such the former Avenue and Biwaters sites will have delivered imaginative new developments to improve the local environment, enhancing facilities and providing employment benefits for nearby local communities.

3.4 In the East of the District, sustainable growth in jobs and housing will have capitalised on the area’s location close to the M1 motorway and the development of the business and distribution park with Enterprise Zone status at Markham Vale.

3.5 In the North of the District, Dronfield as the Principal Town, and Eckington and Killamarsh, will have consolidated their role as the main retail and service centres, maintaining the functions of the Green Belt, with quality developments providing much needed affordable housing for local people.
3.6 In the West, opportunities for tourism and farm diversification will have brought economic benefits to the District, strengthening its role as the ‘Gateway to the Peak District’, helping to secure the area’s economic viability, whilst continuing to protect the high quality and open nature of the countryside. Targeted housing and employment development will have continued to support the vitality of rural villages and services, and provided affordable housing.

OBJECTIVES

**D1 Sustainable Growth:** To support sustainable growth which brings about regeneration in North East Derbyshire, recognising the housing and employment needs of a growing population, supporting businesses, and seeking to narrow the gap between the more deprived areas and the more affluent areas, so that everyone benefits from living in the District.

**D2 Sustainable Communities:** To support communities across the District and aiming to meet the needs of all people, by promoting social inclusion, providing or maintaining social and cultural facilities, and improving personal health and well being.

**D3 Green Belt:** To preserve and enhance the general area of the Green Belt and so protect the essential characteristics of the Green Belt.

**D4 Settlement Identity:** To protect the separation and identity of local settlements

**D5 Climate Change Mitigation:** To reduce the causes of climate change by minimising carbon emissions in new development and supporting the transition to a low carbon economy.

**D6 Climate Change Adaptation:** To adapt to the impacts of climate change and extreme weather conditions by promoting sustainable design and ensuring that new development is located away from flood risk areas.

**D7 Sustainable Design:** To create a safe, sustainable environment by ensuring that new development is well designed, supports sustainability principles, delivers timely infrastructure and uses opportunities to redevelop previously developed land to assist the restoration of derelict and unstable land

**D8 Environmental Protection:** To protect and enhance the District’s locally, nationally, and internationally important landscape and the wider natural and historic environment and industrial heritage.
D9 Landscape Character: To protect and enhance the character and quality of local landscapes.

D10 Affordable Housing: To deliver significant amounts of affordable housing to reflect identified need.

D11 Jobs & Training: To improve employment opportunities and, where possible, seek to ensure that education and training are better related to skill shortages.

D12 Tourism: To support the District’s tourism economy by developing assets such as the Chesterfield Canal and strengthen the District’s role as the gateway to the Peak District National Park.

D13 Green Infrastructure: To recognise the value of open space within communities and to protect and, where appropriate, expand an integrated network of green infrastructure.

D14 Traffic & Transport: To address the impact that relatively high levels of traffic, high car dependency and limited public transport facilities have on the social, economic and environmental state of certain parts of the District.

D15 Transport Network: To maintain and improve long distance transport connections associated with the strategic road and rail network, fostering links with Sheffield City Region and authorities to the south through sustainable transport infrastructure.

D16 Countryside Access: To support measures which ensure access to the countryside by walking and cycling, to reduce congestion on local roads and improve health.

D17 Strategic Co-operation: To recognise potential cross boundary issues arising from new strategic development, and ensure a co-ordinated approach to delivering sustainable growth, working with neighbouring authorities and other partners in a constructive way.

D18 Local Amenity: To ensure that housing and employment growth takes place in a way that protects local amenity and does not undermine environmental quality.

The North

N1 To ensure the viability of the 3 towns of Dronfield, Eckington and Killamarsh by supporting improvements compatible with their local employment, retail and service functions and reflecting the scope that exists for physical change within their centres.

N2 To protect the Green Belt from inappropriate growth, facilitating development that meets local needs without promoting levels of
development that would result in substantial increased commuting to the Sheffield/Rotherham conurbation.

**N3** To encourage proposals that support countryside recreational pursuits, particularly those involving the provision of linear routes and the reinstatement of the Chesterfield Canal.

**N4** To give careful consideration to local flood risk issues when determining new development especially in areas of higher risk, such as around Renishaw.

**N5** To improve the quality of employment land and address infrastructure deficiencies to allow expansion, including at Callywhite Lane.

**The West**

**W1** To encourage growth in existing large settlements in order to maintain a level of service provision to meet their own needs and those of their hinterlands.

**W2** To encourage public transport linkages from rural areas to settlements offering service provision.

**W3** To preserve the open nature of the countryside, having regard to its proximity to the Peak District National Park.

**W4** To allow opportunities for farm diversification/tourism, particularly where this will help secure the future economic viability of the area.

**W5** To support the provision of affordable housing in suitable locations.

**The South**

**S1** To support the settlements in their regeneration initiatives by ensuring that housing and employment are delivered alongside appropriate infrastructure and community facilities and widening the skills base of local residents.

**S2** To secure the economic regeneration of Clay Cross through supporting development which strengthens its role as a service hub and promotes its unique historic character.

**S3** To recognise the role of key employment areas, including Chesterfield and the former Avenue and Biwaters sites, as being pivotal in the regeneration of the sub area, ensuring sustainable and high quality design.
S4 To protect the general area of the Green Belt between Chesterfield and Wingerworth and Grassmoor recognising the importance of protecting green space in preventing the coalescence of these settlements.

S5 To safeguard identified open areas around settlements which contribute to defining settlement identity and character

**The East**

E1 To recognise the role that the east of the District, particularly around the A632 corridor, can play in providing housing and employment, through site allocations, to support regeneration along the M1 corridor, including around the Markham Vale Enterprise Zone.

E2 To support the regeneration and remediation of previously developed land in order to support sustainable growth, working with partners and neighbouring authorities to ensure effective delivery and enhancement of the wider area.

E3 To ensure that key historic assets including Hardwick Hall, Sutton Scarsdale Hall, and Bolsover Castle continue to be protected.

E4 To support new development with necessary infrastructure, and take full account of land stability issues.

E5 To ensure that any negative environmental impacts arising from the development of the HS2 railway line are effectively mitigated.
4. **Sustainable Development**

4.1 The purpose of the planning system is to contribute to sustainable development\(^2\). The goal of sustainable development is to enable all people to satisfy their basic needs and to enjoy a better quality of life, without compromising the ability of future generations to meet their own social, economic and environmental needs.

4.2 The NPPF carries a presumption in favour of sustainable development. In accordance with this, the Local Plan’s vision and objectives are centred on sustainable growth, which means encouraging sustainable development as a means of protecting and enhancing the environment, growing the District’s economy, and supporting the wellbeing of the District’s communities. Achievement of sustainable development is a fundamental principle underpinning each policy in the Local Plan. The principles of sustainable development and what this means in North East Derbyshire, are set out in Policy LP1. All proposals for major development should be accompanied by a supporting Planning Statement which demonstrates how these criteria have been considered and addressed.

\(^2\) (Planning & Compulsory Purchase Act 2004 (S.39).)
Policy LP1: Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

In order to contribute to sustainable development in North East Derbyshire, development proposals should, where appropriate:

a. Support the local economy by providing employment opportunities suitable for local people, contributing towards business expansion and growth in key sectors, and providing for lifelong learning and skills development

b. Promote the efficient use of land and the re-use of previously developed land in sustainable locations

c. Locate development with the aim of reducing the need to travel

d. Reduce the need for energy in new development and use energy efficiently through design, layout and specification

e. Promote the social and economic wellbeing of North East Derbyshire’s communities and contribute to reducing social disadvantages and inequalities

f. Create well designed places that are accessible, durable, adaptable and enhance local distinctiveness

g. Protect and enhance the character, quality and settings of towns and villages and heritage assets of acknowledged importance

h. Protect and enhance the character, quality and diversity of local landscapes and the wider countryside

i. Protect the productive potential of the District’s best quality agricultural land, and avoid sterilisation of mineral resources

j. Support the provision of essential public services and infrastructure
**Key Evidence Base**

- National Planning Policy Framework

**You told us that...**

The Plan needs to recognise the difficulties of accessibility to jobs and services, and the constraints on public transport, particularly in rural areas of the District, and provide sufficient flexibility to respond to particular issues in each area.

**Alternative Options considered but not selected...**

a. Not including a sustainable development policy and relying on detailed policies in each topic area. This option was rejected because a policy is required by the NPPF, and it is considered that an overarching policy is necessary to set the context for each of the topics covered by the Plan.

b. Including a sustainable development policy which is narrower in scope. This option was rejected because it is considered that a comprehensive policy is the most effective way of providing the clarity to encourage and guide sustainable development across the District.

**The NPPF tells us that...**

The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF carries a presumption in favour of sustainable development. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

**Policy implements Local Plan Objectives: D1, D2, D3, D4, D5, D6, D7, D11**

**How will the policy be monitored?**

**Indicator:** Percentage of major planning applications accompanied by a Planning/ Sustainability Statement

**Target:** 100% of all major planning applications should be accompanied by a Planning/ Sustainability Statement

**Trigger for Review:** Not meeting target
5. **SPATIAL STRATEGY**

5.1 The key purpose of the Local Plan is to set out the levels and locations of new development to meet future needs of the District, and the essential infrastructure which will be necessary to support the anticipated levels of growth.

5.2 The Local Plan will be a key delivery mechanism for projects identified in the Council’s Growth Strategy and the Local Plan Strategy. The Growth Strategy Action Plan sets out detailed initiatives in relation to supporting enterprise, enabling housing growth, and unlocking the capacity of major employment sites. It identifies a number of transformational projects for housing and employment, including:

- Developing the M1 Strategic Growth Corridor proposal as the principal economic growth location,
- Bringing forward investment and development along the A61 Growth Corridor, working with the LEPs and Derbyshire County Council
- Bringing forward site development at principal employment growth locations, including:
  - Callywhite Lane Dronfield
  - Former Biwaters Site, Clay Cross
  - The Avenue site, Wingerworth
  - Markham Vale
  - Former Coalite Site
- Realising major housing/mixed use regeneration projects at
  - Former Biwaters Site, Clay Cross
  - The former Avenue site, Wingerworth
  - Former Coalite Site
- Investigating the potential for new strategic housing sites, including within the M1 Strategic Growth Corridor and eastern sub-area
- Facilitating a housebuilding programme, including a range of affordable and social housing, and the regeneration of the Council’s non-traditional housing stock.

**Housing Requirement and Growth Target**

**Housing Provision**

5.3 The Local Plan strategy is to provide for the continuation of past population growth levels while acknowledging that these represent a challenging but realistic level of growth for the District, bearing in mind capacity constraints in the North and the existing pattern of development in the South, where the majority of settlements lie. Nevertheless, this level of growth could be accommodated without the need for a strategic review of the Green Belt.

5.4 The housing and employment evidence base, principally a Strategic Housing Market Area Assessment (SHMAA) recently updated and
sensitivity tested, plus economic forecasting, and revised population and household projections supports this approach. The SHMAA and the Sensitivity Testing together represent the most up-to-date consideration of housing needs, which have been considered with regard to Planning Practice Guidance\(^3\).

5.5 The Local Plan aims for a substantial increase from recent housing delivery levels, and recovery to pre-recession levels. The planned level of housing growth is ambitious, but the Local Plan has been prepared positively and such levels of growth will provide a significant boost in housing supply, in line with the NPPF, as well as providing additional affordable housing.

5.6 The Local Plan will meet objectively assessed need as set out in the SHMA and provide for a local housing target of a minimum of 6,000 dwellings 2011 – 2031 (300dpa). This figure meets strategic objectives of providing for housing need, reflecting a degree of economic growth in the District, and helping to deliver affordable housing. The provision is also defined by the opportunities for growth in the Sub-areas, including allowance for existing capacity.

**Employment land provision**

5.7 The Local Plan aims to provide new jobs along with new housing, ensuring that a range of deliverable and marketable employment land is available both for indigenous firms and for inward investors, but at the same time recognising the relationship of the District with the Sheffield City Region, particularly with Sheffield and Chesterfield. In particular, it acknowledges the 61% of people who commute out of the District to work. About 19% commute to Sheffield, 18% to Chesterfield, and 3% each to Amber Valley, Bolsover, Derbyshire Dales and Rotherham (2011 Census)). Nevertheless a significant number of residents (a third of those working) work mainly at or from home, indicating the strength of indigenous businesses, the size of these, and the sectors they represent (e.g. agriculture).

5.8 In addition to the relationship with the Sheffield City Region which has strong links with the north of the District, the south of district has a close economic relationship with the D2N2 economic area covering Derbyshire and Nottinghamshire. The Strategic Growth Plans of the LEPs (submitted to Government in 2014) provide the strategic context for the Council’s own Growth Strategy, and for the Local Plan. The District’s Growth Strategy & Action Plan seeks to unlock the capacity of major employment sites, maintaining an appropriate supply of suitably located employment land and premises and working with partners to develop, manage and enhance key strategic employment areas.

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\(^3\) The justification and evidence for the housing provision is set out in detail in the Housing Topic Paper (ref) and subsequent documents.
5.9 The District’s economy is diverse and there is a need to plan for a range of different sizes and types of employment sites. The Local Plan aims to provide employment land of various scales and types across the District along with new housing to provide opportunities for people to live close to their places of work. In particular, there is a need to unlock development and bring forward strategic and major sites for development to transform economic prospects, and to support regeneration of towns.

5.10 The employment land provision for North East Derbyshire is around 50 hectares for the 20 year plan period. The Local Plan will safeguard and improve both existing successful and attractive employment sites, and allocate sites and locations for future expansion of the employment land portfolio in the Local Plan Part 2 in order to improve the portfolio of available employment land within the District. New employment development for manufacturing and distribution will take place on already committed sites to regenerate previously developed land and, where necessary and sustainable, on Greenfield land. The 50 hectare requirement allows for significant losses of existing employment land which is of lower quality and less attractive to the market.

5.11 Opportunities will be explored to capitalise on development potential in and adjoining sites which have locational advantages due to their proximity to the M1corridor, including opportunities to regenerate previously developed land. The focus is on existing large sites, both within public and private sector including:
- The Avenue, Wingerworth
- Former Biwaters, Clay Cross
- Markham Vale Enterprise Zone

5.12 New employment will be also encouraged in town and local centres, to support the objective of improving and enhancing their economic role. The current town centre boundaries will be retained until reviewed in the Local Plan Part 2, which will also identify new Local Centre boundaries.

**Balancing Housing and Economic Growth**

5.13 The Plan has an objective to support sustainable growth which brings about regeneration, recognising the housing and employment needs of a growing population. The NE Derbyshire Growth Strategy has been prepared in the light of the continued growth in population used in the Local Plan evidence base, including the SHMA. The results of the Strategic Housing Market Area Assessment (SHMAA) analysis of the housing provision and forecast growth in employment is that the level of housing planned for would be sufficient to accommodate the levels of economic growth anticipated.
5.14 Although the Growth Strategy has the intention of raising job densities (jobs/worker) within the District, either through stronger improvements in economic participation (associated with greater access to local employment opportunities) or through lower levels of people commuting out of the area to work (or moving to the District to both live and work). Due to the existing significantly low job densities, an increased growth in jobs would not directly lead to the need to increase planned housing provision.

5.15 The housing and economic evidence indicates that the proposed employment land provision and housing provision are well balanced, the latter providing sufficient population to support growth in the economy. The District Council’s economic and Local Plan objectives also provide sufficient flexibility to accommodate changes, as the result of on going work related to job growth and housing across the Sheffield City Region for example.

**Settlement Hierarchy**

5.16 The growth required in this Local Plan will be distributed based on an overarching hierarchy of centres. The hierarchy is based on an understanding of the roles that different settlements perform for their communities and how they relate to other settlements, as well as the current scale and type of development and the range of services offered. The background research and data on each settlement can be found in the Settlement Role and Function Study (2013). This proposed a settlement hierarchy based on scores from four different categories – population, employment, sustainable transport and community services/facilities. The resulting Settlement Hierarchy is set out in Table 1 below (indicated on the Key Diagram):

**Table 1: Settlement Hierarchy**

<table>
<thead>
<tr>
<th>Type of Settlement</th>
<th>Place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Towns</td>
<td>Dronfield</td>
</tr>
<tr>
<td></td>
<td>Clay Cross</td>
</tr>
<tr>
<td>Secondary Towns</td>
<td>Eckington</td>
</tr>
<tr>
<td></td>
<td>Killamarsh</td>
</tr>
<tr>
<td>Large Settlements</td>
<td>Holmewood</td>
</tr>
<tr>
<td></td>
<td>North Wingfield</td>
</tr>
<tr>
<td></td>
<td>Wingerworth</td>
</tr>
<tr>
<td></td>
<td>Tupton</td>
</tr>
<tr>
<td></td>
<td>Walton</td>
</tr>
<tr>
<td></td>
<td>Calow</td>
</tr>
<tr>
<td></td>
<td>Grassmoor</td>
</tr>
<tr>
<td></td>
<td>Shirland</td>
</tr>
<tr>
<td></td>
<td>Holymoorside</td>
</tr>
<tr>
<td></td>
<td>Renishaw</td>
</tr>
<tr>
<td></td>
<td>Stonebroom</td>
</tr>
<tr>
<td></td>
<td>Arkwright Town</td>
</tr>
</tbody>
</table>
There are a number of issues which relate to the objectives of the plan, which have been considered alongside the data in the Settlement Role and Function Study in order to build up a fuller picture of each settlement and identify any specific issues and/or requirements which could be addressed partly through new development (these are set out in detail in the Settlement Hierarchy Background Paper). The 2013 Study identified which settlements have a deficiency in open space, play and sports facilities. Further analysis identified specific issues in some settlements, including:

- Declining Population
- Housing imbalance in type and/or tenure
- Ageing Population
- Indices of Multiple Deprivation (IMD)\(^4\)

\(^4\) The [IMD](https://www.gov.uk/government/publications/guidance-on-using-statistics-in-local-development-planning) is a UK government qualitative study of deprived areas in English local councils.
**Distribution of Growth**

5.18 The Local Plan aims to direct new growth to the most sustainable settlements based on the Settlement Hierarchy, and to Strategic Sites at

- Former Biwaters Site, Clay Cross
- The Avenue, Wingerworth
- Markham Vale, Duckmanton

5.19 The towns of Clay Cross, Dronfield, Eckington and Killamarsh have important roles in providing the economic and social hearts of the District. These roles will be retained and supported. As far as possible the towns will be the focus for development, bearing in mind constraints on their growth. Large settlements will provide the locations for much of the remaining development, although significant former employment sites will also contribute to growth. This will enable the best use of previously developed land and allow the integration of homes, jobs, services and facilities in the most accessible locations.

5.20 New development will be focussed within and on the edge of towns and large settlements, previously developed land and other areas in need of regeneration, together with small settlements identified as having specific requirements and the potential to deliver sustainable development and community benefits. In the District’s rural areas, the aim is to provide new homes and support economic development and rural businesses in order to maintain the viability and sustainability of settlements, enabling communities to bring forward additional development to meet local needs.

5.21 The Local Plan seeks to protect settlement identity and avoid settlement coalescence and erosion of character over a period of housing growth, by identifying Local Settlement Gaps, predominantly in the South. These are areas, often very localised, which have been identified as playing an important role in maintaining settlement identity and where development would therefore be resisted. The Strategy also reflects the importance of this open space and seeks to ensure that opportunities to access this countryside are increased through expanding green infrastructure wherever possible to improve access to the countryside and enhance biodiversity.

5.22 Whilst the development of previously development land is prioritised, the level of housing provision to be delivered through this Local Plan will make it necessary to identify greenfield sites within and on the edge of settlements where it can be demonstrated that these are suitable and sustainable locations.

5.23 Allocations for new housing for the first five years will be made in Local Plan Part 1, whilst remaining allocations to the end of the Plan period will be made in Local Plan Part 2. Current Settlement Development
Limits will be saved until the adoption of the Local Plan Part 2, which will set out new and amended SDLs to reflect all allocated sites. Beyond this, any further development proposals will be considered against Policy LP10 (Development in the Countryside.)

The North

5.24 The Northern sub-area contains three of the District's four towns; Dronfield, Eckington and Killamarsh. The rural area lies entirely in the Green Belt and the existing settlements have generally been developed up to their boundaries, meaning that there are few development sites still available within them. Much of the area between the main towns is high quality countryside, especially to the West, interspersed with attractive small villages. As a result the level of development for this sub-area is capacity-led with very limited development opportunities. Town centre roles will continue to be supported.

5.25 The three towns have ready access to the jobs market of Sheffield by sustainable transport as well as by car. Therefore limited housing in the North is not likely to change commuting patterns in that part of the district significantly as residents in the area will continue to decide where to live and work taking into account their journey to work.

5.26 Whilst growth is constrained by the Green Belt there is demand for housing which has led to affordability issues. The Local Plan Strategy provides a means to address local affordable housing needs through ‘exceptions’ in areas covered by the Green Belt. Housing delivered through this means would be in addition to the Local Housing Target and would not form part of the 5 year housing land supply. This is in order to ensure that such sites do not come under undue pressure to deliver against the housing target.

5.27 The main towns relate closely to the Sheffield conurbation and a significant proportion of the working population commute out of this part of the District to work in Sheffield. Historically the Council has taken a planned approach to accommodating housing to meet demand from Sheffield. Any comprehensive approach to address housing provision related to the Sheffield economy is widely recognised as needing a strategic approach across the City Region.

The South

5.28 The South of the District is characterised by a complex and sometimes dense network of small towns and medium sized villages, with tightly constrained open spaces separating distinct villages and communities. There has been a growing recognition that historic and more recent development in these areas has led to an erosion of settlement identity and character across the area.
5.29 The south of the District contains the town of Clay Cross and a group of other large settlements that includes Grassmoor, North Wingfield, Tupton, Wingerworth and Pilsley. Clay Cross is currently undergoing major regeneration in and around the town centre. The former Biwaters and the Avenue sites have both been identified as important strategic sites that will over time provide significant numbers of new homes, jobs, and community facilities through mixed use developments, regenerating previously developed land.

5.30 New development should provide access to a choice of housing and services supported by community facilities, securing the long term vitality and health of all settlements in this part of the District. The Plan will need to ensure that this takes place in a way that respects the character and setting of the villages and maintains their distinct identity, but maximises benefits to existing residents.

5.31 Some of these settlements are in close proximity to the boundaries with Chesterfield Borough and Bolsover District and it will be necessary for any development to take place in close cooperation with neighbouring authorities for the future planning of housing and services in order to maximise the benefits and minimise the impacts for all.

5.32 Regeneration and growth in Clay Cross will be the focus for growth in this sub-area, with the former Biwaters and the Avenue sites providing significant contributions of housing. Employment sites on previously developed and greenfield land will be identified where they can deliver sustainable development. Clay Cross will be the focus for town centre uses, including employment opportunities.

The East

5.33 The character of the East of the District is influenced by the presence of many features and landscapes of industrial heritage linked to historic coal mining activity. It contains the large settlement of Holmewood which is the base for significant economic, including significant storage and distribution, activity, as well as Calow, Long Duckmanton and Arkwright Town on the fringes of Chesterfield Borough. The East of the District has potential for sustainable growth in jobs and housing capitalised on location close to the Junctions 29 and 29A of M1 motorway and business and distribution park with Enterprise Zone status at Markham Vale. There will be a focus on growth across all settlements in this sub-area in order to capitalise on these locational benefits.

5.34 In addition to Markham Vale Enterprise Zone which will provide significant employment opportunities in the future, employment sites in locations that are accessible to Chesterfield and the M1, on previously developed and greenfield land, will be identified where they can deliver sustainable development.
5.35 The remediation and regeneration of the former Coalite site is a longstanding issue since the closure of the former Chemical plant in 2004. In view of the site’s location spanning the boundary with Bolsover District, it represents a significant cross boundary issue, requiring joint working and co-operation between the two authorities and other partners. The site presents an opportunity for partnership working to deliver an appropriate mixed use scheme which addresses longstanding restoration, viability, infrastructure and phasing issues. However, at the present time, the complexities of the site are such that uncertainties remain about the ability to achieve the remediation and regeneration of the site within the Plan period, including the ability to include a housing element as a means of achieving suitable remediation. In the longer term, including beyond the Plan period, the site has the potential to play a significant role in the regeneration and economic growth in the east of the District. Whilst the Plan would support this, and safeguards the site for comprehensive redevelopment (through Policy LP6), the Strategy of the Plan is not dependent on the delivery of the Coalite site within the Plan period, either in terms of housing numbers or employment land.

5.36 The East of the District is home to Sutton Scarsdale Hall, a Grade 1 listed Georgian ruined stately home, and is also within the setting of Bolsover Castle and Hardwick Hall, both within Bolsover District. It is important that new development in the East takes this into account and is sensitive to the need to protect historic environmental assets.

The West

5.37 The West of the District is rural in character, with small settlements and low population densities, providing a high quality environment on the fringe of the Peak Park. The northern part of this sub area falls within the Green Belt, and includes the villages of Holmesfield and Holymoorside. The south of the sub area includes the large settlements of Ashover, Wessington and Shirland, each of which have particular characteristics in relation to their setting and relationship to the wider District.

5.38 Targeted housing and employment development and maximising opportunities for tourism and farm diversification will support the vitality of rural villages and services, and provide affordable housing.

5.39 Development will be limited mainly to non-Green Belt areas with the large settlements being the focus for development, in order to support services and generate or support local employment. The high quality countryside towards the Peak District will be protected from development.

5.40 The proposed Strategy suggests a level of growth in the West Sub-area which exceeds the current potential supply of sites. The remaining allocations to enable the target range as set out in Table 2 to
be reached will only be made if sufficient sustainable and deliverable sites come forward. In the event that they do not, the proposed distribution of housing may need to be revisited prior to the submission of the Local Plan Part 1.

Table 2: Proposed Distribution of Housing Growth

<table>
<thead>
<tr>
<th>Sub-Area:</th>
<th>Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>1,000</td>
</tr>
<tr>
<td>South:</td>
<td>3000-3,400</td>
</tr>
<tr>
<td>East:</td>
<td>600 - 900</td>
</tr>
<tr>
<td>West:</td>
<td>700 - 900</td>
</tr>
<tr>
<td>District:</td>
<td>6,000</td>
</tr>
</tbody>
</table>

Policy LP2 : Spatial Strategy

The Local Plan will promote prosperous and sustainable communities by delivering ambitious levels of new development, whilst protecting the high quality environment that makes North East Derbyshire an attractive place to live and work.

Housing Provision

The Local Plan will make provision for the delivery of a minimum of 6,000 dwellings over the period 2011-2031.

Housing growth will be distributed by settlement (as set out in Table 3 Housing Requirement by Settlement). Settlement Development Limits are shown on the Policies Map and will be reviewed in the Local Plan Part 2.

Employment Provision

The Local Plan will make provision for 50ha (net) of new employment land for the period 2011-2031.

New development will be focused on towns and large settlements as set out in the Settlement Hierarchy in Table 1. Policies for settlements will aim to:

1. Support and enhance the role of the four Towns of Clay Cross, Dronfield, Eckington, and Killamarsh
2. Regenerate towns and large settlements with identified needs
3. Maintain the role of small settlements and where possible support their ability to sustain services and facilities through new development

Green Belt
The existing Green Belt boundaries will be reconfirmed.
Key Evidence Base

- National Planning Policy Framework
- North East Derbyshire Growth Strategy 2014
- Strategic Housing Market Area Assessment 2013

You told us that...

The Plan should assist in the creation of jobs and link this with housing growth, maintaining the Green Belt boundary. The need for housing and employment land should be clearly evidenced. Local residents are generally opposed to higher housing targets, raising concerns about the loss of Greenfield land and the impact on the infrastructure. The development industry wish to see a higher housing provision to support regeneration and job growth. Concern is also raised over the lack of local jobs and the wish to see job growth.

Alternative Options considered but not selected...

Alternative spatial distribution of development were considered at early stages of the plan process, and subjected to Sustainability Appraisal and consultation.

To have no indication of settlement hierarchy or role would ignore the particular characteristics of the District, its larger and smaller settlements, and its rural areas.

The NPPF tells us that...

Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which can or can be made sustainable (para 17)

Local Plans should:

- Set out a clear economic vision and strategy for their area which positively and pro-actively encourages sustainable economic growth
- Support existing business sectors, taking account of whether they are expanding or contracting, and where possible, identify and plan for new or emerging sector likely to locate in their area, Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstance
- Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven creative, or high technology
Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be reviewed regularly (para 22).

Local plans should also:

- Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community, and residential development needed in town centres. It is important that the needs for retail, leisure, office and other main town centre uses are met and are not compromised by limited site availability. LPAs should undertake an assessment of the need to expand town centres to ensure a sufficient supply of sites (para 23).

Policy implements Local Plan Objective: D1, D2, D4, D13, D17, N1, 2 & 3, W1 & 3, S1, 2, 3, 4 & 5, E1.

How will the policy be monitored?

Indicator: Net employment land approved & completed
Target: Annual employment land target
Trigger for Review: performance against target (delivery behind target)

Indicator: Net housing completions
Target: Annual housing delivery target (based on housing trajectory)
Trigger for Review: Performance against annual target

Housing Requirement by Settlement

5.41 The Settlement Hierarchy is the basis for determining the appropriate level of new housing for each settlement, informed by the Sustainability Appraisal and the supply of sites in each area. The distribution of housing by settlement is also based on the specific requirements that have been identified in some settlements, where a growth level which is higher than the District average of 14% is proposed. This is in order to create more sustainable communities, for example by providing the opportunities and flexibility to deliver the necessary range of housing types and tenures, including specialist older persons and accessible accommodation for example. For those settlements where the Index of Multiple Deprivation (IMD) identifies issues, a higher level of new development can help to provide community facilities, and contribute to regeneration projects for example.

5.42 For those settlements that are highly constrained, for example in the North and West due to Green Belt, a level of growth lower than the
District average is planned for, acknowledging that there is a current lack of sites and that due to Green Belt constraints this is likely to continue to be the case over the plan period. Submissions of new sites outside the Green Belt in these sub areas are actively encouraged as part of this consultation, particularly given the intention to review Settlement Development Limits in the Local Plan Part 2.

5.43 Table 3 shows the housing requirement by settlement. It includes an overall recommended growth level of 6,755 dwellings, which is 12% higher than the minimum provision of 6,000 dwellings, as set out in policy LP2. This higher level ensures that delivery issues on individual development sites would not affect the ability to deliver the overall minimum of 6,000 dwellings. Appendix A includes a detailed table of the recommended growth levels per settlement, including what has been delivered so far and the residual requirements that remain.

Table 3: Housing Requirement by Settlement – Total for plan period 2011-2031

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Recommended growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dronfield</td>
<td>285</td>
</tr>
<tr>
<td>Clay Cross</td>
<td>735</td>
</tr>
<tr>
<td>Eckington</td>
<td>260</td>
</tr>
<tr>
<td>Killamarsh</td>
<td>155</td>
</tr>
<tr>
<td>Holmewood</td>
<td>565</td>
</tr>
<tr>
<td>North Wingfield</td>
<td>560</td>
</tr>
<tr>
<td>Wingerworth</td>
<td>465</td>
</tr>
<tr>
<td>Tupton</td>
<td>255</td>
</tr>
<tr>
<td>Walton</td>
<td>5</td>
</tr>
<tr>
<td>Calow</td>
<td>265</td>
</tr>
<tr>
<td>Grassmoor</td>
<td>235</td>
</tr>
<tr>
<td>Shirland</td>
<td>215</td>
</tr>
<tr>
<td>Holymoorside</td>
<td>10</td>
</tr>
<tr>
<td>Renishaw</td>
<td>185</td>
</tr>
<tr>
<td>Stonebroom</td>
<td>165</td>
</tr>
<tr>
<td>Arkwright Town</td>
<td>75</td>
</tr>
<tr>
<td>Ashover</td>
<td>115</td>
</tr>
<tr>
<td>Morton</td>
<td>105</td>
</tr>
<tr>
<td>Pilsley</td>
<td>145</td>
</tr>
<tr>
<td>Settlement</td>
<td>Recommended growth</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Temple Normanton</td>
<td>30</td>
</tr>
<tr>
<td>Cutthorpe</td>
<td>0</td>
</tr>
<tr>
<td>Heath</td>
<td>30</td>
</tr>
<tr>
<td>Higham</td>
<td>55</td>
</tr>
<tr>
<td>Highmoor</td>
<td>15</td>
</tr>
<tr>
<td>Holmesfield</td>
<td>5</td>
</tr>
<tr>
<td>Lower Pilsley</td>
<td>80</td>
</tr>
<tr>
<td>Mickley</td>
<td>40</td>
</tr>
<tr>
<td>Ridgeway</td>
<td>15</td>
</tr>
<tr>
<td>Marsh Lane</td>
<td>5</td>
</tr>
<tr>
<td>Unstone Green</td>
<td>5</td>
</tr>
<tr>
<td>Fallgate</td>
<td>30</td>
</tr>
<tr>
<td>Littlemoor (including Alton)</td>
<td>20</td>
</tr>
<tr>
<td>Kelstedge</td>
<td>25</td>
</tr>
<tr>
<td>Long Duckmanton</td>
<td>65</td>
</tr>
<tr>
<td>Wadshelf</td>
<td>5</td>
</tr>
<tr>
<td>Barlow Commonside</td>
<td>0</td>
</tr>
<tr>
<td>Barlow Village</td>
<td>0</td>
</tr>
<tr>
<td>Brackenfield</td>
<td>20</td>
</tr>
<tr>
<td>Old Brampton</td>
<td>5</td>
</tr>
<tr>
<td>Unstone Crow Lane</td>
<td>5</td>
</tr>
<tr>
<td>Wessington</td>
<td>30</td>
</tr>
<tr>
<td><strong>Strategic Sites</strong></td>
<td><strong>1500</strong></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>6770</strong></td>
</tr>
</tbody>
</table>

**Very Small Villages and Hamlets**

5.44 No specific housing requirements are proposed for the very small villages and hamlets, and no allocations will be made in these settlements. The policy approach to dealing with proposals for new housing on unallocated land in these settlements is set out in Policy LP10.
**Strategic Site Allocations**

5.45 In order to assist in the delivery of the Spatial Strategy (Policy LP2), the Plan allocates strategic sites which are considered critical to achieving the Plan’s strategy. In allocating these sites, it is recognised that some, or all, of the proposed allocations may not come forward within the first five years of the Plan following adoption, but the sites are allocated as strategic sites in the Local Plan Part 1 in recognition of their strategic role.

**The Avenue**

5.46 The site area comprises 120ha of land within a number of different ownerships to the east of the A61, adjacent to Wingerworth. A significant proportion of the site previously comprised the now defunct Avenue Coking Works, which is currently the subject of a major remediation programme due to be completed in 2015.

5.47 The Avenue site was allocated for re-development the previous District Local Plan (which covered the period 2001-2011). Since this time, the Council has adopted the Avenue Area Strategic Framework as non-statutory planning guidance and it will be a material planning consideration in determining planning applications on the site. This considered the incorporation of an additional area of adjoining land between the site and the A61, together with the former CPL site, to ensure that development takes place in a comprehensive and co-ordinated manner. The Framework considers that the site is capable of delivering around 4-5 hectares of land for employment uses, and up to 1100 new homes, along with ancillary facilities and infrastructure, and public open space. The Council considers that 700 of the potential 1100 new homes could be delivered within the plan period.

5.48 Given the scale of the site and its role in delivering the strategy of the Plan over the plan period, the land is allocated as a strategic site for mixed use development, comprising employment, housing, recreation and open space uses.

5.49 The Local Transport Plan sets out future proposals for new infrastructure and includes an A61-A617 Avenue link road as a longer term County Council project.
In order to meet the housing requirement and distribution set out in the Spatial Strategy (Policy LP2), land at the former Avenue site, as shown on the Proposals Map, is allocated as a Strategic Development Site, Proposals for mixed use redevelopment within this site will be permitted where they:

a) Optimise the use of the site or make best use of land
b) Provide up to 1100 new homes
c) Provide for around 4-5 hectares of employment land
d) Promote and accommodate sustainable transport for pedestrians, cyclists, and public transport
e) Provide effective pedestrian and cycle links to Chesterfield and nearby settlements, including through green infrastructure where this would not have an adverse impact on biodiversity
f) Do not prejudice the construction of a link road from the A61 to A617
g) Include a range of local facilities, potentially including a school and retail facilities;
h) Create development of the highest quality design and highly energy efficient, with appropriate low carbon technologies
i) Maintain and improve existing known areas of wildlife habitat and species, and include measures for habitat creation

Development will be guided by The Avenue Area Strategic Framework or
subsequent approved document.

Key Evidence Base

- National Planning Policy Framework
- The Avenue Area Strategic Framework

You told us that...

The Plan should include the Avenue as a Strategic Site, and be identified for mixed use development. Any resulting demands on the transport network and community infrastructure should be addressed.

Alternative Options considered but not selected...

Not to include a policy for this strategic site would fail to protect its comprehensive reclamation and regeneration in line with a jointly agreed approach.

The NPPF tells us that...

To boost significantly the supply of housing, LPAs should identify key sites which are critical to the delivery of the housing strategy over the plan period (paragraph 47).

Policy implements Local Plan Objective: D1, S3

How will the policy be monitored?

Indicator:

- Gross employment floorspace and gross no. of housing units approved and completed

Target:

- Annual housing delivery target based on housing trajectory;
- A minimum of 4ha (gross) of new employment land
Former Biwaters

5.50 The site of the former Biwaters works is 27.4 ha site, well located to the north east of Clay Cross town centre, adjoining Bridge Street Industrial Estate, and is closely related to Coney Green and the residential area between it and the town centre. It is therefore well located in terms of access to services and facilities in Clay Cross. The site also benefits from potential access to the Midland Mainline Railway lines to Nottingham and Derby, and access to the M1 via the A6175. Redevelopment of the site will be supported for a mixed use scheme which incorporates a significant element of development for employment uses, in addition to residential, recreation and leisure uses.

5.51 Although part of the site to the eastern boundary lies within a high flood risk area, the Council considers that redevelopment can be achieved, provided that minimum standards of flood defence are maintained, in accordance with the NPPF.

5.52 The site was originally allocated in the previous Local Plan (2001-2011). Since that time, the Council has prepared a Design Framework for the site which will continue to act as a guide for proposals coming forward.

MAP 4:
POLICY LP4: Former Biwaters

In order to meet the housing requirement and distribution set out in the Spatial Strategy (Policy 2), land at Former Biwaters, Clay Cross, as shown on the Proposals Map, is allocated as Strategic Development Sites, for mixed use development.

Development proposals for a comprehensive mixed use redevelopment of this site will be permitted where they:

a) Provide a high quality, sustainable, mixed use development that is well connected and has a functional relationship with Clay Cross
b) Provide for a significant element of employment land to include provision for starter units and managed workspace
c) Provide a minimum of 800 new dwellings
d) Provide new local facilities to include a range of small shops catering for local needs
e) Locate the residential element to maximise accessibility to existing and new local facilities and
f) Promote and accommodate sustainable transport for pedestrians, cyclists, and public transport and does not preclude the provision of rail access;
g) Provide effective links for pedestrian and cycle access, including to Clay Cross town centre, Tupton, and North Wingfield via a trail network to incorporate the development of a Brassington Lane safe route link to Tupton Hall School.
h) Safeguarding of land to enable the development of a through road from the A61 to Furnace Hill/A6175
i) Provide a wildlife corridor and buffer zone along the River Rother to protect the biodiversity value of the river corridor and protect new development from the risk of flooding.
j) The provision of structure landscaping, and public open space in accordance with Policy 34
k) Incorporate an appropriate mix of house types and tenures, to reflect housing need and market considerations

Key Evidence Base

- National Planning Policy Framework
- Clay Cross Regeneration Framework

You told us that...

The Plan should include the former Biwaters site as a Strategic Site, and be identified for mixed use development. The redevelopment of previously developed land is supported.

Alternative Options considered but not selected...
Not to include a policy for this strategic site would fail to protect its comprehensive reclamation and regeneration in line with a jointly agreed approach

**The NPPF tells us that...**

To boost significantly the supply of housing, LPAs should identify key sites which are critical to the delivery of the housing strategy over the plan period (paragraph 47).

**Policy implements Local Plan Objective: D1, S3**

**How will the policy be monitored?**

**Indicator:**
- Gross employment floorspace and gross no. of housing units approved and completed

**Target:**
- Annual housing delivery target based on housing trajectory
- A minimum of 8 ha (gross) of new employment land

**Markham Vale**

5.53 The Markham Vale project is an 85 hectare scheme based around the regeneration of the former Markham colliery. The site area encompasses Bolsover District, Chesterfield Borough, and a small 4.7ha plot of land between Long Duckmanton and the M1 motorway in North East Derbyshire. Outline planning permission for the scheme was granted by partner authorities in 2005, and the regeneration project commenced in 2006 with initial phases of the development now completed. Further development will be assisted by Enterprise Zone status which was granted on part of the site in 2013.
POLICY LP5: Markham Vale

Land at Markham Vale, as shown on the Proposals Map, is allocated as a Strategic Development Site, for employment use.

Development proposals will be permitted where they:

a) Take place as part of the comprehensive development of the whole Markham Vale scheme;

b) Promote and accommodate sustainable transport for pedestrians, cyclists, and buses in accordance with Policy LP35 (Sustainable Travel)

c) Provide structural landscaping, green infrastructure and public open space in accordance with Policy 34

Incorporate sustainable design principles, in accordance with Policy LP1 (Sustainable Development) and Policy LP25 (Sustainable Design)

Key Evidence Base

- National Planning Policy Framework

You told us that...

The Plan should include the Markham Vale Employment Zone as a Strategic Site for employment use. This will provide significant employment opportunities in the future.
Alternative Options considered but not selected...

Not to include a policy for this strategic site would fail to protect its comprehensive reclamation and regeneration in line with a jointly agreed approach, and to reflect its proximity to a major sub-regional Employment Zone and Enterprise Zone.

The NPPF tells us that...

To help achieve economic growth, LPAs should identify strategic sites for local and inward investment to match the strategy and meet anticipated needs over the plan period (paragraph 21).

Policy implements Local Plan Objective: D1, D11

How will the policy be monitored?
Indicator:
- Gross employment floorspace approved and completed

Target:
- 4.7 ha (gross) of new employment land

Land safeguarded for Future Strategic Development Needs

Coalite Regeneration Area

5.54 The Coalite Regeneration Area is a large area of previously developed land, located around 1 mile east of Junction 29A of the M1 motorway and the Markham Vale Enterprise Zone, around 1.5 miles to the north west of the town of Bolsover, in Bolsover District. There is a legacy of contamination on the site due to its historical uses associated with coal mining, and coal oil chemical processing. The whole site straddles the boundary between North East Derbyshire and Bolsover District, broadly separated by the River Doe Lea. 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.

5.55 The Council recognises that the complexities of this site are deep rooted and longstanding, such that it may not be possible to achieve and complete the regeneration of the site within the Plan period. Therefore the Plan recognises the scale of the site and the need for a collaborative approach to its long term regeneration in view of its location, by seeking to safeguard the land from inappropriate, piecemeal development that may undermine or prevent the comprehensive reclamation and redevelopment of the whole site in accordance with an agreed masterplan. However in view of the remaining uncertainties, the Strategy of the Plan does not therefore depend on the site’s delivery and it does not account for delivery of
housing or employment land within this plan period. Progress on the site coming forward will be regularly reviewed.

MAP 6:

Land Safeguarded for Future Strategic Development Needs: Coalite Regeneration Area

POLICY LP6: Coalite Regeneration Area

Land within the Coalite Regeneration Area, as shown on the Proposals Map, is safeguarded from development which would jeopardise the comprehensive remediation, reclamation and redevelopment of the site or strategic development needs. Any development proposals must:

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, agreed jointly with Bolsover District Council and North East Derbyshire District Council; and

b) 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.

Any proposal to extend development beyond the safeguarded boundary, will only be permitted if it can be demonstrated, through a viability assessment, that it is essential in order to ensure the comprehensive remediation of the previously developed land.

Key Evidence Base
National Planning Policy Framework

You told us that...

There is a need to regenerate the former Coalite site and this should be undertaken on the basis of a comprehensive re-development of the whole site.

Alternative Options considered but not selected...

Omitting to safeguard the site would fail to protect its comprehensive reclamation and regeneration in line with a jointly agreed approach.

Allocating the site as a Strategic Allocation. At the current time, the Council does not have the required evidence to demonstrate that this is deliverable within the current Plan period.

The NPPF tells us that...

LPAs should identify strategic sites for local and inward investment to match the strategy and meet anticipated needs over the plan period. The Plan should encourage the effective use of land by reusing brownfield land provided that it is not of high environmental value.

Policy implements Local Plan Objective: E2

How will the policy be monitored?
Indicator:
- Gross employment floorspace approved and completed
Target: None

North East Derbyshire Green Belt

5.56 Green Belts are designated to safeguard land and to prevent urban sprawl by keeping land permanently open. Their essential characteristic is their openness and they provide long term protection and certainty from inappropriate development. Inappropriate development can include the sprawl of large built up areas caused by cumulative, development on the edge of settlements. This can lead to encroachment into the open countryside, which may also threaten the coalescence of settlements. It may also damage the form and character of settlements and the area as a whole. Green Belts can also assist in urban regeneration by encouraging the recycling of derelict and other urban land.

5.57 National policy is clear that development in the Green Belt can only be justified in exceptional circumstances. It is not the intention of the Council to undertake a review of Green Belt boundaries in order to
accommodate the scale of development that is currently planned for. The intention is therefore to reconfirm existing Green Belt boundaries. In the longer term, a strategic Green Belt review is likely to take place across the Sheffield City Region which will assess the role and function of the Green Belt, and it is possible that this could trigger a review of the Local Plan. More immediately however, given the scale of need for affordable housing in the North of the District, limited opportunities to deliver affordable housing to meet local needs in the Green Belt may be justifiable in some circumstances.

5.58 The North East Derbyshire Green Belt covers a substantial part of the District, located between Sheffield and Chesterfield in the north, Chesterfield and Wingerworth in the south, and also the land west of Chesterfield to the Peak Park boundary. It surrounds the towns of Dronfield, Eckington and Killamarsh. First drawn up in 1955, it was adopted in 1986 and carried forward in the North East Derbyshire Local Plan, (adopted 1999). The Green Belt was subsequently reviewed in the successor Local Plan (adopted 2005).

Affordable Housing Exception to Green Belt Policy

5.59 An essential part of developing the evidence base for the new Local Plan has been in assessing the capacity of the District to accommodate new development, and the extent of constraints. The Council has undertaken work to identify the detailed capacity of the settlements in the north of the District for new housing. The Northern Settlements Housing Capacity Study 2012 found that the area only has capacity for 50 dwellings per year on land outside of the Green Belt.

5.60 The Council has therefore sought to identify whether there are opportunities to establish whether the development needs of local communities, primarily for affordable housing, could be accommodated on specific sites currently covered by the Green Belt, without undermining the overall role and purpose of the Green Belt across the District. This review has taken place in response to evidence, particularly the Housing Needs, Market, and Affordability Study (HNMAS) (2012) which identifies significant need for affordable housing in the North of the District, but also clearly acknowledges the impact of the Green Belt in constraining development within this area.

5.61 In these circumstances, it remains the view of the Council that the high level of local need for affordable homes and the limited supply of unconstrained land (particularly in the north of the District) is sufficient to justify a policy approach to exceptions in the Green Belt (See Policy LP13 (Exception sites for Affordable Housing). An inability to address this issue would amount to a failure to plan properly for housing in the area, including in the District’s three northern towns, and would put increased pressure upon other parts of the District.
Non-Strategic Green Belt Alterations

5.62 The NPPF indicates that Green Belt boundaries should only be designated or altered though the preparation of a Local Plan. The Local Plan Part 2 (Sites & Boundaries) provides an opportunity to review boundaries and amend them where there are proposed allocations or where there are shown to be existing anomalies.

5.63 It is important to make the distinction between the short term localised review of Green Belt sites in order to meet the identified need for affordable housing, and a longer term strategic review of the Green Belt across the Sheffield City Region. This Plan is concerned only with the potential local delivery of affordable housing in the Green Belt, as set out in Policy LP13 (Exception sites for Affordable Housing).

Strategic Green Belt Review

5.64 North East Derbyshire forms part of the Sheffield City Region (SCR). Work on delivering growth at the SCR level is likely to include strategic review of the Green Belt, undertaken alongside partners in the SCR, to help inform the wider strategic considerations and suitable locations for growth across the City Region. If this takes place, the District Council may need to undertake an early review of the Local Plan which will explore the potential for higher growth options in a co-ordinated way, and their implications for sustainability and deliverability.

Policy LP7: North East Derbyshire Green Belt

Within the North East Derbyshire Green Belt as shown on the Policies Map, the construction of new buildings will be regarded as inappropriate and will not be permitted. Exceptions to this, where they accord with other policies in the Plan are:

a. Buildings necessary for the purposes of agriculture or forestry;

b. Provision of appropriate facilities for outdoor sport and outdoor recreation, and for cemeteries, which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c. Limited and proportionate extensions or alterations to a building;

d. Replacement of an existing building for the same use, providing it is not materially larger than the one building it replaces;

e. Limited infilling in villages, and limited affordable housing in accordance with Policy LP14: Type & Mix of Housing;

f. Limited infilling or the partial or complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt than the current use.

Other forms of development which may be appropriate in the Green Belt, provided it preserves the openness and does not conflict with its purpose include:

g. Mineral extraction
h. Waste development
i. Engineering operations
j. Transport infrastructure which can demonstrate a requirement for a Green Belt location
k. The re-use or conversion of an existing building which is of permanent and substantial construction
l. Development brought through a Community Right to Build Order; and
m. Large scale renewable energy projects where very special circumstances can be demonstrated.

Key Evidence Base

- National Planning Policy Framework

You told us that...

The Plan needs to recognise the importance of the Green Belt and preserve its openess from inappropriate development. The majority of local residents want to maintain the Green Belt boundary, although some feel that Green Belt land should be released for development.

Alternative Options considered but not selected...

None

The NPPF tells us that...

Inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstance. LPAs should respect the permanence of the Green Belt. When setting boundaries, they should ensure consistency with the Local Plan’s strategy, not include land which it is unnecessary to keep open; where necessary, identify areas of safeguarded land for long term development needs, which should not be allocated at the present time; satisfy themselves that Green Belt boundaries will not have to be altered at the end of the Plan period; and define boundaries using physical, permanent features.

The construction of new buildings in the Green Belt should be regarded as inappropriate, but there are exceptions, which include permitting limited infilling or the partial or complete redevelopment of previously developed sites, either redundant or in continuing use.

Policy implements Local Plan Objective: D3

How will the policy be monitored?

Indicator:
- Number of planning applications and type of development approved in the GB under this policy

Target:
• 0 planning applications approved in the GB contrary to this policy

Trigger for Review:
• Applications approved with no exceptional circumstances demonstrated

Local Settlement Gaps

5.65 Across the south sub area of the District the settlement pattern is an important contributor to the wider landscape character of the area and is characterised by large villages and the town of Clay Cross, a number of which lie in relatively close proximity to one another. A particular concentration of settlements can be found along the A61 and the A6175 road corridors where the perception of breaks between villages is often very weakly defined. In some areas previous growth has led to the coalescence of settlements or the narrowing of open space between them, such that their individual identities and sense of separation has been significantly eroded. The rolling terrain of this part of the District sometimes exacerbates the perceived erosion of settlement identity and visual separation as villages and towns fall within the same views from elevated areas.

5.66 The erosion of settlement separation and identity not only has landscape character, cultural and historic impacts, but can also give rise to environmental and community issues, when settlements coalesce or separation is severely reduced through urban growth. The remaining ‘sense of place’ can be harmed and the important habitat and recreational roles that green spaces around settlements play can be eroded.

5.67 In light of the housing and growth targets set out in the Plan, there is an expectation that some further Greenfield sites will need to be released for housing and employment development. Given the community and cultural importance of settlement identity and the gradual erosion of settlement separation in the south sub-area of the District, a network of areas known as Local Settlement Gaps has been established. In these areas, urban expansion from established settlement limits will be resisted. Map 6 shows the broad extent of the recommended areas.

5.68 Proposals will be assessed on the basis of their impact on the functionality of the identified Local Settlement Gap. Local Settlement Gap functionality is defined as: The role that undeveloped space serves in maintaining the distinct or remaining separation between a town or village with one, or more, other settlements (whether or not within North East Derbyshire District itself) and in doing so, defining settlement identity and avoiding coalescence between settlements.
5.69 Where new development over the plan period creates new pressures on areas which may threaten the identity or separation between settlements, the position will be reviewed and consideration will be given to the identification of additional Local Settlement Gaps in the Local Plan Part 2 or in future reviews of the Local Plan. This could include the need for collaboration with neighbouring authorities over potential cross boundary issues arising from new growth and development in each authority’s area.

Policy LP8: Local Settlement Gaps

Development proposals within those areas identified on the Policies Map as Local Settlement Gaps, which would serve to remove or reduce the settlement separation and identity functions of those areas, will not be permitted, unless the benefits of the proposals would significantly and demonstrably outweigh the adverse impacts on Local Settlement Gap functionality.

Key Evidence Base

- National Planning Policy Framework
- Local Settlement Gaps Study 2014

You told us that...

The Plan should protect the local identity of settlements and preserve the open space between them. One of the concerns local residents raised with regard to development, is the loss of village character and identity.

Alternative Options considered but not selected...

Omitting a policy would leave areas critical to maintaining the character and identity of particular settlements with no protection from new development.

The NPPF tells us that...

A core principle of planning should be to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Also planning should be plan-led, empowering local people to shape their surroundings.

Policy implements Local Plan Objective: D2, D4, S5

How will the policy be monitored?

Indicator:
- Number of planning applications and type of development approved in the LSGs

Target:
- 0 planning applications approved in LSGs without mitigation

Trigger for Review:
- Applications approved with no mitigation

Map 7: Recommended Local Settlement Gaps
Development on Unallocated Sites within Settlement Development Limits

5.70 In addition to the development of sites allocated in the Plan, opportunities will exist throughout the plan period for additional development where it is appropriate to the scale and function of the settlement in which it is located. Such opportunities will mainly comprise of residential development on previously developed land, as well as conversions and the redevelopement of existing buildings. Policy LP9 (Development on Unallocated Sites) also covers proposals for development such as live/work units, specialist accommodation, small scale retailing, and employment uses not covered by policies elsewhere in the Plan.

5.71 This Policy applies to development proposals within Settlement Development Limits. Development proposals outside of built up areas will be considered against Policy LP10 (Development in the Countryside). Greenfield allocations will be allocated in the Local Plan or in Neighbourhood Plans. This approach complies with the plan-led approach advocated in national policy (NPPF); since the Local Plan has identified a housing provision for the District and, through allocations, sufficient land to meet a five year supply of housing land on adoption of the Local Plan Part 1. Further land outside Settlement Development Limits is therefore not required to meet this need. However the Council recognises that it is critical to monitor the delivery of allocated sites to ensure that sufficient housing is coming forward and that a five year supply of deliverable sites continues to be available. If it becomes clear that this is not the case, the allocations in the Plan will be reviewed.

Policy LP9: Development on Unallocated Land within Settlement Development Limits

All development proposals on sites within Settlement Development Limits that are not allocated in the Local Plan or in a Neighbourhood Plan, will be permitted, provided that the proposed development:
   a) Is appropriate in scale, design and location to the character and function of the settlement; and
   b) Does not result in the loss of a settlement’s last remaining community building or facility (of the type which is the subject of the proposals) unless it can be demonstrated that it is no longer viable or is not the subject of a Community Right to Bid, and
   c) Is compatible with, and does not prejudice any intended use of adjacent sites and land uses.
   d) Accords with other policies of the Plan

Key Evidence Base

- National Planning Policy Framework
• Localism Act (2011)

You told us that...

Development should preferably take place on previously developed land within settlements, and respect the local character of the settlement.

Alternative Options considered but not selected...

None

The NPPF tells us that...

The presumption in favour of sustainable development should be applied when assessing and determining development proposals that are not allocated in the Local Plan or Neighbourhood Plan. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural, and historic environment, as well as in people’s quality of life, including making it easier for jobs to be created in towns and villages, achieving net gains for biodiversity, achieving better design and better places, as well as widening the choice of high quality homes.

Policy implements Local Plan Objective: D1, D2, D5, D7, D18.

How will the policy be monitored?

Indicator:
• Number and percentage of housing units completed on unallocated sites, by settlement and by sub-area

Target:
• None

Development in the Countryside

5.72 As a general principle, new development will be directed to sites within Settlement Development Limits, or sites allocated for development, whilst the countryside will be protected from inappropriate development, in accordance with Policy LP1 (Sustainable Development). Land which is not within a Settlement Development Limit, if not allocated for development, will be treated as ‘countryside’.

5.73 As well as providing leisure and recreational opportunities the countryside is a constantly changing workplace. It is necessary to balance and integrate the requirement to protect the countryside with the need to sustain and encourage the vitality and viability of the rural economy, including agriculture and tourism. Whilst many of the activities in the countryside are outside the scope of the planning
control, there are other forms of development which can be accommodate without detrimental effect on the countryside.

5.74 There is a range of buildings in the countryside which are no longer suitable for their original purposes. The majority are likely to be agricultural buildings, but there may be other buildings which are no longer in use for their original purpose and for which an alternative use is being sought. Many of these buildings make a positive contribution to the character and appearance of the area. Provided that they are structurally sound, conversion of these buildings, for example to employment or community use, visitor accommodation or housing, can safeguard their future. By re-using existing resources, conversions can also meet the aims of sustainable built development. However there are some buildings which are not suitable for conversion, including those which are structurally unsound, roofless, missing substantial sections of wall, or so ruined that only vestiges remain of the original structure; of temporary construction; eyesores which should be removed in the interests of landscape conservation; unsuitable in terms of size and forms of construction; or at risk of flooding.

5.75 New buildings should respect the style, and character of the locality. Proposals for new buildings in the countryside outside of existing settlements and not on land allocated for development will be strictly controlled. There are, however, some small settlements that do not currently have a Settlement Development Limit, but have identified requirements that can in part be addressed through new development, as detailed in Appendix A and in the Settlement Hierarchy Background Paper. Policy LP24 allows for sites to be allocated in all small settlements. Proposals for development in small settlements which is in addition to the allocations will be considered under the broader provisions of this policy, LP10.
Policy LP10: Development on Unallocated Land in the Countryside

Development proposals in countryside locations outside the Settlement Development Limits will only be approved where it can be demonstrated that they fall within one or more of the following categories:

a) Involve a change of use; replacement building, or re-use of vacant, derelict or previously developed land;

b) Are necessary for the efficient or viable operation of agriculture, horticulture, forestry and other appropriate land based businesses, including the diversification of activities on an existing farm unit;

c) Are small scale employment uses related to local farming, forestry recreation, or tourism;

d) Secure the retention and/or enhancement of a community facility;

e) Are in accordance with an adopted Neighbourhood Plan

In all cases, where development is considered acceptable, it will be required to respect the form, scale and character of the landscape, through careful sitting, design and use of materials.

On unallocated land within small settlements and very small villages and hamlets (as defined in the Settlement Hierarchy) that do not have a Settlement Development Limit, new dwellings which fill a gap in or are on the edge of an existing well defined nucleated group of 5 or more dwellings will be permitted provided that there is:

- an acceptable impact on the settlement and landscape character

- provision of or contribution through a commuted sum for affordable housing in accordance with Policy LP12: Housing Need, Range & Choice

- design that is sympathetic to existing built form

- a scale of development which is appropriate to the existing settlement

- provision of types of dwellings that contribute to a well balanced mix

Key Evidence Base

- National Planning Policy Framework

You told us that...
Development in the countryside should be limited. Local residents raise concerns over the protection of the countryside and the impact of development on the landscape.

Alternative Options considered but not selected...

Failing to include such a policy would leave the countryside subject to unplanned development, failing to meet the requirements of NPPF and resist unsustainable development patterns.

Not recognising the needs of certain rural communities would not provide for their development requirements to sustain viable communities.

The NPPF tells us that...

We should recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it, A strong rural economy should be promoted by Local Plans.

Policy implements Local Plan Objectives: D7, D8, D9

How will the policy be monitored?

Indicator:
- Appeals upheld contrary to policy

Target:
- None upheld at appeal

Trigger for Review:
- increasing trend of appeals upheld contrary to policy

5.76 The Key diagram summarises the key elements of the Spatial Strategy across the District.
Map 8: KEY DIAGRAM

[Diagram with various locations and annotations]
6. LIVING COMMUNITIES

Housing Delivery

Housing Allocations

6.1 Allocating a site in the Local Plan establishes the principle that the development of the site for housing is acceptable. Site allocations help to provide certainty both to developers and local people to help understand what may happen in their neighbourhood in the future. They also help the Council and infrastructure providers to look at the cumulative impact of development and plan for future needs, such as school places, transport improvements and water capacity.

6.2 The Local Plan must provide for a sufficient quantity, quality, and type of housing in the right locations, taking account of need and demand. The Spatial Strategy (Policy LP2) sets out a minimum target of housing to be provided across the District over the Plan period, and a locational distribution for new homes to meet identified need. Sites to deliver the first 5 years worth of housing supply will be allocated in the Local Plan Part 1. Developable sites for years 6-10, and years 11-15, will be identified in the Local Plan Part 2 (Sites & Boundaries).

Site Selection

6.3 The Strategic Housing Land Availability Assessment (SHLAA) is the primary source of potential housing sites to be considered for allocation. Sites in the SHLAA have been derived from a number of sources, including:

- Sites submitted by landowners and developers
- Surplus employment sites identified in the Employment Land Review
- Previously unimplemented housing allocations
- Sites proposed by communities, Parish & Town Councils and members of the public
- Other sites known or owned by the Council

6.4 In May 2014, the Council undertook a ‘call for sites’, providing an opportunity for potential landowners and developers to submit proposals for new development, specifically for sites which could be delivered within the first five years of the Plan, post-adoption. Sites submitted in response to this were added to those already put forward through the SHLAA.
6.5 The site selection process will involve two distinct phases:

<table>
<thead>
<tr>
<th>Process</th>
<th>Stage Reached:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Phase 1</strong></td>
<td></td>
</tr>
<tr>
<td>Screening: (against identified constraints)</td>
<td>Completed</td>
</tr>
<tr>
<td>Availability (deliverability within first five years following adoption of Local Plan Part 1)</td>
<td>Completed</td>
</tr>
<tr>
<td><strong>Phase 2</strong></td>
<td></td>
</tr>
<tr>
<td>Suitability (against a detailed set of criteria)</td>
<td>To be carried out at next stage of Plan preparation</td>
</tr>
</tbody>
</table>

6.6 In parallel with the planning appraisal of sites, the candidate sites have also been subject to Sustainability Appraisal. The results of this appraisal are published separately.

6.7 The Council is now consulting on all sites which have completed Phase 1 of the process. **This is not a list of preferred sites for allocation in the Local Plan.** It is a range of potential sites to meet specified levels of development anticipated for each settlement. This is an opportunity for communities and other stakeholders to contribute to the consideration of potential sites prior to the Council selecting preferred sites.

6.8 Once sites have been through Phase 2 there will be a further stage of consultation on the list of proposed allocations. Site allocations which are made in the Local Plan Part 1 will contribute to the demonstration of at least a five year supply of housing land on adoption of the Plan. Remaining site allocations will be identified in the Local Plan Part 2.

6.9 The Plan will allocate only those housing sites which are capable of accommodating 5 or more dwellings\(^5\). This threshold provides a good range of sites to be considered. Smaller sites can be allocated by Neighbourhood Plans, providing proposals conform with the relevant policies of the Local Plan.

**Calculation of housing supply and existing housing commitments**

6.10 Every Local authority is expected to demonstrate that they have a rolling five year supply of deliverable sites with an additional 5% or 20% depending on past delivery, in order to provide a realistic prospect.

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of achieving the planned supply and to ensure choice and competition in the market for land. In view of this Council’s record on past housing delivery, an additional 20% of supply has been built into the housing supply calculations, in order to comply with national policy. The annual delivery requirement for the first five years after adoption of the Local Plan Part 1, including the additional 20% and addressing the existing shortfall, is **410 dwellings** per annum. The annual delivery requirement for the remaining years from 2022 is **267 dwellings** per annum. Appendix B includes the five year housing land supply calculation.

**Table 4: Annual Housing Requirement**

<table>
<thead>
<tr>
<th></th>
<th>Annual Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014 - 2022</td>
<td>410</td>
</tr>
<tr>
<td>2022 - 2031</td>
<td>267</td>
</tr>
</tbody>
</table>

6.11 The supply of housing land within the District includes sites which are either under construction or have unimplemented planning permissions. These have been taken into account when developing the housing distribution and will be taken into account in the selection of sites to allocate for housing. As at (31st March 2014) unimplemented planning permissions amounted to 2825 dwellings. Therefore, across the Local Plan period, the Plan will need to allocate sufficient sites to deliver in excess of 4,000 houses beyond the current level of commitments, with the final total accounting for completions, but also a proportion of commitments that are likely to be undelivered.

6.12 Planning permission will be renewed for housing on these currently unimplemented sites, providing that the proposals accord with the relevant policies of this Plan and there have been no material changes to justify refusal of permission. Where permission for housing development is renewed, the new schemes may need to be amended to reflect the requirements of the policies of this Plan. Where appropriate, conditions will be imposed accordingly.

6.13 Although historically windfalls have made a positive contribution to housing delivery in the District, an allowance has not been factored into the calculation of housing supply, in order to provide more flexibility and with the aim of boosting the supply of housing. The Council does, however, recognise that the supply from windfalls can vary across the District, and therefore will monitor windfall permissions particularly in the sub areas that are highly constrained, and if necessary review the Local Plan accordingly.

**Housing need, range and choice**

6.14 National Planning Policy encourages the creation of sustainable, inclusive and mixed communities. This requires different types and tenures of housing to support the range of households expected to
arise in the future; of different sizes, ages and incomes. The Local Plan evidence identifies a range of household need, and affordable and market housing provision.

6.15 It is the intention of the Council to ensure a reasonable mix of house types and sizes to meet the housing requirements of the whole community. Information from the SHMA and the Housing Needs, Market and Affordability Study provides a picture of the level of need for specialised housing. The Council will seek to negotiate the provision of special needs housing on suitable sites to meet an identified need. This will encompass housing for older people, accessible housing and Homes for Life standards. In addition opportunities for self-build, custom build, and different market solutions will be encouraged.

**Affordable Housing**

6.16 Many households in North East Derbyshire who lack their own housing or live in unsuitable housing cannot afford to buy or rent housing at market rates. These households require affordable housing. Delivering significant amounts of affordable housing to reflect identified need is a key objective of the Local Plan (D10).

6.17 The Plan sets out thresholds and requirements for affordable housing and their application in different sub-areas, using SHMA evidence, and the approach to viability, off-site provision and requirements for evidence. The SHMA recommends that the housing needs evidence should be brought together with evidence regarding residential development viability and considered alongside other policies in plans which influence viability.

6.18 Affordable housing includes social rented, affordable rented and intermediate housing (both for rent and sale), provided to eligible households whose needs are not met by the open market. Eligibility is determined with regard to local incomes and local house prices. Low cost market housing does not fall within the definition of affordable housing.

6.19 Affordable housing is generally delivered through three main mechanisms:
- Homes and Communities Agency programmes and delivered by Registered Providers
- Direct funding by Registered Providers or the Council
- Approval of planning applications, negotiated through Section 106 Agreements

6.20 A Strategic Housing Market Assessment (SHMA) was undertaken in 2013 for all four authorities in the Housing Market Area. It estimated what type and amount of housing is required in the District, including the need for affordable housing. Its findings supported the results of the earlier Housing Needs, Market and Affordability Study (HNMA) in
2011 for North East Derbyshire alone in identifying a high need for affordable housing in the District. The SHMA estimated that in North East Derbyshire 560 affordable housing units per year would be needed over the next 5 years (482 per year to 2031) to fully meet all affordable housing need.

6.21 Given the funding context for affordable housing and the viability of residential development in parts of the HMA, the SHMA concluded that the scale of need identified is significantly in excess of the levels that it is possible to achieve within the confines of available government grant, or through cross subsidy from private housing development. Realistic requirements for affordable housing, that can be expected to be delivered as part of housing schemes, have therefore been defined by examining levels which could be supported without undermining the viability of housing development across the District, reflecting levels of past delivery. Whilst these levels are ambitious, they will be subject to negotiation and viability considerations, providing an element of flexibility and certainty for developers, in line with national policy.

6.22 The Housing Needs, Market and Affordability Study (2011) included an economic viability assessment which recommended that 30% affordable housing could be delivered across the District, and up to 40% in the West Sub-Area. It recognised that sites can be affected by abnormal costs that could affect any final individual figure. In view of the current market conditions the percentages established in the 2011 HNMA study are considered to be sustainable for the Local Plan. As market viability may vary both up and down, in order to maintain a suitable level of affordable housing provision, regular reviews of the percentages required for outstanding dwellings granted planning permission will be undertaken.

Viability, Local Circumstances and Off-Site Provision of Affordable Housing

6.23 In applying affordable housing requirements, the Council will allow consideration of the development costs of the proposed development and the impact of this on the viability of any proposed scheme. In circumstances where the viability of the scheme is in question, the applicant will need to demonstrate, through an ‘open book’ procedure, that the required percentage of affordable housing would not be achievable. Should the Council be satisfied, a lower percentage of affordable housing will be negotiated.

6.24 Affordable housing should be provided on site in most cases, but in some instances, it may not be possible or appropriate to do so. Examples could include where the provision of a very small number of affordable units may be difficult for a Registered Provider to manage, where off-site contributions could deliver more affordable housing than if provision was made on-site, or where the site was in an area where there was already an oversupply of affordable homes. The current
tenure mix of housing in each settlement (from the 2011 Census) is set out in the Settlement Role and Function Study 2013 Update. Those settlements that have been identified as particularly lacking affordable housing or conversely have an oversupply of affordable homes are identified as specific issues (in the Settlement Hierarchy Background Paper). Policy LP24 on Large Settlements includes requirements to include significant elements of specific types/tenures of housing in identified settlements with a housing imbalance.

6.25 Owing to the variability of development values and costs, the percentage of affordable housing required on development sites will apply to those dwellings expected to be commenced within five years, in line with an agreement between the developer and Council to ensure delivery of that level of affordable housing. Subsequently an up-to-date assessment of needs and market conditions will be applied to all outstanding dwellings according to a review of need and development viability undertaken by the Council at no more than three year intervals. Alternatively applicants may pay for and jointly commission with the Council an independent site specific viability assessment by a consultant whose findings will be accepted by both parties. Should housing be delivered more quickly than expected then the re-assessment may be brought forward, otherwise the initial percentage will be applied.

6.26 The Government confirmed in December 2014 that national policy will include a minimum threshold of 10 units which have a maximum combined floor space of 1,000 square metres, below which affordable housing contributions should not be sought. (A lower threshold may be set in national parks and Areas of Outstanding Natural Beauty). These changes to national policy do not apply to rural exception sites.

POLICY LP12: Housing need, range and choice

Addressing Housing Need

To contribute towards meeting the needs of North East Derbyshire’s existing and future residents, all new housing proposals above the qualifying threshold will be required to provide a percentage of affordable housing which is accessible, affordable, and meets the needs of those unable to access the open housing market.

Provision shall be made for an element of affordable housing on all housing sites above the specified threshold size in accordance with the table below.

<table>
<thead>
<tr>
<th>Part of District</th>
<th>Dwelling threshold (area)</th>
<th>Percentage required</th>
</tr>
</thead>
<tbody>
<tr>
<td>North &amp; West Sub-Areas:</td>
<td>10</td>
<td>40%</td>
</tr>
</tbody>
</table>
South & East Sub-Areas: 10 30%

* These values will also apply where planning applications on land where permission is granted contrary to policy or Local Plan allocation (e.g. following an appeal).

An agreed mix of affordable house tenures will be determined through local evidence of housing need at the time of granting planning permission. The affordable housing shall be provided in a tenure neutral way, in small groups or clusters distributed through the site and in accordance with Building for Life principles (see Policy xx).

The provision of affordable housing may be varied where:

a. It can be demonstrated that the level of affordable housing sought would make a development unviable in light of changing market conditions, individual site circumstances and development costs. In circumstances where the viability of the scheme is in question, the applicant will need to demonstrate, through an ‘open book’ procedure, that the required percentage of affordable housing would not be achievable. Should the Council be satisfied with the level of viability, a lower provision may be negotiated; or

b. The off-site provision of affordable dwellings can be demonstrated to have benefits such as the provision of additional affordable dwellings, or the improvement or a better use of existing housing stock and would contribute to the creation of mixed and balanced communities, particularly in those settlements identified in Policy LP24: Large Settlements; or

c. It can be demonstrated that it is not possible or appropriate to build affordable homes on-site or off-site, in which case the development will provide a financial contribution towards the future provision of affordable housing of ‘broadly equivalent value’ to that which would have been provided on-site.

Key Evidence Base

- National Planning Policy Framework
- Strategic Housing Market Area Assessment (SHMA)
- Housing Needs, Market and Affordability Study (HNMA) (2011)
- Development Management monitoring system

You told us that...

The Plan should include a policy regarding affordable housing, to contribute towards meeting the needs of the District’s residents. The viability of affordable housing delivery should be considered.
Alternative Options considered but not selected...

None.

The NPPF tells us that...

The LPA must plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. It must identify the size, type, tenure and range of housing required in particular locations reflecting local demand. Where a need for affordable housing is identified it must set policies for meeting this need on site unless off site provision or a financial contribution of broadly equivalent value can be robustly justified. Housing needs should be defined in a Strategic Housing Market Assessment (para 50).

Policy implements Local Plan Objective: D10

How will the policy be monitored?

Indicator:
- Percentage of approved and completed housing units that meet the specific needs of older people by tenure type.
- Percentage of affordable units delivered on and off site per eligible scheme and sub-area
- Affordable housing units approved and completed by sub-area and tenure type
- Loss of affordable housing by affordable units by sub-area and tenure type

Target:
- Affordable housing targets in policy

Exception Sites for Affordable Housing

6.27 Exception sites, where planning permission may be granted for local needs housing on sites where residential development would not normally be allowed, are an established tool to provide affordable housing, often in smaller settlements. The sites can help to maintain the viability and sustainability of rural communities. However, the availability of public funding for affordable housing has been reduced significantly in recent years. This has led to viability issues for registered providers.

6.28 Housing on rural exception sites must meet a genuine identified local need in areas where no other appropriate sites are available within the defined boundaries of the settlement. This need will have to be confirmed by a survey carried out by the developer, in conjunction with the Council’s Housing service, prior to the submission of a planning application. Housing provided on exception sites must remain available for affordable local need in perpetuity. Planning Conditions and/or
Section 106 agreements will be required to ensure this. As well as meeting local needs, exception housing should reflect demand for particular sizes, types and tenure of houses, and be affordable in perpetuity. The justification for housing development on such sites can only be made on the basis of pressing local need for affordable housing which cannot be met in other ways.

6.29 Evidence, particularly the Housing Needs, Market, and Affordability Study (HNMAS), identifies significant need for affordable housing throughout the District, but especially in the North. The Housing needs study also acknowledged the impact of the Green Belt in constraining affordable housing development within the north and west of the District.

6.30 An essential part of developing the evidence base for the new Local Plan has been in assessing the capacity of the District to accommodate new development, and the extent of constraints. The Council has undertaken work to identify the detailed capacity of the settlements in the north of the District for new housing. The Northern Settlements Housing Capacity Study 2012 found that the area only has capacity for 50 dwellings per year on land outside of the Green Belt.

6.31 The NPPF is clear that construction of new buildings in the Green Belt should be regarded as inappropriate. However, it also sets out a number of exceptions including “limited affordable housing for local community needs under policies set out in the Local Plan.” (para 89). The Council has therefore sought to assess whether some development needs of local communities, primarily for affordable housing, could be accommodated on sites currently covered by the Green Belt, where this could take place without undermining the overall role and purpose of the Green Belt across the District.

6.32 The Council remains of the view that the high level of local need for affordable homes and the limited supply of unconstrained land (particularly in the north of the District) could constitute exceptional circumstances sufficient to outweigh the Green Belt designation, in accordance with the NPPF. However, this could only take place on the basis that any development coming forward would be limited in scale and would deliver affordable housing, secured to meet local needs, with 100% being the starting point for negotiation, and where any market element remains subsidiary to the primary affordable housing provision.

6.33 Therefore in order to bring about the delivery of affordable housing, in some limited circumstances it may be appropriate to allow a small element of market housing in order to cross subsidise the provision of affordable housing where this meets a local housing need. Whilst this policy seeks to provide 100% affordable exception sites, it also allows for a subsidiary element of market housing in circumstances where it can be satisfactorily proven that this would facilitate the delivery of an
identified local affordable housing need through a registered provider. Proposals for an element of market housing must be supported by a viability assessment which will be reviewed by the District Valuer to ensure that the proportion of market housing provided is no greater than that required to deliver the agreed amount of affordable housing without the need for public subsidy. The market units must at all times be subsidiary to the affordable housing element.

6.34 A study of the North East Derbyshire Green Belt\(^6\) has appraised a range of areas in the Green Belt in the north and west of the District and has identified those sites which are relatively less sensitive to development. The study assessed the functionality of 37 areas which were identified in the 2012 Strategy report and assessed their sensitivity against the purposes of Green Belts set out in the NPPF. Any development proposals which come forward would be expected to take account of the particular issues that are raised in each area and demonstrate how any specific constraints and issues of sensitivity could be addressed satisfactorily.

6.35 The community connection clause in the Council’s Allocations policy will be used in relation to defining local need for the purposes of assessing planning applications and submitted schemes in rural areas.

Policy LP13: Exception Sites for Affordable Housing

Development proposals for affordable housing which would be contrary to Policy LP10 (Development in the Countryside), and for limited affordable housing within the Green Belt in the North and West Sub-Areas will be permitted where:

a) They would provide affordable housing which would meet a genuine local need which is supported by an up to date housing needs survey that would not be met by a market housing proposal; and
b) They are of a size, type, tenure, occupancy and cost suitable to meet identified local needs; and
c) They are directly adjacent to the built up part of settlements; and are modest in scale, in keeping with the form and character of the settlement, and local landscape setting; and
d) It can be demonstrated that the properties will be allocated to those who are in local housing need, and will remain affordable in perpetuity; and
e) Proposals in the Green Belt do not have an unacceptable impact on the openness of the Green Belt.

\(^6\) North East Derbyshire Strategic Green Belt Functionality Study (2014)
A small, subsidiary element of market housing may be permitted on such sites within the Green Belt in the North and West Sub-Areas only, where it can be demonstrated that:

f) The market housing element is limited in proportion to that which is essential to enable the delivery of a viable affordable housing scheme to meet local needs, as demonstrated through a viability assessment; and

g) Proposals are of a size, type, tenure, occupancy and cost suitable to meet identified local needs and (where applicable) be designed to ensure the integration of affordable and market housing such that they differ only in terms of tenure, i.e. not design, type or size.

Key Evidence Base

- National Planning Policy Framework
- The Northern Settlements Housing Capacity Study 2012
- Housing Needs, Market and Affordability Study (HNMA) (2011)
- North East Derbyshire Strategic Green Belt Functionality Study (2014)

You told us that...

The Plan should address the need for affordable housing. Some local residents acknowledge the issue of providing affordable housing within an area constrained by the Green Belt, and support the use of the Green Belt for affordable housing as a last resort. A large number of local residents do however not support any development in the Green Belt.

Alternative Options considered but not selected...

Omitting a policy which would allow exceptions housing would not allow local housing need to be addressed

The NPPF tells us that...

In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.” (NPPF para 54).

The construction of new buildings in the Green Belt should be regarded as inappropriate. However, it also sets out a number of exceptions including “limited affordable housing for local community needs under policies set out in the Local Plan.” (NPPF para 89).
Policy implements Local Plan Objective: D10, N2

How will the policy be monitored?

Indicator:
- Number of housing units approved on Exception Sites, by Sub-Area

Target:
- No Target
  Note: While not contributing to planned provision, once constructed such housing will be included in the Annual Monitoring Report under past completions.

Type and Mix of Housing

6.36 There is a need for a mix of homes of different types and tenures to meet the requirements of a range of household sizes, ages, and incomes across the District. There may also be an over or under supply of a particular house type in an area. The SHMA (2013) identifies the need and demand for, and the supply of, specific types of housing in North East Derbyshire. The difference between supply and demand indicates any imbalance in the housing stock by housing type and size.

6.37 The Housing Needs, Market and Affordability Study (2013) recommended an Affordable Housing size mix (SHMA 2013) as follows:
- 40-45% 1 bed
- 35-40% 2 bed
- 10-15% 3 bed
- 5-10% 4+ beds

However, this should be geared to local needs and existing stock. It also recommended an Affordable Housing tenure mix (SHMA 2013) of:
- 5% Intermediate (including shared ownership)
- 35% Affordable Rent
- 60% Social Rent

6.38 Wherever possible, new development should seek to address imbalances. However on some sites, it will not be appropriate to be prescriptive on the housing composition for a single scheme, particularly on smaller sites where it may be impractical, or where there are specific physical site constraints that may limit the range of housing that it possible, or where there may be market demand or viability issues. Such issues will always be considered and explored in negotiation with developers using the latest information from housing need studies as a basis.
Housing for Older People and People with Disabilities

6.39 The District has an ageing population, with large increases predicted in the population of over 65 years and particularly those over 85 years to 2030. This will have implications for suitable housing provision now and in the future in terms of specialist housing both in the affordable and market housing sectors. The SHMA 2013 (para 1.29) recommends that Councils include specific policies in their plans supporting the provision of specialist accommodation to meet older people’s needs. Policy recommendation R20 of the SHMA states that councils should consider the inclusion of specific policies within their local plans requiring provision of homes for those with disabilities on major development sites where there is an identified local need.

6.40 Disability, either temporary or permanent, can affect everyone at some stage of their lives. The Council will seek to ensure that the housing needs of older people and people with disabilities are met, across tenure, and that these groups are not restricted in their choice of housing. It will encourage developers and other agencies to provide dwellings which will enable more people to remain in their homes, if they become disabled or infirm, and live as independently as possible in the community. New housing can easily be designed from the outset to be suitable for adaptation to meet the needs of these groups of people.

6.41 Evidence (particularly through the SHMA) shows that there is a particular shortage of market housing and intermediate housing which is suitable for older people. This shows that a far greater amount of housing of various types will be needed to meet older people’s needs and rising aspirations in the future. This includes bungalows, accessible apartments, lifetime homes housing, supported retirement housing with resident or visiting wardens, and housing with high levels of care provision. All new housing provided for older people must meet high standards of accessibility and amenity relevant to their needs. The Council will also be sympathetic to households needing to extend or adapt their existing homes in order to care for older relatives, where any related impacts are acceptable. The Council actively encourages proposals which meet The Lifetime Homes Standard[^7], a series of sixteen design criteria intended to make homes more easily adaptable for lifetime use, at minimal cost. Access to high speed broadband will allow access to emerging online healthcare initiatives.

6.42 The current social housing stock needs to be progressively updated by the provision of new social housing for older people which meets modern standards. This will enable older people to choose to downsize to release existing social housing for households of working age.

The Local Plan will, through the identification of sites in the Local Plan Part 2?xx, allowing for windfall developments, and/or granting of planning consents in sustainable locations, provide for the development of retirement accommodation, residential care homes, Extra Care and assisted care housing.

**Self Build**

6.43 The Council is keen to encourage self build development within the District, and is committed, along with the Government to overcoming a range of practical problems which are faced by people who wish to build their own homes.

6.44 The Council will monitor housing completions, to support the delivery of an appropriate type and mix of housing by sub-area across the District.

**POLICY LP14: Type and Mix of Housing**

Development proposals for new housing should seek to ensure an appropriate mix of dwelling types, and sizes, taking account of existing imbalances in the housing stock, site characteristics, and viability and market considerations.

The Council will support the provision of housing for older people and specialist housing provision, across all tenures, including level access flats, houses, bungalows, and sheltered housing or extra care schemes, in appropriate locations, close to services and facilities. The Council will also support the provision of specialist housing, including nursing homes and residential facilities, in appropriate locations and where there is an identified need and where proposals accord with other policies of the Plan.

In order to ensure that older people are able to secure and sustain their independence in a home appropriate to their circumstances, the Council actively encourages developers to build new homes to a standards such as Lifetime Homes’ so that they can be readily adapted to meet the needs of those with disabilities and older people as well as assisting independent living at home.

**Key Evidence Base**

- National Planning Policy Framework
- SHMA
- North East Derbyshire Housing and Economic Development Strategy

**You told us that...**

The Plan should provide for a mixed choice of high quality homes, which
reflect the character of the local area. The Plan should address the needs of an ageing population.

Alternative Options considered but not selected...

None

The NPPF tells us that...

LPAs should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. To do this, LPAs should plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes). They should also identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand (para 50). The NPPF promotes sustainable forms and patterns of development in appropriate locations and respect the site characteristics. It also promotes efficient use of land. It states that to boost significantly the supply of housing, LPAs should set out their own approach to housing density to reflect local circumstances. (para 47).

Policy implements Local Plan Objective: D1, D2

How will the policy be monitored?

Indicator:
  - Housing units approved and completed by dwelling type and size, per Sub-Area

Target:
  - No Target
Gypsies & Travellers

6.45 National Policy requires Local Plans to address the accommodation needs for Gypsies and Travellers by setting pitch targets, and by setting plot targets for travelling showpeople. This should be undertaken collaboratively with neighbouring authorities. The Plan must identify a five year supply of deliverable sites and a five to ten year supply of developable sites, in locations which are sympathetic to the scale of nearby settlements and protect local amenity. The five year supply will be allocated in the Local Plan Part 1, with the remaining requirement to be allocated in Part 2.

6.46 The accommodation needs of Gypsies, Travellers, and Travelling Showpeople have recently been assessed\(^8\), in consultation with travellers, their representative bodies, other local authorities, and relevant interest groups. The estimated need for North East Derbyshire is 15 additional pitches will be required between 2014-2034; of these, 6 will be needed between 2014-2019, with 3 for each five-year period to 2034.

Allocations for Traveller Accommodation

6.47 To date, no site proposals for gypsies and travellers have come forward which could allow the council to assess and propose options for site allocations. Site allocations will need to be identified and consulted upon at the next stage of the Local Plan process, prior to the Plan’s submission.

6.48 Sites will only be allocated and permission granted for new sites after careful consideration of their future management and extensive consultation with the travelling and settled community.

**POLICY LP15: Provision for Traveller Sites**

Sites to meet the accommodation needs gypsies, travellers, or travelling show people will be allocated, or granted planning permission, where there is shown to be a need identified through robust and independent assessments; and where the proposed development:

a) Would result in an acceptable living environment for its residents; and

b) Would not have an unacceptable impact on the amenities of adjoining residents; and

c) Be sympathetic to the scale of adjoining settlements and large enough to provide for adequate on-site facilities, including parking, storage, residential amenity, and, where appropriate, business use; and

d) Is not located in the Green Belt, or in a Local Settlement Gap, and is in accordance with other policies in the Plan, in particular those

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\(^8\) Gypsies & Travellers Accommodation Assessment 2014
relating to flood risk, landscape and biodiversity; and

e) Is accessible to local services and facilities (including schools, healthcare, and other local facilities, including public transport; and

f) Has safe highway access and adequate provision for parking and servicing; and

g) Would not detract from the character of the area or from the amenity of adjoining or nearby land; and

h) Is designed to be sufficiently enclosed, including use of appropriate boundary treatments, so as to prevent encroachment on adjoining land; and

i) Is appropriate to the scale of the nearest settlement, its local services and infrastructure; and

j) Would not cause unacceptable nuisance to existing neighbours by virtue of noise and other disturbance caused by on-site activity or the movement of vehicles; and

k) For Travelling Showpeople, will allow for mixed use yards to provide space for the storage of equipment

Key Evidence Base

- National Planning Policy Framework

You told us that...

Provision for Traveller Sites should be made in appropriate areas which do not have a negative impact on existing residents and their communities. Preferably this should be adjacent to existing traveller sites.

Alternative Options considered but not selected...

None. Policy conforms with national policy and guidance

The NPPF tells us that...

National Policy requires LPAs to set pitch targets for Gypsies and Travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs, working collaboratively with neighbouring authorities. A five year supply of deliverable sites and a five to ten year supply of developable sites should be identified in locations which are sympathetic to the scale of nearby settlements and protect local amenity (Planning Policy for Traveller Sites. (CLG, 2011, paras 8&9)

Policy implements Local Plan Objective: D2

How will the policy be monitored?

Indicator:

- Net additional Traveller pitches and plots approved and completed
Target:
  - To meet identified need
7. WORKING AND LEARNING COMMUNITIES

Economic Growth and Employment Land Provision

7.1 The Local Plan must set out the quantity and the type of employment land that would meet the needs of the District. This should be identified through analysis of housing, population and economic growth, in line with the Spatial Strategy.

7.2 North East Derbyshire is part of the Sheffield City Region which has strong links with the north of the District, and the D2N2 economic area covering Derbyshire and Nottinghamshire, which has a close economic relationship with the south of the District. The Strategic Growth Plans of the LEPs (submitted to Government in 2014) provide the strategic context for the Council’s own Growth Strategy, and for the Local Plan.

7.3 The District’s Growth Strategy & Action Plan sets out to unlock the capacity of major employment sites, maintaining an appropriate supply of suitably located employment land and premises and working with partners to develop, manage and enhance key strategic employment areas. The Local Plan will therefore provide for economic development that meets the objectives of the Growth Plan by identifying sufficient land for anticipated growth, in attractive, sustainable locations, and protect sites in order to improve the attractiveness of the Council’s portfolio of employment land.

7.4 Work commissioned by the Council has informed the level and location of employment land provision\(^9\). The 2013 Employment Land Update highlighted as influences the need to revitalise much of the current poor quality stock; the imbalance of the portfolio, with further sites needed in areas of stronger demand (such as in closer proximity to the M1 junction); continued demand for B2 floorspace (particularly from indigenous companies) and emerging digital and creative business service sectors; and the distribution of housing. It also factored in the continued economic uncertainty and the practicalities of the physical constraints of the District which would preclude a step-change in delivery.

7.5 The conclusions in the 2013 Employment Land Update were that the District has a reasonable supply of available employment land, but that potential losses may require the provision of employment land elsewhere in the District to cater for retained and future job growth. It recommended that the Council should adopt a proactive approach to managing and improving the existing portfolio of employment sites to facilitate future growth.

\(^9\) These are the 2008 Employment Land Review, the 2013 Employment Land Update and the 2014 Employment Site Assessment.
7.6 The spatial aspects of employment land provision remain as they were for the previous Local Plan. The south eastern areas of the District are seen as the major location for new investment; where there is the greatest need for new employment, there are fewer Green Belt/environmental constraints and there are good opportunities to capitalise on access to the road and rail network, including the M1 Motorway. The Clay Cross/Holmewood Corridor is the main location for industrial and commercial development land.

7.7 There is a need to safeguard and improve both existing employment sites and the employment land supply within the District. The Local Plan will allocate land for employment use within the District based on the recommendations of the Employment Sites Report of 2014. This report includes assessments of the sites in the District in terms of their suitability and attractiveness to the current market. It presented a three-fold assessment of what the employment land portfolio can provide and assist with:

- A number of brownfield sites providing major opportunities for employment investment focused on mixed use regeneration schemes and strategic employment sites.
- Diversifying the business base to reduce risk should the legacy manufacturing sectors experience a sudden decline.
- Meeting the needs of indigenous businesses, providing for demand in some locations predominantly generated by local businesses.

7.8 While most of the sites identified in the plan are principally for B1, B2 and B8 uses, some are expected to also provide for the wider definition of employment opportunities introduced into planning legislation. Employment opportunities are not strictly confined to B1, B2 and B8 uses, but are increasingly provided by other commercial and public sectors such as retail, leisure and the health service. Town centre employment will be encouraged, to support the objective of improving and enhancing their economic, community, and social role, and town centre uses will still be restricted to those locations.

7.9 In rural areas a proportion of employment need is satisfied by neighbouring employment centres. However, as in most rural areas, there is a need to consider diversification of the economy in the face of the decline of agriculture.

7.10 The 2013 Employment Land Update recommended that employment land provision for North East Derbyshire should be between 35 & 75ha, with a figure of 45 hectares (gross) for the 20 year plan period being indicated by the moist appropriate forecasts. New employment development for manufacturing and distribution on sites already committed in the current Local Plan would provide for around 54ha. The 2014 ELU figure allows for significant losses of existing employment

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10 The justification and evidence for employment land provision is set out in detail in the Employment Topic Papers (ref).
employment land but provides for a net gain in employment land in line with economic forecasts. It also would allow for the removal of some unsuitable allocations in the current Local Plan. However, any losses must be subject to careful consideration of the contribution the sites make to the aims of the Plan, the District’s Growth Strategy and the market benefits indicated in the 2014 Report. Consequently specific new sites or de-allocations will be identified in Part 2 of the Plan, taking into account existing and allocated employment land and employment land supply at that time.

Provision & protection of employment land to accommodate growth

7.11 The employment land target for North East Derbyshire, by allowing for significant potential losses of employment land over the 20 year plan period, provides scope to improve the quality of employment sites in the District. The Plan nevertheless recognises that many sites provide an important contribution to the local and strategic portfolio of sites and should be retained.

7.12 Provision of land for employment use within the District will aim to achieve a balanced local employment land portfolio, reflecting the recommendations of the Employment Sites Report of 2014. The report indicates how best to provide for employment land, based on an understanding of the national and sub-regional employment land market and job/floorspace/land relationships. The report assesses the quality, suitability and viability of individual sites, and identifies those sites which are less likely to be favoured by the market or are now unsuitable for employment development, within the overall context of the District’s employment land requirements.

Employment Land allocations, protection and de-allocations:

7.13 Policy LP16 seeks to secure and retain the sites identified for employment use. These areas, which are either existing employment sites, or current Local Plan allocations, have been identified as the most appropriate employment locations by the 2014 Employment Sites Report (ESR) and will be safeguarded from potential redevelopment or change of use to a non-employment use. Some sites are identified as being particularly important for the retention of the District’s employment base or local employment opportunities.

7.14 Whilst identifying a number of employment sites which were considered to be important to protect for employment use (listed in Policy LP16), the 2014 ESR also identified that there are existing employment sites that are currently in use (either in full or in part) that are considered less viable or attractive. This is due to factors such as low demand giving high vacancy rates, and in some instances, large areas of the site that have already been lost to alternative uses such as housing. In line with guidance in the NPPF, their redevelopment for other uses will be considered, in line with the Plan’s Objectives, Spatial
Strategy and the conclusions of the 2014 ESR and where the proposed scheme is in accordance with the relevant policies of the Plan.

**POLICY LP16: Protected Employment Sites**

The following sites are identified for the purposes of protecting their existing or proposed employment uses:

<table>
<thead>
<tr>
<th>Settlement / Sub Area</th>
<th>Site Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>North</strong></td>
<td></td>
</tr>
<tr>
<td>Dronfield</td>
<td>Callywhite Lane Industrial Estate</td>
</tr>
<tr>
<td>Dronfield</td>
<td>Gunstones Bakery, Stubley Lane *</td>
</tr>
<tr>
<td>Dronfield</td>
<td>Stubley Lane/Wreakes Lane Industrial Area</td>
</tr>
<tr>
<td>Dronfield</td>
<td>Sheffield Road*</td>
</tr>
<tr>
<td>Eckington</td>
<td>Rotherside Road</td>
</tr>
<tr>
<td>Eckington</td>
<td>Littlemoor Business Park *</td>
</tr>
<tr>
<td>Killamarsh</td>
<td>Norwood Industrial Estate</td>
</tr>
<tr>
<td>Killamarsh</td>
<td>Norwood Industrial Estate extension site*</td>
</tr>
<tr>
<td>Killamarsh</td>
<td>Rotherham Close, Killamarsh</td>
</tr>
<tr>
<td>Killamarsh</td>
<td>Westthorpe Fields, off Green Lane</td>
</tr>
<tr>
<td>Renishaw</td>
<td>Renishaw Ind Est</td>
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<tr>
<td><strong>South</strong></td>
<td></td>
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<tr>
<td>Clay Cross</td>
<td>Coney Green, Clay Cross</td>
</tr>
<tr>
<td>Clay Cross</td>
<td>Bridge Street Industrial Estate</td>
</tr>
<tr>
<td>Clay Cross</td>
<td>Pilsley Road, Danesmoor</td>
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<tr>
<td>Clay Cross</td>
<td>Derby Rd, Upper Mantle Close</td>
</tr>
<tr>
<td>Clay Cross</td>
<td>Former Biwaters site &amp; land off Derby Road</td>
</tr>
<tr>
<td>Tupton / North Wingfield</td>
<td>Station Road (Hepthorne Lane)</td>
</tr>
<tr>
<td>Stonebroom</td>
<td>Stonebroom Ind Est</td>
</tr>
<tr>
<td>Morton</td>
<td>Morton Ind Est</td>
</tr>
<tr>
<td>Wingerworth</td>
<td>The Avenue</td>
</tr>
<tr>
<td><strong>East</strong></td>
<td></td>
</tr>
<tr>
<td>Corbriggs</td>
<td>Industrial Estate, Mansfield Road</td>
</tr>
<tr>
<td>Holmewood</td>
<td>Holmewood Industrial Estate</td>
</tr>
<tr>
<td>Holmewood</td>
<td>Holmewood Industrial Park</td>
</tr>
<tr>
<td>Holmewood</td>
<td>Williamthorpe</td>
</tr>
<tr>
<td>Temple Normanton</td>
<td>Temple Normanton Business Park</td>
</tr>
<tr>
<td>Long Duckmanton</td>
<td>Markham Employment Growth Zone</td>
</tr>
<tr>
<td>Long Duckmanton</td>
<td>Former Coalite Works *</td>
</tr>
</tbody>
</table>

Development for non-B1, B2 or B8 employment uses on protected
employment sites where the site is considered of particular value for such employment (as shown on the Policies Map, and not asterisked above) will not be permitted.

On other employment sites (also shown on the Policies Map and asterisked above) any proposals for employment uses will be considered in the light of the recommendations of the 2014 Employment Sites Report, the contribution to local employment opportunities and the site’s future viability in its current use. The proposed use should not prejudice the future development and extension of the viable existing uses on the site. In addition the following criteria will need to be met for non-employment uses to be permitted:

a. The land or building is no longer physically suitable for employment uses and there is no realistic prospect of re-use or redevelopment for such uses; and
b. There is documented evidence of the lack of demand including as shown through unsuccessful active marketing for employment use.

Ancillary uses on employment sites

On sites of particular value, or if criteria a and b are not met, uses other than classes B1, B2 & B8 will only be permitted where:

a. The proposed use would be ancillary to the main employment use of the site; and
b. The proposed use can directly support the functioning of the site for employment purposes and would not prejudice the future development and extension of the viable existing uses.

Other Employment Sites not identified on the Policies Map

For existing employment sites not identified as Protected Employment Sites on the Policies Map, planning permission will be granted for non-employment uses where it can be satisfactorily demonstrated that redevelopment of the site would be consistent with other relevant policies in the Plan.

Key Evidence Base

- National Planning Policy Framework
- Employment Land Review

You told us that...

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11 The recommendations of the 2014 Employment Sites Study will be referred to when considering this criterion.
The Plan should encourage job growth by providing a sufficient supply of available employment land and prevent or provide alternatives for loss of employment land.

**Alternative Options considered but not selected...**

The choice of employment allocations and the protection of existing employment sites has been based on a robust assessment of employment land, employment sites, and the level of demand across the District. Therefore, no alternatives have been considered which run counter to the evidence.

**The NPPF tells us that...**

To help achieve economic growth, LPAs should plan pro-actively to meet the development needs of business and support an economy fit for the 21st century (para 20). Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocation should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative use of land or buildings should be treated on their merits having regard to the market signals and the relative need for different land uses to support sustainable local communities (para 22).

Policy implements Local Plan Objective: D1

**How will the policy be monitored?**

**Indicator:**
- Amount of employment land approved and completed
- Amount of allocated and protected employment land lost to other uses

**Target:**
- In accordance with provision in Spatial Strategy (?)
- None lost to other uses

**Town Centres**

7.15 Strong, vibrant town and local centres are vital to creating a thriving District. It is important to have a good retail offer in the District to reduce leakage of retail expenditure to shops outside of the District, whilst recognising the role of the District's centres within a wider network, including Sheffield and Chesterfield. The retail sector provides a plentiful supply of employment which needs to be utilised for the District's local economy.
7.16 The National Planning Policy Framework requires local authorities to quantify the need for additional retail development and then identify locations for such development by applying a sequential approach which prioritises town centre locations, in order to ensure the vitality and vibrancy of town centres.

7.17 A Retail Capacity Study for Chesterfield and North East Derbyshire was produced by Nathaniel Lichfield and Partners (NLP) in 2008. This report modelled future retail expenditure growth for the District up to 2016, 2021, and 2026 and the potential implications of new floorspace.

7.18 The NLP study identified that there is scope for further comparison and convenience (food and grocery) retail development during the plan period. The quantitative capacity analysis, based on forecast growth in population and expenditure, indicated that there was potential for around 1,750 sq. m net of convenience floorspace in the District up to 2016. The quantitative projections indicated that there was capacity for a further medium sized store in the north of the District. The Study anticipated that the Tesco store in Clay Cross would accommodate the need for a large food store in the south of the District. However, since this time additional floorspace has been approved, Aldi at Killamarsh, Aldi at Sheffield Road, Dronfield, and Sainsbury’s at Wrekes Lane Dronfield, and proposals for a further Aldi development at Eckington, all subsequent to the assessment of retail need in the 2008 Retail study.

7.19 The retail assessment suggested comparison (non-food durable goods) floorspace in the District is trading healthily. The additional demand for floorspace up to 2016 in the south of the District should be accommodated through the town centre redevelopment in Clay Cross. However the future projection of 4,424sq m for the period 2007-2016 should be accommodated to the north of the District. The main way of delivering this growth in floorspace should be by bringing vacant premises back into use. The strategy should be to maintain and improve the District’s market share of expenditure.

7.20 The report concluded that the provision of leisure, entertainment and cultural facilities within the District is reasonable and residents have good access to facilities outside the area particularly in Sheffield and Meadowhall.

7.21 The report also found a recognised demand for a small scale hotel facility in the short term and a medium sized facility in the medium term. A budget type facility or a country style hotel could also be promoted. (Development proposals on the site of the former Biwaters proposal at Clay Cross include a hotel element which could fulfil some of this demand).
7.22 The Council recognises the need to update the evidence on retail need. A further study is being commissioned and the results will inform the preparation of the next stage of the Local Plan Part 1.

**Town Centre and Local Centre boundaries**

7.23 The existing boundaries for the District’s four town centres will be saved and reviewed in the Local Plan Part 2. At present there are no defined boundaries for the District’s Local Centres. These Centres will be designated in the Local Plan Part 2, based upon the settlement hierarchy and survey work to identify the range and scale of shops and facilities in each settlement, and informed by the forthcoming retail study update.

**Retail development outside centres**

7.24 In line with the overall approach to support economic growth and sustainable communities, the Plan allows small scale retail development to serve the needs of local communities in locations outside centres. Evidence set out in the Retail Study update will set out an upper level threshold for such development, to ensure that development is limited to a scale appropriate to its location.

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**Policy LP17: Retail Hierarchy and Development in Centres**

**Retail Hierarchy**

The Council will protect and enhance the following hierarchy of Town, and Local centres in the District. A sequential approach will be taken to assessing development proposals for the main town centre uses as defined in the NPPF, in line with this hierarchy.

**Principal Town Centres - Dronfield and Clay Cross.**

**Secondary Town Centres – Eckington and Killamarsh.**

**Local Centres – to be defined in Local Plan Part 2**

Proposals for retail and other town centre uses in the Centres defined in the Retail Hierarchy above should:

- a. Be consistent in scale with the size and function of the centre; and
- b. Safeguard the retail character and function of existing centres and not detract from their vitality and viability.

Any quantitative expansion or new provision within the town centres should contribute to enhancing the town centre public realm.

To ensure the vibrancy and economic health of the District’s centres,
the mix of uses will be controlled in order that uses other than A1 will:
   a) Contribute to the diversity of leisure and cultural attractions, without overwhelming the retail function of the centre, street or frontage by having a detrimental impact on vitality and viability
   b) Help to create an active, well used and safe evening environment, with acceptable impacts on residential amenity;
   c) help to address vacant, under-used or derelict buildings within centres
   d) Contribute to an appropriate mix of licensed premises

Primary Frontages
Primary retail frontages will be defined in the Local Plan Part 2. Within primary retail frontages, A1 (retail) uses will be supported as the predominant use.

Retail development outside centres

Small shops serving the day to day needs of local communities will be permitted within Settlement Development Limits.

In all locations outside of those identified in the retail hierarchy, the loss of local shops and other local services will be resisted, in line with Policy xx (Social Infrastructure).

Proposals for retail development in the countryside will only be permitted where they accord with Policy LP10 (Development in the Countryside) and where they are of an appropriate scale for their location.

Key Evidence Base
   • National Planning Policy Framework
   • Chesterfield Borough and North East Derbyshire District Retail Study (2008)

You told us that...

The Plan should protect and enhance the District’s town and village centres. There should be appropriate additional service, retail, leisure and employment uses in the centres.

Alternative Options considered but not selected...

None. National policy is clear on the policy requirements for local plans for new retail development

The NPPF tells us that...

Planning policies should be positive, promote competitive town centre
environments and set out policies for the management and growth of centres of the plan period. Local Planning Authorities should:

- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality
- Define a network and hierarchy of centres that is resilient to anticipated future economic changes
- Define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations
- Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres; and
- Set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to, town centres (paragraph 23)

Policy implements Local Plan Objectives: D1, D2, D3

How will the policy be monitored?

Indicator:
1. Percentage of primary frontage in main towns in use as retail (A1)
2. Vacancy rates in retail centres
3. Approved and completed retail floorspace outside retail centres

Target:
1. None

Tourism

7.25 A healthy tourism economy can help sustainable economic growth in the District, building on both North East Derbyshire’s proud heritage and its location on the fringe of the Peak District. This will help to support and maintain communities and community facilities, especially in rural areas, and maintain attractive environments. The visitor economy is a significant, growing and a resilient part of the District’s economy, supporting around 1,800 jobs and with annual expenditure well in excess of £100m\(^{12}\).

7.26 The Plan aims to support the District’s role as a visitor/tourist destination, building on and adding to, the strength of existing attractions, townscapes and landscapes, encouraging the development of new visitor attractions and accommodation, capitalising on the District’s role and location on the Peak Fringe.

7.27 The rural and tranquil nature of much of the District’s countryside is an important asset for residents and visitors. Therefore, development

\(^{12}\) North East Derbyshire Housing & Economic Development Strategy 2015-2020
within the countryside needs to be compatible with its location in order to protect the area’s special character. It is important to ensure that all heritage and environmental assets are both protected and supported in appropriate ways to enable them to flourish.

7.28 New tourist attractions will be directed to accessible and sustainable locations, particularly the main towns and larger settlements in order to expand the tourism offer in the District and encourage visitors to stay longer. Where it is appropriate, tourism development in less accessible locations should be focussed on the conversion of existing buildings and developments that contribute to rural diversification, enjoyment of the countryside, and access to heritage.

7.29 The Local Plan seeks to support sustainable rural tourism development which can be shown to benefit rural communities and businesses, and which respect the character of the countryside. Planning for tourism in rural areas of the District should make the most of the area’s rural assets, enriching and enhancing them, rather than harming the very character, quality and beauty that makes them attractive to visitors and residents. This can be achieved by ensuring that developments and levels of visitor activity are not likely to significantly affect key assets, including protected sites and species, landscape character and historic buildings and conservation areas.

Canals and Waterways

7.30 The Chesterfield Canal crosses the north east of the District and runs through Killamarsh. Work on its restoration is in progress. The conservation, renovation and restoration of the canal has the potential for far reaching benefits. The Chesterfield Canal partnership has reopened more than 5 miles of navigable waterway and is seeking to have the full length of the canal reconnected to the national network. In general, canals and canal routes are an important element of green infrastructure, linking homes and communities, workplaces and services, and providing access to the wider countryside. They often provide a role on linking fragmented habitats over degraded land.

Policy LP18: Visitor Economy and Tourism

Proposals for tourism development in the District will be permitted where they:

a) Are located in sustainable and accessible locations areas that can accommodate additional visitor numbers without detriment to the environment or the vitality of existing centres; and

b) Are appropriate to the site’s location in terms of scale, design, or materials; and
Tourist Accommodation

7.31 Visitor accommodation in rural areas, in suitable locations, can have a positive impact on the local economy. Appropriate conditions restricting this accommodation to holiday use will be applied, to avoid the provision of owner occupied second homes which are economically less beneficial and do not positively contribute to sustainable communities.

7.32 The occupation of static caravans for permanent residential use is not considered appropriate unless they are located within an established static caravan park specifically developed for that purpose. Storage sites for touring caravans help remove caravans from residential areas where they are often unsightly. However, sites need to be secure, well screened throughout the year, and preferably located close to settlement where they can easily access and support local shops and services.

7.33 Proposals for visitor accommodation in the countryside would need to be accompanied by a business plan which identifies tourism related needs and demonstrates the likely impact on business viability.

Policy LP19: Tourist Accommodation

New visitor accommodation, or extensions to existing visitor accommodation, will be permitted where:

a. It is appropriate to the scale and character of the area; and
b. It is not used for permanent residential occupation

Proposals for visitor accommodation in the countryside will be permitted where:

c. It is an extension to existing visitor accommodation and helps to ensure future business viability; or
d. It is in accordance with Policy LP10 (Development in the Countryside); or

Proposals for new, and extensions to existing, sites for chalets, camping, and touring caravans, along with associated storage, will be permitted where they meet criteria a to h; and:

   e. They are adequately screened all year round; and

   f. They are laid out in a manner which would not adversely affect the character of the area; and

   g. The materials and colour of the chalets and caravans, services and infrastructure are appropriately designed to reduce the visual impact of the proposal on the landscape; and

   h. They do not significantly adversely affect the amenity of local residents.

Proposals for new static caravan sites will be subject to the same planning controls as residential development, and should be located within Settlement Development Limits.

Key Evidence Base

- National Planning Policy Framework

You told us that...

The Plan should encourage tourism development and rural diversification and activities. The District’s natural and historic assets and access to the countryside provide important tourism opportunities. The Plan should encourage appropriate facilities for tourism accommodation.

Alternative Options considered but not selected...

None; NPPF identifies a need to support and guide tourism development.

The NPPF tells us that...

Plans should support sustainable rural tourism and leisure developments that benefit businesses, communities and visitors in rural areas, and which respect the character of the countryside (para 28). This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres (para 28). The planning system should contribute to and enhance the natural environment including protected wildlife, geodiversity sites, and landscape areas in a way which is appropriate to their status (para 109) Local Authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, while recognising that heritage assets are an irreplaceable resource (para 126).
Policy implements Local Plan Objective: D12

<table>
<thead>
<tr>
<th>How will the policy be monitored?</th>
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<tbody>
<tr>
<td>Indicator:</td>
</tr>
<tr>
<td>1. Number of completed new or improved tourist attractions in the District</td>
</tr>
<tr>
<td>2. Net additional bed spaces</td>
</tr>
<tr>
<td>Target:</td>
</tr>
<tr>
<td>1. No target</td>
</tr>
<tr>
<td>2. No net loss</td>
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</tbody>
</table>
8. SUSTAINABLE PLACES

Towns

Dronfield

8.1 Dronfield is the largest town in North East Derbyshire, and the only one with a train station. Historically, Dronfield developed as two settlements; the principal one being on the hillside around the Parish Church and the secondary, more industrialised township, in the valley below, strung out along the River Drone beside the Chesterfield to Sheffield Road. It is highly constrained by the Green Belt that helps prevent Dronfield from merging with Chesterfield, to the south, and Sheffield, to the north. As a retail and service centre it serves the needs of local residents and residents of the villages between the two major centres of Chesterfield and Sheffield. Dronfield also attracts passing trade from the B6158, though this is limited due to the A61 Dronfield-Unstone bypass.

8.2 Dronfield has many positive assets, including two Conservation Areas (the town centre and a small area in Dronfield Woodhouse), together with a further Conservation Area in Coal Aston, which forms part of Dronfield Parish. The town also has a significant number of listed buildings, and low levels of deprivation, which together with the countryside setting make it an attractive place to live and work. The train station is a highly valued transport facility both within Dronfield and for the district as a whole, providing excellent links to Sheffield and Chesterfield as well as locations further afield.

8.3 Dronfield has got a reasonable mix of house types, although is perhaps lacking smaller properties (the proportion of terrace housing is below the district average). In terms of tenure, there is an imbalance, with only 10% social rented, half the district average. This needs addressing in order to provide a well balanced mixed and sustainable community.

8.4 Based on 2011 population figures and using the current standards (which will be reviewed in Local Plan Part 2), Dronfield is significantly lacking in green space, outdoor sports and children’s play space. The council acknowledges that due to the Green Belt constraints and limited sites within the town, it is unlikely that this deficiency will be addressed in full. The NPPF, however, does allow for the provision of such uses on Green Belt land in exceptional cases. The Council’s approach to this is set out in Policy LP13: Exception Sites for Affordable Housing. This also means that the existing green spaces within the Settlement Development Limit, including the large green places such as Sindlefingen Park, will need to be very strictly protected.
Dronfield Town Centre

8.5 The town centre health check shows that between 2008 and 2013 there has been a sharp drop in the amount of office floorspace, but the number of shops has increased, and the town centre remains relatively buoyant. Evening uses stand at 9.4% of total floorspace, mainly made up of cafes and takeaways, with a particular concentration of uses on Chesterfield Road. Vacancy rates of ground floor retail floorspace have decreased in a period where many towns have seen a significant increase, and are well below the national average. In relation to the national averages, ground floor retail figures show that in 2013 comparison retail was well below the national average for floorspace, balanced by the level of convenience floorspace which is significantly higher than the national average. Service retail is broadly in line with the national average. Overall, the town centre is performing well, providing a decent range of town centre uses and types of shop. Car parking is an issue however, both in overall terms and in accessibility. In the town centre in 2013 around 4% of car parking bays were disabled bays. This is below the recommended 6% of bays (or 3 bays per car park) as set out in the DETR Advisory Leaflet 5/95.

8.6 Dronfield Heritage Trust and the Town Council are both active and the initiatives such as the Barn project are positive additions to the town’s heritage and attractions. The market and historic aspects to the town are real opportunities, but the spread out form of the town and the condition of the civic centre need addressing in order to maintain the vitality and viability of the town centre.

Policy LP20: Dronfield

Dronfield will maintain its role as the social and economic focus of the north of the District.

Provision will be made for at least 285 more homes by 2031 and employment land in accordance with Policy LP16.

Sites for new housing will be allocated on a range of previously developed and greenfield sites within the Settlement Development Limit.

The efficient reuse of previously developed land within Dronfield will be encouraged, including sites within the Town Centre where such development would help to meet housing needs, including living above shops.

Due to Green Belt constraints, the Council will seek to facilitate the development of land for housing and employment, and will support proposals that provide infrastructure improvements required to unlock the development potential of sites.

In order to maintain Dronfield as a Principal town, the Council will:
- Redefine the town centre to provide a more coherent and compact centre (in Local Plan Part 2)
- Redefine surrounding shopping parades as Local Centres (Boundaries will be identified in the Local Plan part 2 see policy LP17)
- Support proposals that maximise the benefits from, and protect and improve access to, the railway station
- Help to re-balance the local housing market through the provision of affordable housing in line with Policy LP7: (Green Belt)
- Encourage proposals that facilitate the provision of new green space, outdoor sports facilities and children’s play space to meet identified needs
- Encourage uses within the town centre that enhance the offer of the town as an evening destination, particularly leisure facilities

Key Evidence Base

- National Planning Policy Framework
- The Northern Settlements Housing Capacity Study 2012
- Housing Needs, Market and Affordability Study (HNMA) (2011)
- North East Derbyshire Strategic Green Belt Functionality Study (2014)

You told us that...

The Green Belt around Dronfield is very important to local people. Previously developed land within the settlement should be used for development and green spaces should be preserved. The Plan should also respect the local character of the town.

Alternative Options considered but not selected...

None

The NPPF tells us that...

Plans should be positive, recognising town centres as the heart of their communities, and set out policies for the management and growth of centres, supporting their vitality and viability.

Policy implements Local Plan Objective: N1

How will the policy be monitored?
Indicator:

Target:
No target
Map 9: Dronfield Town Map

Key

- District boundary
- Settlement development limit
- Green belt
- Town centre
- Leisure centre / swimming pool
- Zone 3 flood risk
- River
- Railway line & station
- Civic centre
- Protected employment sites
- Main parks
- Conservation area

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Ordnance Survey 100019655
Clay Cross

8.7 Clay Cross is located on the main A61 corridor between Chesterfield and Alfreton, bordered to the east by the Midland Mainline railway, and the River Rother. To the west, there is very attractive and sensitive Peak fringe landscape, which is a recreational, visual and biodiversity asset.

8.8 Clay Cross has many positive assets with a good range of services and facilities, excellent bus routes and frequency of services, local employment opportunities, and a choice of development sites. It is a relatively modern town but with a rich heritage dating back to the nineteenth century and the development of coal mining and its links with George Stephenson. The town benefits from a historic core of Victorian buildings, with the best preserved historic buildings along High Street and Market Street, together with Clay Cross Hall and its parkland setting, protected since 2010 with Conservation Area designation. There are larger commercial buildings to the north of the town which is where the former Bi-Waters site is located. The eastern and south eastern areas of the settlement are mainly residential in character. Sharley Park is a large attractive green space in the centre of the town and a focus for recreation, containing a leisure centre, and sports facilities. It is also the location of a community hospital.

8.9 The A61 is subject to congestion as it passes through Clay Cross, especially during peak hours and whenever there is congestion or disruption on the M1. In 2010 protected schemes (in the Local Transport Plan) for a Market Street diversion in Clay Cross were ‘rescinded’, meaning that the County Council no longer intends to promote them and will not seek the protection of any land against other forms of development. A Clay Cross rail station is identified in the Local Transport Plan 3 as having the potential for appraisal as County Council sponsored scheme (see Policy LP36 Provision & Safeguarding of Transport Infrastructure). Provision of a railway station as part of the development of the Bi-Waters site is a priority of the Council. (See Policy LP4 Biwaters).

8.10 There are issues that need addressing, including a significant deficiency in outdoor sports facilities, high unemployment despite the proximity of jobs, traffic congestion and some areas are require better management and maintenance. There is a significantly above average (District and national) percentage (31.4%) of social rented housing in Clay Cross, as set out in the Settlement Role and Function Study 2013 Update. A good balance of different housing types and tenures is important in maintaining a sustainable community. Clay Cross falls within the top 20% nationally of most deprived communities as identified in the national Indices of Multiple Deprivation.
Clay Cross Town Centre

8.11 The town centre health check shows that between 2008 and 2013 the number of units in the town centre has increased by 15, with a resulting increase in floorspace of around 7000sq m, due to the new Tesco and Bridge Street development. There has been a notable increase in service retail beauty sector. Takeaways are a significant element of the town centre offer at 8.5% of units, and along with public houses, represent the majority of evening uses with a particular concentration of activities in High Street and Market Street. Despite the overall increases in floorspace, vacancy rates of ground floor retail floorspace have doubled between 2008 and 2013, and are above the national average, as is the amount of charity shop floorspace. Recent surveys (Citizens Panel) indicate that people using the town centre are dissatisfied with road traffic, the quality of the pedestrian environment, graffiti and emissions from traffic. Facilities for cyclists are limited. The first phase of the pedestrian walkway through the town (the esplanade) associated with the new Bridge Street development is improving the accessibility and environment for pedestrians, although the narrow pavements on High Street and high volumes of traffic create difficulties for those walking in some areas of the town. There is a good amount of public and private surface car parks in the town. There are opportunities to enhance the market and provide indoor market, and to build on the good location on the A61. The new Tesco and Bridge Street development is a benefit to the town, but has skewed the balance of the town in terms of lacking a defined centre.

Clay Cross Regeneration Framework

8.12 In 2013 the council adopted a regeneration framework for Clay Cross, with the vision that “Clay Cross will capitalise upon its unique location within the Sheffield City Region and proximity to the Peak District National Park to create a successful independent town.” The framework identified 5 action areas:

- Town Centre: consolidating strengths.
- High Street: reinforcing gateways.
- Bridge Street Triangle: develop potential.
- The former Biwaters site: delivering 21st century communities.
- Coney green: growing employment opportunities.
Table 5: Key priorities and projects identified in the Clay Cross Regeneration Framework:

- Regeneration of the land and buildings north of Market Street
- Revision and improvement to the bus station to create an enhanced pedestrian environment
- Provision of a market square to create a hub to pedestrian routes.
- Better physical links between public buildings - adult education centre, library, job centre and Citizens Advice Bureau
- Creation of a ‘Community Campus’ – grouping of civic and amenity facilities hospital and leisure centre provide an important community hub facing onto Market Street
- Arts/cultural and heritage/youth facilities if viable and sustainable
- Protection of existing urban quality in the conservation area.
- High quality landscaping
- Quality office space to maintain existing and attract new businesses
- Implement town centre pedestrian priority
- Implement town centre parking accessed directly off A61
- A new route for the A6175 through the former Biwaters site to provide a direct link to the Coney Green end of Market Street
- Developing town centre gateways on the A61 and Market Street
- Opportunity to improve the public realm and the shop fronts including personalising shops and restoring advertising signs
- Proposals for short term/temporary uses for vacant sites and shops will be encouraged and a flexible approach to uses will be taken where proposals offer street scene improvements
- Protection of the church of St. Bartholomew’s, including views
- Address the narrowness of the pavements on High Street
- Consistent improvements to boundary treatments and a common approach to business signage
- Develop Bridge Street Triangle as a modern employment quarter
- Develop additional outdoor sports and leisure facilities at Sharley Park
- Build upon the sports role of Egstow Park
- Extend Kenning Park up to Clay Lane providing improved connections to the town centre and improve, extend and regenerate the existing allotments
- Secure the Railway Esplanade to deliver a high quality public realm spine planted with an avenue of trees that recreate the railway tunnel through the town.
- Focus public realm improvements including public spaces on the key movement routes, regeneration areas, and parks.
- Preparation of development briefs for key sites
Policy LP21: Clay Cross

Clay Cross will maintain its role as the main social and economic focus of the southern sub area of North East Derbyshire District.

Provision will be made for at least 735 more homes by 2031 and employment land in accordance with Policy LP16.

Sites for new housing will be allocated on a range of previously developed and greenfield sites within and on the edge of the Settlement Development Limit.

All development proposals will be expected to demonstrate how they contribute to the successful delivery of the Clay Cross Regeneration Framework key priorities and projects set out in Table 5. In particular, the council will:

- Support the reuse of previously developed land within and on the edge of Clay Cross where appropriate, including sites within the Town Centre and living above shops.
- Seek to provide a new outdoor sports facility in Sharley Park in line with Policy XX
- Protect, implement and maintain the route of the esplanade as shown on diagram XX
- Protect sites/land for the future provision of a railway station
- Protect and enhance the church of St Bartholomew’s including views to and from the church
- Safeguard/allocate land off the A61 for parking provision
- Identify/allocate Bridge Street triangle as an employment area in accordance with policy LP16
- Redefine the town centre boundary in Local Plan part 2 based around a new market square off Market Street as shown on diagram XX
- Take a flexible approach to uses to encourage proposals for development that will help to secure the regeneration of land north of Market Street
- Encourage uses within the town centre that enhance the offer of the town as an evening destination, particularly arts and cultural uses and social/leisure facilities for young people
- Continue to work with partners to deliver regeneration projects to benefit the most deprived members of the community
- Ensure that Local Labour Agreements are secured on major developments in order to provide employment and training opportunities to local people

New retail development will be focused in and on the edge of the town centre, with limited new provision as part of a new neighbourhood centre to be accommodated within the BiWaters Strategic site as set out in Policy LP4.
Key Evidence Base

- National Planning Policy Framework
- Clay Cross Regeneration Framework

You told us that...

The Plan should support the regeneration of Clay Cross and the town’s role as the largest centre in the south of the District. Development should preferably take place on previously developed land, and respect the local character of the town.

Alternative Options considered but not selected...

None

The NPPF tells us that...

Plans should be positive, recognising town centres as the heart of their communities, and set out policies for the management and growth of centres, supporting their vitality and viability.

Policy implements Local Plan Objective: S2

How will the policy be monitored?
Indicator:

Target:
No target
Map 10: Clay Cross Town Map

Key
- Gray Settlement development limit
- Star Town centre
- Swimming pool Leisure centre / swimming pool
- House Major housing commitments
- Blue River Zone 3 flood risk
- Railway line Railway line
- Protected employment sites Protected employment sites
- Green Main parks
- Cross Conservation area
- Pink Biwaters strategic site
- Bus Bus station
- Esplanade Esplanade
- Community hospital Community hospital
- Local settlement gaps Local settlement gaps
- Bridge Street triangle Bridge Street triangle
- New market square New market square

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Ordnance Survey 100010665
Eckington

8.13 Eckington is a small town, located to the east of Dronfield, close to the boundary with Sheffield to the north. The town centre serves the retail and service needs of residents from the town itself, as well as surrounding villages including Mosborough, Renishaw and Marsh Lane. The town centre has benefited in recent years from many improvements, including the resurfaced cobbled market street which is pedestrianised. The town also benefits from many historic buildings, protected by the Eckington and Renishaw Conservation Area. The town is constrained by the Green Belt and accordingly, there are very limited opportunities for new development.

8.14 Although there is a significant need for affordable housing in the Northern sub area, there is above average (District and national) percentage (29%) of social rented housing in Eckington, as set out in the Settlement Role and Function Study 2013 Update. There is a good balance of house types in Eckington, which will need to be maintained. The council acknowledges that due to limited development opportunities and the approach to affordable housing as set out in policy LP7 (Green Belt), there will be limited new market housing. In order to maintain a good balance of different housing types and try to redress the imbalance in tenures is very important to achieve the best mix on any sites that do come forward, either as allocations or windfalls.

8.15 There is a deficiency of Green Space in Eckington, based on 2011 population figures and using the current standards (which will be reviewed in Local Plan Part 2). The council acknowledges that due to the Green Belt constraints and limited sites within the town, it is unlikely that this deficiency will be addressed in full. The NPPF, however, does allow for the provision of such uses on Green Belt land in exceptional cases. The Council’s approach to this is set out in Policy LP13: Exception Sites for Affordable Housing. This also means that the existing green spaces within the Settlement Development Limit will need to be very strictly protected.

Eckington Town Centre

8.16 Between 2008 and 2013 the number of units in the town centre has stayed the same, and apart from increases in comparison and residential and a drop in vacant units, the changes in the town centre have been relatively minor. In 2013 evening uses made up 9.2% of units, the majority being cafes and takeaways concentrated on Market Street and to a lesser extent on Southgate. Eckington market continues to contribute to the town centre.

8.17 Ground floor retail figures show that in 2013 comparison retail was significantly below the national average, balanced by the level of convenience floorspace which is significantly above the national
average. Although overall vacancies have reduced, the levels of vacant ground floor retail are above the national average at 13.2% by premises (national average is 11.54% GOAD data 2012), and 13.6% by floorspace (national average is 9.38% GOAD data 2012).

8.18 The Eckington health centre and pharmacy on Gosber Road on the edge of the town centre along with the significant number (9) of A1 retail uses, mainly comparison and service retail, on High Street, could form extensions to the town centre boundary, which will be investigated to inform the Local Plan Part 2.

8.19 A recent survey (Citizens Panel) indicated that although the majority of people use the car to travel to Eckington, a significant number walk, and none cycle. The survey revealed dissatisfaction with road network access and road traffic, cycle routes and cycle parking, footpaths, paving and street furniture. Almost half of respondents felt that Eckington town centre does not feel like a place with a distinctive character, and a significant number felt that the town centre area was not well defined.

8.20 The Eckington Town Centre Development Framework, adopted in May 2012, provides the context for the spatial approach to new development in the town centre taken by the Local Plan. The revitalisation of the town centre is the principal aim of the Framework. The Framework sets the following strategic objectives:

Table 6: Eckington Framework Strategic Objectives

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<thead>
<tr>
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<tbody>
<tr>
<td>1.</td>
<td>To encourage the revitalisation of Eckington town centre with a distinctive and robust retail core</td>
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<td>2.</td>
<td>To promote the heritage and tourism offer within Eckington whilst strengthening local identity and civic pride</td>
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<tr>
<td>3.</td>
<td>To create an attractive and legible network of streets, footpaths and spaces</td>
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<td>4.</td>
<td>To encourage activity throughout the day within the town centre</td>
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<td>5.</td>
<td>To promote a democratic centre- accessible to all and with facilities for all</td>
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<td>6.</td>
<td>To provide diversity of compatible uses within the town centre</td>
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<td>7.</td>
<td>To support local employers and employment initiatives which can stimulate development</td>
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<tr>
<td>8.</td>
<td>To integrate the town into its context through public transport and green links</td>
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</tbody>
</table>

8.21 The Eckington Framework identifies the main town centre development opportunities as the redevelopment of Northgate House, a reorganisation of the bus station to free up land off Pinfold Street, perhaps incorporating this with the land to the rear of Market Street, the Market Street (Foxes Yard) car park and rationalisation of the ‘civic
campus’ area (library, swimming pool etc). It is important that these opportunities are capitalised on within the Local Plan.

<table>
<thead>
<tr>
<th>Policy LP22: Eckington</th>
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</thead>
<tbody>
<tr>
<td>Eckington will maintain its role as a secondary town providing local services to its wider rural catchment area in the northern sub area of the District.</td>
</tr>
<tr>
<td>Provision will be made for at least 260 more homes by 2031 and employment land in accordance with Policy LP16.</td>
</tr>
<tr>
<td>Sites for new housing will be allocated on a range of previously developed and greenfield sites within the Settlement Development Limit.</td>
</tr>
<tr>
<td>All development proposals within and on the edge of the town centre will be expected to demonstrate how they respond to the objectives of the Eckington Town Centre Development Framework set out in Table 6. In particular, the council will encourage proposals that:</td>
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<tr>
<td>- facilitate the provision of green space to address identified deficiencies</td>
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<tr>
<td>- provide a mix of housing tenures including open market, private rented and affordable housing</td>
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<tr>
<td>- improve the accessibility of the town centre for pedestrians and cyclists</td>
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<tr>
<td>- incorporate public realm improvements within the town centre</td>
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<tr>
<td>- protect and enhance the role of the Civic Campus</td>
</tr>
<tr>
<td>- facilitate the regeneration of Northgate House</td>
</tr>
</tbody>
</table>
Key Evidence Base

- National Planning Policy Framework
- Eckington Town Centre Development Framework (2012)
- The Northern Settlements Housing Capacity Study 2012
- Housing Needs, Market and Affordability Study (HNMA) (2011)
- North East Derbyshire Strategic Green Belt Functionality Study (2014)

You told us that...

The protection of services in Eckington is important to local people. Accessibility through the town centre, as well as to and from the town centre, should be improved. The Plan should assist in making the town centre a vibrant place, which attracts an increased footfall.

Alternative Options considered but not selected...

None

The NPPF tells us that...

Plans should be positive, recognising town centres as the heart of their communities, and set out policies for the management and growth of centres, supporting their vitality and viability.

Policy implements Local Plan Objective: N1

How will the policy be monitored?

Indicator:

Target:
  No target
Map 10: Eckington Town Map

Key

- District boundary
- Settlement development limit
- Green belt
- Town centre
- Leisure centre / swimming pool
- Major housing commitments
- Protected employment sites
- Bus station
- River
- Zone 3 flood risk
- Railway line
- Civic campus
- Conservation area
- Renishaw Hall
- Renishaw Park
Killamarsh

8.22 Killamarsh is a small town, located in the north eastern corner of the district, close to the boundaries with Sheffield and Rotherham. The town is well served by public transport, with regular buses to and from surrounding large urban areas of Sheffield, Rotherham, Chesterfield and Worksop. There are good links to the Super Tram network with buses to Crystal Peaks and Halfway in Sheffield. The town is constrained by the Green Belt and accordingly, there are very limited opportunities for new development.

8.23 The Chesterfield Canal, which was routed through Killamarsh, opened in 1777 and played an important part in the social and economic development of Killamarsh up until its closure in the 1950’s. Currently the canal route through Killamarsh plays an important role as a recreation and green infrastructure route, along with the Trans Pennine Trail to the west of Killamarsh.

8.24 There is a significant deficiency of Green Space and outdoor sports facilities in Killamarsh, based on 2011 population figures and using the current standards (which will be reviewed in Local Plan Part 2). The Council acknowledges that due to the Green Belt constraints and limited sites within the town, it is unlikely that this deficiency will be addressed in full. The NPPF, however, does allow for the provision of such uses on Green Belt land in exceptional cases. The Council’s approach to this is set out in Policy LP13: Exception Sites for Affordable Housing. This also means that the existing green spaces and outdoor sports within the Settlement Development Limit will need to be very strictly protected.

8.25 The current housing stock is well balanced, with both type and tenure broadly in line with the district average. It is important to maintain this balance to ensure a sustainable community.

Killamarsh Town Centre

8.26 Recent Town Centre Health Check has revealed that between 2008 and 2013 the number of units in the town centre has increased by 2, with a significant decrease in the amount of vacant floorspace due to the Aldi development. In 2013, vacancy rates were 8.9% by premises (national average is 11.54% GOAD data 2012), and 4.6% by floorspace (national average is 9.38% GOAD data 2012). In 2013 half of vacancies were on Sheffield Road. Takeaways make up a significant element of the town centre offer at almost 10% of units, and account for the majority of evening uses with a particular concentration on Bridge Street and Sheffield Road. This is almost double the national average for fast food and takeaways (2012 GOAD data) is 5.52% of units.
8.27 There is a good amount of public and private surface car parks in the town, with much of it free, although in 2013 only 4.5% of designated car parking bays were disabled bays which is below the recommended 6% of bays (or 3 bays per car park) as set out in the DETR Advisory Leaflet 5/95. Recent surveys (Citizens Panel) indicate that a significant number of people walk into the town centre, and there is a high level of satisfaction with footpath routes into the town centre. None, however, cycle, and there was a notable dissatisfaction with open space, and no public green open spaces within the town centre.

8.28 The route of the Chesterfield Canal runs through the town but is not currently navigable and some sections are built on. The Council alongside other Partners (through the Chesterfield Canal Partnership) is committed to protecting the original route of the Chesterfield Canal and securing its full restoration acknowledging the economic and regeneration benefits this can bring to communities along its length. The Chesterfield Canal Trust is also very active in terms of work to improve the canal and its immediate environs.

Policy LP23: Killamarsh

Killamarsh will maintain its role as a secondary town providing local services to its wider rural catchment area in the northern sub area of North East Derbyshire District.

Provision will be made for at least 155 more homes by 2031 and employment land in accordance with Policy LP16.

Sites for new housing will be allocated on a range of previously developed and greenfield sites within the Settlement Development Limit.

In order to maintain Killamarsh as a sustainable town with a healthy vibrant centre, the council will:

- Encourage proposals that facilitate the provision of new green space and outdoor sports facilities to address identified deficiencies
- Protect the original route of the Chesterfield Canal as shown on Diagram XX
- Encourage proposals that enable the reinstatement of the canal along the original route or any preferred alternative route as agreed by the Chesterfield Canal Partnership
- Improve facilities for cyclists in the Town Centre
- Focus new social infrastructure in the Community Campus area as shown on Diagram XX
- Retain the existing town centre boundary

Key Evidence Base

- National Planning Policy Framework
- The Northern Settlements Housing Capacity Study 2012
- Housing Needs, Market and Affordability Study (HNMA) (2011)
- North East Derbyshire Strategic Green Belt Functionality Study (2014)

You told us that...

The Green Belt around Killamarsh is important to local people, as well as the protection of services and infrastructure. The Plan should also encourage the reinstatement of the Chesterfield Canal through Killamarsh.

Alternative Options considered but not selected...

None

The NPPF tells us that...

Plans should be positive, recognising town centres as the heart of their communities, and set out policies for the management and growth of centres, supporting their vitality and viability.

Policy implements Local Plan Objective: N1

How will the policy be monitored?

Indicator:

Target:
  No target
Large and Small Settlements

8.29 The District’s large settlements have a very important role to play in meeting the day to day service and community needs of our residents, and providing attractive and sustainable places to live. A number of the large settlements have a good range of shops and facilities, which will be identified as Local Centres in the Local Plan Part 2 in order to protect and enhance them for the benefit of local communities. A significant number of large and small settlements have identified deficiencies in green infrastructure and sports space, and a housing imbalance which does not enable mixed and sustainable communities.

8.30 Some of the District’s small settlements, very small villages and hamlets as set out in the Settlement Hierarchy do not have a defined settlement boundary. These places tend to have very limited or no provision of services and facilities. Some are not very compact or comprise scattered or loose knit groupings of buildings and farms where development could have a significant adverse effect on the character of the settlement. The council does, however, acknowledge that all settlements have a role to play in meeting the housing needs of the District.

8.31 The distribution of housing by settlement is informed by specific requirements that have been identified in some settlements (as set out in table 7), where higher levels of growth could provide the opportunities and flexibility to deliver the necessary range of housing types and tenures, including specialist housing for older people. For those places which would benefit from regeneration initiatives, new development can help to lever in contributions to provide community facilities for example, and contribute to regeneration projects.
Table 7: Specific Requirements identified in Large and Small Settlements

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Affordable Housing</th>
<th>Market Housing</th>
<th>Larger Dwellings</th>
<th>Smaller Dwellings</th>
<th>Housing for Older People</th>
<th>Green Space</th>
<th>Outdoor Sports Facilities</th>
<th>Local Labour Agreements</th>
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Policy LP24: Large and Small Settlements

In large and small settlements as defined in the Settlement Hierarchy, sites will be allocated for new housing in line with recommended growth as set out in Table 3.

In order to address identified needs and create mixed and balanced communities in large and small settlements, major development proposals are expected to provide a mix of housing types and tenures, new green space, outdoor sports facilities and employment and training opportunities for local people secured through Local Labour Agreements on major developments, as indicated in table 7.

Until boundaries for local centres in large settlements are defined in the Local Plan Part 2, proposals for new employment development within and on the edge of large settlements will be permitted where they are:
- easily accessible by public transport
- compatible with neighbouring uses

Key Evidence Base

- National Planning Policy Framework
- Settlement Role & Function Study

You told us that...

Alternative Options considered but not selected...

The NPPF tells us that...

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural, and historic environment, as well as in people’s quality of life, including making it easier for jobs to be created in towns and villages, achieving net gains for biodiversity, achieving better design and better places, as well as widening the choice of high quality homes.

Policy implements Local Plan Objective: N1

How will the policy be monitored?

Indicator:

Target:
No target
9. SUSTAINABLE DEVELOPMENT AND COMMUNITIES

9.1 Achievement of sustainable development is a fundamental aim of the planning system. The principles of sustainable development and what this means in North East Derbyshire, are set out in Policy LP1 (Sustainable Development). Sustainable development is the principle which forms the basis of each policy in the Local Plan, including those that seek to ensure the protection and enhancement of the District’s environment.

Protecting & Enhancing the Environment

Sustainable Design

9.2 The Local Plan can make a major contribution to mitigating and adapting to climate change by shaping new and existing development across North East Derbyshire’s in ways that reduce carbon emissions and build community resilience to problems such as flooding or extreme heat events. To support the District’s resilience to a changing climate and to tackle climate change locally the Council is seeking to adopt a strategic policy that relates to sustainable design and construction.

9.3 The Council has produced a Successful Places design guidance document, in partnership with Bolsover District Council, Chesterfield Borough Council and Bassetlaw District Council. This document primarily supports the creation of locally distinctive, well designed places to live. One of the key considerations to creating ‘successful places’ is addressing sustainability.

9.4 The 2008 Climate Change Act sets out the Governments legally binding, long-term framework for cutting carbon emissions by 80% by 2050. Changes to the Building Regulations are bringing higher standards for CO₂ emissions, meaning that increasingly, there will be less need for planning policies to set local targets and standards for carbon reduction in new development. The Government requires all new homes (from 2016) and all new non-domestic buildings (from 2019) to abate 100% of their net regulated carbon emissions. This can be achieved through a combination of fabric efficiency and on and off site renewable or low carbon technologies. The Government’s definition of ‘zero carbon’ covers only those emissions which are within the scope of the Building Regulations, such as those from heating, ventilation, hot water, fixed lighting and building services. In some cases, it can be difficult to achieve zero carbon on site and that remaining emissions, once energy efficiency and low carbon generation have been accounted for, should be mitigated in other ways. This is known as ‘Allowable Solutions’. When and if the Government makes a formal decision on Allowable Solutions, this may trigger a review of this policy to enable the Council to become eligible
as an Allowable Solutions Provider, managing a carbon offset fund that could support low carbon infrastructure or improvements to existing buildings and the alleviation of fuel poverty.

9.5 To achieve sustainable development, the development industry needs to implement sustainable design and construction practices. This is the careful consideration of how the design, building services and project management from inception can influence the amount of resources used during a development’s construction, occupation and management.

9.6 It is generally acknowledged that designing-in sustainability measures at the outset of a development’s design can minimise any additional perceived costs. The Council will require all development to achieve a high quality of design, in relation to places, spaces, and buildings, including extensions, alterations and changes of use of existing buildings. Development proposals should create a strong sense of place, drawing on the local context and being complimentary to the locality. Development is expected to aim for zero carbon emission standards. Water efficiency is required through the Water Framework Directive and water efficiency measures should be incorporated into all new development, acknowledging that more efficient use of water also leads to energy efficiency.

9.7 Applications for new major development must be accompanied by a full Sustainability Statement\(^\text{14}\), demonstrating how proposals will make a positive contribution to the character and sustainability of North East Derbyshire. Applications will be expected to refer to any new national standards arising from the Government’s Housing Standards Review in respect of accessibility, space, security, water efficiency, energy, indoor environmental standards and materials. Where development is expected to go beyond these standards, to address local conditions, then policies to address these will be set out in the Local Plan Part 2.

9.8 Density is interlinked with design and it is essential that imaginative design solutions are encouraged to achieve appropriate density levels. Developments should make efficient use of land and resources by considering densities of 30 dwellings per hectare and above in locations with good access to public transport and facilities. Lower densities are more likely to be appropriate for smaller settlements and to provide a range and choice of housing. The density of development should be a product of a robust site assessment, included in the Sustainability Statement, which responds positively to the quality of North East Derbyshire’s environment.

9.9 Light pollution is artificial light that is allowed to illuminate on areas that are not intended to be lit. The intrusion of overly bright or poorly

\(^{14}\) A template of a Sustainability Statement can be found in the Sustainable Design Supplementary Planning Document
directed lights can cause glare, wasted energy, have impacts on nature conservation, and affect people's right to enjoy their property. It can also severely affect views of the night sky. The NPPF is clear that planning policies should limit the impact from light pollution on local amenity, intrinsically dark landscapes, and nature conservation, primarily through promoting and requiring good quality design.

Policy LP25: Sustainable Design and Construction

The Council will permit proposals without delay where they:

BUILDINGS

a. Maximise opportunities for sustainable construction techniques and minimise emissions in construction and use by minimising energy (through orientation and solar optimisation) using energy efficiently and using renewable and low carbon and renewable energy, including district heating, in accordance with the energy hierarchy\(^{15}\), and ensuring that water is used efficiently;

b. Contribute positively to an area’s character and identity, creating and reinforcing local distinctive sustainable communities;

c. Create a coherently structured, integrated and sustainable built form that clearly defines public and private space;

d. Respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational treatment, materials, streetscape, and rooflines to effectively integrate the building into its setting;

e. Contribute to the resilience of buildings and communities in the face of climate change impacts;

f. Safeguard the amenity of existing developments and create a high quality environment for future occupiers;

g. Create buildings and spaces that are adaptable to changing social, technological, economic and environmental conditions, and which are accessible to all;

h. Make use of locally sourced, sustainable high quality materials, appropriate for the development and its surroundings, including recycled materials wherever possible, and the provision of street furniture and public art where appropriate;

i. Make efficient use of land and conserve resources, particularly in and around town centres and other locations where there is good access to frequent public transport services. The density of new development should be informed by the character of the local area, contributing to sustainable design and the need to improve the mix of house types, and providing adequate green infrastructure.

j. Consider practical servicing requirements

k. Incorporate measures that promote fire safety

\(^{15}\) Energy Hierarchy: Considering firstly energy saving (switching off and saving energy), energy efficiency (better appliances with low energy usage), renewables (sustainable energy production), low carbon generation and finally considering carbon capture and to offset and compensate the impact of the development.
PLACES AND SPACES

1. Create safe, attractive, usable, vibrant, durable, and adaptable places containing high quality, energy efficient, inclusive buildings and spaces that integrate green infrastructure;

m. Create connected places that are accessible and easy to move around, and which prioritise access to pedestrians and cyclists and provide safe, convenient and attractive environment for walking and cycling;

n. Promote legibility through the provision of recognisable and understandable routes, intersections and points of reference;

o. Are sympathetic to, and conserve, historic buildings and historic landscapes;

p. Include sensitively designed adverts and signage which are appropriate and sympathetic to their local setting in terms of scale, design, lighting and materials;

q. Ensure space is multifunctional and where, appropriate, includes provision for SUDS and shading, and the use of green and brown roofs;

r. Incorporate measures to reduce any actual or perceived opportunities for crime or anti-social behaviour and promote safe living environments;

s. Minimise the impact of light pollution to an acceptable level

Key Evidence Base

- National Planning Policy Framework
- Successful Places design guidance (2014)
- Housing Standards Review (DCLG) (ongoing)

You told us that...

The Plan should consider climate change and adaptation. Sustainable building design and techniques are supported. Buildings and places should be safe and attractive and design in sustainability measures from the outset.

Alternative Options considered but not selected...

None; NPPF clearly states that good design is a key part of sustainable development.

The NPPF tells us that...

Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, take account of all the different roles and character of different areas, and support the transition to a low carbon future. Good design is a key part of sustainable development and the Government attaches great importance to it.
How will the Policy be monitored?

Indicator:
- % of major commercial development achieving BREEAM ‘Very Good’ standard to 2016
- % of major commercial development achieving BREEAM ‘Excellent’ standard after 2016

Target:
- 100%

Trigger for Review:
- Less than 100%

Landscape Character

9.10 The District’s landscape is one of contrast and diversity. The western part of the District extends up to the edge of the Peak District National Park, and comprises a highly scenic landscape with rolling hills, river valleys, extensive woodland and small attractive villages, including some of the finest Derbyshire landscape outside the National Park. The eastern part of the District contains larger settlements and alongside evidence of their industrial past are large areas of attractive countryside where the landscape has a distinctive local character.

9.11 Its beauty and diversity are important both to the quality of life of local communities and the economic prosperity of the District as a whole. Previously, there was an emphasis on identifying and protecting high quality landscapes (resulting in the designation of Special Landscape Areas in the previous Local Plan.). In recent years, there has been an increasing recognition that all landscapes matter and that their sensitivity to development depends on their character. This character-led approach to all landscapes of whatever quality, either urban or rural, built or natural, is fundamental to the European Landscape Convention, of which the UK is a signatory.

9.12 The character of England’s landscapes is mapped at a strategic level by Natural England which identifies 159 National Character Areas (NCA). For each of these areas, they produce NCA Profiles which provide descriptive material on the character of the landscape and guidance on management. The Landscape Character of Derbyshire[^16] works within this framework, identifying and describing the key features and characteristics of the landscape of Derbyshire outside the Peak District National Park. The document supports and complements planning policies to ensure that new development respects, and enhances the local character and identify of each particular landscape.

[^16]: http://www.derbyshire.gov.uk/environment/conservation/landscapecharacter/
9.13 The Derbyshire Landscape Character Assessment classifies the landscape of the District into a range of character areas (NCA’s) and landscape character types (LCT’s) from the strategic to the local level, and provides detailed information on their character. There are four NCAs identified within the District which have been subdivided into 12 LCTs by the Derbyshire study each with common characteristics:

Table 8: Landscape Character Types

<table>
<thead>
<tr>
<th>National Character Area</th>
<th>Landscape Character Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dark Peak</td>
<td>Open Moors</td>
</tr>
<tr>
<td></td>
<td>Enclosed Moorland</td>
</tr>
<tr>
<td>Derbyshire Peak Fringe &amp; Lower Derwent</td>
<td>Enclosed Moors &amp; Heaths</td>
</tr>
<tr>
<td></td>
<td>Wooded Slopes &amp; Valleys</td>
</tr>
<tr>
<td></td>
<td>Wooded Farmlands</td>
</tr>
<tr>
<td></td>
<td>Riverside Meadows</td>
</tr>
<tr>
<td>Nottinghamshire, Derbyshire &amp; Yorkshire</td>
<td>Wooded Hills &amp; Valleys</td>
</tr>
<tr>
<td>Coalfield</td>
<td>Estate Farmlands</td>
</tr>
<tr>
<td></td>
<td>Wooded Farmlands</td>
</tr>
<tr>
<td></td>
<td>Coalfield Village Farmlands</td>
</tr>
<tr>
<td></td>
<td>Coalfield Estatelands</td>
</tr>
<tr>
<td></td>
<td>Riverside Meadows</td>
</tr>
<tr>
<td>Southern Magnesian Limestone</td>
<td>Limestone Farmlands</td>
</tr>
</tbody>
</table>

9.14 The far west of the District is in the Peak District National Park and has been assessed separately

9.15 The NPPF requires that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes and that local planning authorities should set criteria based policies against which proposals for any development on or affecting local landscape areas will be judged.

9.16 Derbyshire County Council has built on the landscape character assessment to identify ‘Areas of Multiple Environmental Sensitivity’ (AMES) which are areas of landscape identified as being sensitive with respect to a range of environmental datasets, relating to ecology, the historic landscape environment and visual unity.
9.17 The Study identifies Areas of ‘Primary Sensitivity’\textsuperscript{17}, considered to be the most sensitive areas of landscape, and which are most likely to be negatively affected by change or development. In these areas, there will be a strong focus on the protection and conservation of their environmental assets. Areas of ‘Secondary Sensitivity’ are still considered to have environmental sensitivities but are potentially weaker in one area. In these areas, the focus will be on management (conservation and enhancement), maintaining those features of existing value but also addressing those in decline (e.g. through landscape restoration and habitat creation). Areas of landscape that are not identified as being strategically sensitive through the assessment process will be the areas that might be less sensitive to change, or conversely those which would benefit from a strong forward looking strategy based on restoration/creation. In North East Derbyshire, the AMES study identifies the key areas of primary sensitivity in the Peak Fringe\textsuperscript{18}.

Policy LP26: Landscape Character

Proposals for new development will only be permitted where they would not cause significant harm to the character, quality, distinctiveness or sensitivity of the landscape, or to important features or views, or other perceptual qualities such as tranquillity unless the benefits of the development clearly outweigh the impacts.

Development proposals should have regard to the Derbyshire Landscape Character Assessment and the Areas of Multiple Environmental Sensitivity’ and contribute, where appropriate, to the conservation and enhancement, or restoration and re-creation of the local landscape.

Key Evidence Base

- National Planning Policy Framework
- Derbyshire Landscape Character Assessment

You told us that...

\textsuperscript{17} Where a Landscape Description Unit is recorded as significant for all three of the data sets (ecology, historic landscape environment and visual unity) then it is considered to be of Primary Sensitivity. If a Landscape Description Unit is recorded as being significant in 2 data sets than it is considered to be of Secondary Sensitivity.

The Plan should recognise the character and distinctiveness of the District’s landscape. Landscape quality is considered as one of the key assets of living in the District.

**Alternative Options considered but not selected...**

Identifying and designating areas based on their special landscape value. This option was not selected since it would not accord with national policy which now adopts an approach based on the character of all landscapes.

**The NPPF tells us that...**

The NPPF requires that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes and that local planning authorities should set criteria based policies against which proposals for any development on or affecting local landscape areas will be judged.

Planning should recognise the intrinsic character and beauty of the countryside. Local Plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. Where appropriate, landscape character assessments should be prepared.

**Policy implements Local Plan Objective: D9**

**How will the policy be monitored?**

Indicator:
- Appeals upheld contrary to policy

Target:
- None upheld at appeal

Trigger for Review:
- increasing trend of appeals upheld contrary to policy

**Biodiversity and Geodiversity**

9.18 Biodiversity is at the heart of a sustainable future for North East Derbyshire. The quality of the District’s countryside is clear from the substantial number of designations, including two sites of international significance to the west of the District, both within the Peak District National Park; the Peak District Moors Special Protection Area and the South Pennine Moors Special Area of Conservation.

9.19 The landscape of the District is greatly enhanced by the Peak Fringe and the close proximity of the Peak District National Park that combine to create a large and important strategic Green Infrastructure asset. The District currently contains 7 Sites of Special Scientific Interest
(which cover 208 ha or 0.75% of the District) and 207 Local Wildlife Sites (which cover 1917 ha or 6.98% of the total area.)

9.20 The NPPF confirms the government’s commitment to the conservation and enhancement of the natural environment, including the protection and enhancement of the biodiversity and the benefits of ecosystems. The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment.

9.21 Priority measures to protect and enhance the District’s natural environment are:
- To increase wildlife habitats and species in accordance with the District’s Biodiversity Action Plan.
- In partnership with Derbyshire Wildlife Trust and other stakeholders, regularly/continually review and update the District’s biodiversity designations and evidence base and aim to make enhancements to create biodiversity corridors wherever possible.

9.22 Retention of ecosystems and ecological networks, as well as their enhancement, is essential for the maintenance and recovery of priority species and habitats (Species of Principal Importance, Natural Environment & Rural Communities Act 2006 & Circular 06/2005) and their natural migration and spread in response to climate change. It also provides opportunities for green infrastructure works and landscape enhancement, and an attractive environment in North East Derbyshire to live, work and visit. Proposals for new development will be expected, as a minimum, to ensure that no net loss of biodiversity and geodiversity in the District. Proposals will be expected to actively enhance biodiversity in order to provide net gains.
Policy LP27: Biodiversity and Geodiversity

Development proposals will be expected to conserve biodiversity and geodiversity, and actively enhance biodiversity in order to provide net gains where possible.

Development proposals will not be permitted if significant harm to biodiversity and geodiversity, resulting from development, cannot be avoided, or adequately mitigated, or as a last resort, compensated for.

Development proposals will be expected to incorporate measures to enhance biodiversity within or around the development site, and to contribute to the consolidation and development of local ecological networks, including beyond the District’s boundary. Measures should be appropriate and compatible with existing biodiversity, ecosystems and designated wildlife sites.

Protected sites

Development that is likely to have significant effects upon internationally designated sites (SPAs, SACs and Ramsar sites) will not be permitted unless it can be demonstrated that there would be no adverse impacts on the integrity of the site, or the proposal is able to pass the further statutory tests of ‘no alternatives’ and ‘imperative reasons of overriding public interest’.

Development proposals which are likely to adversely impact upon a Site of Special Scientific Interest, a National Nature Reserve, a Derbyshire Local Wildlife Site, a Regionally Important Geological Site, or priority habitats of Principal Importance will not be permitted unless it can be demonstrated that the benefits of the development in the proposed location would:
   a) significantly and demonstrably outweigh the adverse impact; and
   b) make a significant contribution to the management of the site, the creation of new habitats or new ecological networks

Protected Species

Development proposals which would have a demonstrable adverse impact on protected species or their habitats including sheltering or resting places, will not be permitted unless there are demonstrable reasons of overriding public importance for European Protected Species or, in the case of other protected species, the benefits of development significantly and demonstrably outweigh the adverse impacts; and adequate mitigation or compensation measures can be provided.
Key Evidence Base

- National Planning Policy Framework
- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2010
- A Greenprint for Biodiversity in North East Derbyshire (2010)

You told us that...

The Plan should protect and enhance biodiversity and wildlife, and should consider the impact of any development upon the biodiversity and geodiversity of the area. There is a need for a quality environmental network, including a high level of biodiversity.

Alternative Options considered but not selected...

None

The NPPF tells us that...

Sustainable Development involves positive improvements to the natural environment moving from a net loss in biodiversity to net gains for nature. Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value where consistent with other policies in the NPPF. The NPPF’s objectives include minimising impacts on biodiversity and contributing to landscape scale plans for biodiversity enhancements. It also states that ‘distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directive is being considered, planned or determined. Wildlife sites which should be given the same protection as European sites are:

- Potential Special Protection Areas and possible Special Areas of Conservation
- Listed or proposed Ramsar sites
- Sites identified, or required, as compensatory measures for adverse effects on European sites, potential SPAs, possible SCs, and listed or proposed Ramsar sites

Policy implements Local Plan Objective: D8
Historic Environment

9.23 North East Derbyshire’s heritage assets are a unique and irreplaceable resource, valued by communities. Statutory designation requires the assessment of the importance of specific heritage values such as those relating to architectural or historical interest; but decisions about day to day management need to take account of all the values that contribute to significance. Moreover, all aspects of significance, including aesthetic and communal values should influence decisions about the historic environment. The Council believes that a positive strategy should be established for the conservation of the historic environment which includes both designated and non-designated heritage assets, and industrial heritage, including those considered most at risk of neglect, decay and other threats.

9.24 During 2011 and 2012 the Council pulled together all relevant information in relation to the historic environment. The key findings of the 2012 Historic Environment Study identified that within the defined ‘sub areas’ there were distinct differences in character. The towns of the north of the district hold a much finer grain of development spanning back over a much longer continued occupation of the landscape. Towns such as Dronfield and Eckington retain, at their heart, a network of medieval streets and a wealth of pre-19th century development. These places developed as a result of local industry, early on in the industrial revolution, and are characterised by local stone and retain distinct vernacular architecture. The study noted that ‘gap’ sites existed within these towns that diminish the legibility of the historic street network which represents both a weakness as well as an opportunity. Around Eckington it was identified that Renishaw Hall and the nationally recognised designations that cover it represent a significantly sensitive part of the District that could be harmed through large scale development particularly to the south of Eckington.

9.25 In contrast to the north, the south of the district witnessed widespread expansion only after the 19th century, during the latter part of the industrial revolution, with the development of the railways and coal mining. With the railways came the ability to transport building
materials around the country. As a result Clay Cross is characterised by structures of brick rather than local stone and has less vernacular and much more of a homogenised Victorian appearance. Although towns and villages in the north, south and east of the District have seen large scale residential expansion throughout the 20th century (which has done little to reflect the original vernacular), the historic core of many of the settlements remains discernible, although decline is more apparent in some areas more than others.

9.26 The western sub area is distinctly unique in that it has not witnessed any of the industrial expansions seen in both the northern and the southern sub areas during the 19th and 20th centuries. Small scale rural industries, such as quarrying and lead mining dominated the landscape which together with continued agricultural practices has left this area far wilder and less developed. Similar to the north, the west retains vernacular buildings of local materials and traditions. However these remain as isolated pockets of development that have seen little growth. The small scale nature of industry in the west is evidenced by both the lack of significant impact upon the landscape, little or no expansion of the settlements and almost little or no obvious impact upon the population as a result of decline.

Policy LP28: The Protection of the Historic Environment

The Council will seek protection of the historic environment. Where heritage assets are affected by proposed development it will seek to preserve and enhance them wherever possible. All new development must preserve or enhance the local character and distinctiveness of the local area. The Council will do this through:

a. Encouraging the use of local materials
b. Encouraging appropriate development of ‘gap’ sites within Conservation Areas where these have been identified in Conservation Character Appraisals.
c. The use of Conservation Area Character Appraisals and associated Management Plans to ensure the preservation or enhancement of the individual character of each Conservation Area.
d. The protection of designated heritage assets and their settings including listed buildings, conservation areas, scheduled monuments and historic parks and gardens.
e. Consulting the Historic Environment Record to identify and, where appropriate, seek protection and preservation in situ or recording of non-designated heritage assets in terms of previously unknown important archaeological remains, if they are likely to be adversely affected by development. All recording shall be undertaken by a suitably qualified professional prior to the development commencing and the records made publicly available.
f. Undertaking regular reviews, where possible, of Designated Heritage Assets.
g. Enhancing and preserving traditional characteristics and original, traditional or vernacular architectural features of developments and buildings throughout the district. Where substantially complete structures and original architectural features remain intact the Council will consider the use of powers under Article 4(2) Directions to ensure they remain protected in the future.

h. Identifying and establishing a list of locally important buildings and structures to be known as ‘The Local List’ which will be a material consideration as a non-designated heritage asset.

The Council has a presumption in favour of retaining non-designated heritage assets including locally listed buildings and important archaeology. Development that involves substantial harm or loss of a non-designated heritage asset will not be acceptable unless it can be demonstrated that:

I. The asset is structurally unsound and poses a safety risk (demonstrated through the submission of a Structural Report produced by a qualified Structural Engineer)
II. It is unviable to repair or maintain the asset
III. Alternative uses have been fully explored and discounted
IV. It would have wider social, economic or environmental benefits as part of a masterplanned regeneration scheme.

Where a proposal involves unavoidable harm or loss of a non-designated heritage asset the LPA will seek a replacement development of similar quality and where possible retaining important features of the heritage asset.

In relation to heritage assets known to be ‘at risk’ the Council will consider positively development proposals that seek to conserve the heritage asset in the most appropriate manner.

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Key Evidence Base

- National Planning Policy Framework

You told us that...

The Plan should protect and enhance the historic environment, and should consider the impact of any development upon heritage assets. Local residents place great importance on the historic landscape and assets.

Alternative Options considered but not selected...

None

The NPPF tells us that...

LPAs should set out a positive strategy for the conservation and enjoyment of the historic environment recognising assets’ irreplaceable nature. They should take into account the desirability of putting heritage assets to a viable
use consistent with their conservation, the contribution conservation makes to wider sustainability aims, and the desirability of new development contributing to local character. Applicants should describe the significance of any assets affected, including the contribution of their setting (paragraph 126)

Policy implements Local Plan Objective: D8

How will the policy be monitored?

Indicator:
- Number of heritage assets lost
- Number of heritage assets removed from At Risk Registers as a result of implementation of a permitted scheme
- No. of planning applications approved contrary to Policy LP28
- No. of planning applications refused in accordance with Policy LP28

Target:
- No heritage assets lost
- Reduction in number of heritage assets on At Risk Registers
- No appeals upheld against policy

Trigger for Review:
- No of heritage assets lost >0
- Increasing trend of appeals being upheld against policy

Renewable and Low Carbon Energy

9.27 The Climate Change Act 2008 aims to encourage the transition of the UK to a low carbon economy through unilateral legally binding emissions reduction targets. This means a reduction (from 1990 levels) of at least 34% in greenhouse gas emissions by 2020 and at least 80% by 2050. A key component of achieving these targets is the Energy Hierarchy, which primarily aims to reduce the need for energy in new development, followed by being more energy efficient, and then using renewable and low carbon energy. The Energy Hierarchy is shown in figure 1.
9.28 The development of renewable sources of energy can make a valuable contribution to tackling the rate of climate change and enable us to live in a more sustainable manner. North East Derbyshire has opportunities for renewable energy, but the exploitation of these must be carefully weighed against the need to protect our unique natural environment and heritage and the amenity of all our residents and businesses.

9.29 The UK Renewable Energy Road map 2011 (‘The Roadmap’) outlines the UK Government’s commitment to increasing the use of renewable energy. The document identifies that the UK has the potential to meet its 2020 target of 15% of the UK energy consumption from renewable energy resources, and deliver an operational capacity of 29 GigaWatts (GW) of renewable energy by this same year.

9.30 The NPPF sets out the Government’s commitment to facilitating the development of renewable energy sources, but recognises that this must be consistent with protecting the local as well as global environment. In particular, care should be taken in assessing proposals for renewable energy projects in sensitive, designated areas.

9.31 The North East Derbyshire Low Carbon & Renewable Energy Study (2011) assessed the potential for renewable energy technologies, and identified where there are significant constraints to particular types of renewable energy. The Council recognises that there are variety of ways to reduce carbon emissions and that different renewable and low carbon energy technologies will suit different parts of the District and different types of development. In some cases, improving the fabric of

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**Figure 1: The Energy Hierarchy**

- **Use less Energy**
- **Supply energy efficiently**
- **Renewable & Low Carbon Energy**
a building rather than generating on site renewable energy will produce greater CO₂ savings and be more cost effective. This issue is addressed in Policy LP25 (Sustainable Design & Construction). The Study identifies areas of potential for district heating, based on the towns and in close proximity to new major development sites.

Policy LP29: Renewable and Low Carbon Energy

Development proposals for the generation of renewable energy will be granted unless either individually or cumulatively with other renewable energy development, there would be:

a. significant harm to the visual appearance and character of the area; or
b. significant harm to the amenity of local residents, either individually or cumulatively with other renewable energy development particularly from noise, dust, odour, traffic or visual intrusion; or
c. significant harm to the ecology of the area, or

d. significant adverse impacts on airport radar and telecommunications systems.

In determining planning applications for renewable energy generation, significant weight will be given to the achievement of wider environmental and economic benefits.

Proposals should include details of associated developments including access roads and ancillary buildings; and transmission lines which should be located below ground wherever possible in order to reduce the impact on the open countryside. Planning applications will also need to include a satisfactory restoration scheme which will be implemented following decommissioning.

Major new developments will be expected to connect to or be designed to future connection to district or community heating networks where appropriate. Where no district heating scheme exists or is proposed in the proximity of major development the potential for developing a new scheme on site should be explored and pursued where feasible.

Developments along water courses will be expected to investigate the feasibility of using small scale hydro power.

Key Evidence Base

- National Planning Policy Framework
- Low and Zero Carbon Energy Study, for North East Derbyshire, 2011
You told us that...

The Plan should encourage the provision of renewable energy and acknowledge the benefits it can bring to climate change mitigation, as well as wider environmental and economic benefits.

Alternative Options considered but not selected...

a. Not including a policy. This option was rejected because a policy is required by the NPPF.
b. Including a policy which is narrower in scope. This option was rejected because it is considered that a comprehensive policy is the most effective way of providing the clarity to encourage and guide renewable energy development across the District.

The NPPF tells us that...

One of the core planning principles is to support the transition to a low carbon future in a changing climate, and encourage the use of renewable resources, such as renewable energy development. The planning system has an environmental role in helping to mitigate and adapt to climate change including moving to a low carbon economy. It plays a key role in delivering renewable and low carbon energy and its infrastructure, Local Planning Authorities should have a positive strategy to promote energy from renewable and low carbon sources.

Policy implements Local Plan Objective: D5

How will the policy be monitored?
Indicator:
- Renewable energy capacity of approved and completed schemes

Target:
- Increasing trend above baseline figure (if data available)

Trigger for Review:
- Declining trend

Flood Risk

9.32 The Water environment is vital for its contribution to the District’s biodiversity and is important to the economy and to the quality of life of people both within and outside the District. Development must take place within environmental limits and carefully consider how the water environment will be affected. How much waste water can be safely disposed of, the protection of vulnerable aquifers and the prevention of increased flooding are key considerations in developing sustainable communities.

9.33 Flooding is a natural hazard which can have very serious consequences. The potential impacts of climate change, and
successive national flooding events, have heightened the importance of flooding and land drainage as a fundamental planning issue. Over time, pressures for development have resulted in the widespread development on floodplains. This has increased the risk of flooding and caused problems both to the area developed and also to areas further downstream. National policy is clear that planning policy should minimise vulnerability and provide resilience to impacts arising from climate change, and avoid inappropriate development in areas at risk of flooding. As a principle therefore, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where there is the possibility of any flood risk to a proposed development site, or the potential for flood risk impact on other sites, a site-specific Flood Risk Assessment will be required.

9.34 The Strategic Flood Risk Assessment carried out in 2009 classified all land within the District into one of four Flood Zones. It provides an overview of the areas susceptible to flooding and the risk posed by flooding from rivers, groundwater and surface water runoff. It assesses the risk as it stands today, as well as the increased risk from a changing climate. The SFRA allows us to make more informed decisions about potential development sites in the Local Plan. Strategic decisions can therefore be made on where development is most appropriate in relation to flood risk. Significant flood risk exists to the north and west of Killamarsh and to the east of Eckington. A smaller area of flood risk exists in Dronfield and to the west and east of Clay Cross. Constraints also exist to the west of North Wingfield and Grassmoor and to the south of Wingerworth. Derbyshire County Council is responsible for coordinating the management of flood risk across Derbyshire and is a Lead Local Flood Authority (LLFA).

9.35 The Environment Agency is responsible for licensing abstractions, pollution control, and the quality of the water environment, whilst Yorkshire Water and Seven Trent are responsible for water services and sewage treatment across the District. Water Cycle Studies aim to identify tensions between growth proposals and environmental requirements in relation to water and identify potential solutions to addressing them, examining water supply, sewage disposal and water abstraction. A Water Cycle Study Scoping and Initial Study Report was carried out in 2010 for the District alongside Bolsover and Chesterfield Borough, to ensure that the growth envisaged for the District can be supported and is not hindered by water infrastructure and resources. This will inform the Infrastructure Delivery Plan as well as the strategy of the Plan and will be a key part of the evidence base in making future site allocations.

9.36 The Council’s approach to water management complements The Humber River Basin Management Plan. In particular the Local Plan has an important role in the key actions of promoting water efficiency, SuDS, re-use of water and the value of green infrastructure. The
Council will require developers to demonstrate that their surface water drainage proposals, particularly for large sites, are appropriate and adequate for the development and will not increase the flood risk to land and property either upstream or downstream of the development site. Sustainable Drainage Systems (SuDS) are a desirable means of achieving this. Hard surfacing resulting from development (including roofs) reduces the ability of the land to absorb and/or store water, it is important that SuDS and other methods are utilised for water management. This will include grey water recycling, rainwater harvesting, green roofs, permeable paving, infiltration areas and soakaways. New development must address the issue by managing runoff from new developments to hold back rainfall from reaching the drainage and river systems too quickly.

Policy LP30: Flood Risk

All development proposals will be required to consider the affect of the proposed development on flood risk, both on-site and off-site, commensurate with the scale and impact of the development. This should be demonstrated through a Flood Risk Assessment (FRA), where appropriate. Development will not be permitted unless:

a. In the functional floodplain (flood zone 3b), it is water compatible or essential infrastructure;

b. In flood zones 2 and 3a, it passes the Sequential Test, and if necessary the Exceptions Test, as required by national policy;

c. It can be demonstrated through an FRA\textsuperscript{19} that the development, including access, will be safe, without increasing flood risk elsewhere and where possible will reduce flood risk overall.

Surface Water Flood Risk

d. There is no net increase in surface water runoff for the lifetime of the development on all new development. Run off rates for development on greenfield sites should not be exceeded, and where possible should be reduced from existing. Run off rates for development on previously developed land should be reduced from the current rate of surface water runoff where feasible. Surface water runoff should be managed at source wherever possible, avoiding disposal to combined sewers.

e. Part of the development site is set aside for surface water management, and uses measures to contribute to flood risk management in the wider area. Such measures should supplement green infrastructure networks, contributing to mitigation of climate change and flooding, as an alternative or complementary to hard engineering; and

\textsuperscript{19} In Flood Zone 1, and FRA will only be required for sites over 1 ha
f. The development incorporates a Sustainable Drainage System (SuDS) to manage surface water drainage, in accordance with national SuDS standards, unless it is proven that SuDS are not appropriate in a specific location. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance.

The Council will seek opportunities to remove problems from the drainage network and increase the capacity of the floodplain, wherever this can be achieved safely, in connection with new development.

Where improvement works are required to ensure that the drainage infrastructure can cope with the capacity required to support proposed new development, developer contributions will be required in accordance with Policy LP37 (Developer Contributions).

Key Evidence Base

- National Planning Policy Framework
- The Humber River Basin Management Plan
- Strategic Flood Risk Assessment (2009)
- Water Cycle Study (scoping) (2010)

You told us that...

The Plan should aim to reduce the risk of flooding and resist development in flood zones. Drainage problems should also be addressed.

Alternative Options considered but not selected...

None

The NPPF tells us that...

The planning system should minimise vulnerability and provide resilience to impacts arising from climate change, and avoid inappropriate development in areas at risk of flooding by directing development away from areas at highest risk, or where development is necessary, to make it safe without increasing flood risk elsewhere (para 100).

Policy implements Local Plan Objective: D6

How will the policy be monitored?

Indicator:

- No of planning permissions granted contrary to Lead Local Flood Authority, or EA advice on flood risk grounds

Target:

- No applications granted contrary to advice
Environmental Quality

9.37 Planning has an important role to play in making sure that new development does not have, and is not at risk from, adverse environmental effects. Pollution can occur in terms of water, air, noise, light and land. Ensuring a safe environment is a prerequisite for safe and healthy communities and quality of life. The history of North East Derbyshire as a location for minerals extraction and heavy engineering has sometimes left a legacy of land that has been affected by contamination from its former use. It is important that the quality of both groundwater and surface water supplies are protected from contamination. It is also important to locate, design and manage new development so as not to give rise to unacceptable impacts on sensitive land uses or features. New sensitive land uses should not be located where they may be affected by the otherwise acceptable effects of established ones.

Air Quality

9.38 The existing, and likely future, air quality in an area should be considered through Local Plans and may also be material in considering individual planning applications where air pollution considerations arise.

9.39 The National Air Quality Strategy introduced a system of local air quality management. Local Authorities are required to carry out periodic reviews of air quality to assess current and likely future air quality against the air quality standards. These responsibilities for air quality are set out in the Environment Act of 1995, and include a requirement to declare Air Quality Management Areas and draw up Air Quality Action Plans where it is considered that air quality objectives are unlikely to be met. The Action Plan should set out the measures that the Local Authority intends to put in place in pursuit of the objectives. Parts of the East Sub-area have greater levels of nitrogen dioxide and PM10 than other areas of the District, due to exhaust emissions from traffic on the M1.

9.40 In addition to reducing impacts on human health, development should not result in the deterioration of protected habitats and species. These include Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) which are jointly included in an EU wide network of sites called Natura 2000 sites. Major development proposals that are likely to increase air pollution in the vicinity of a Natura 2000 site will need to undergo an assessment under the Habitats Regulations
2010 in order to determine its likely impact on the sites and habitats in question.

Noise and tranquillity

9.41 Noise pollution is noise created by man-made sources which is excessive, causes disturbance or annoyance, and can affect wildlife and sensitive areas, including areas known for their tranquillity. It often occurs as a result of industrial operations, transportation, or roads. National Policy 20 and the NPPF acknowledges that good planning should aim to prevent the adverse effects of noise from being unacceptable, both in identifying locations for new noise sensitive and noise generating development.

Groundwater

9.42 It is important to consider the protection of water resources from pollution, which can affect groundwater for many decades and may be impossible to remove completely, even after the source of the pollution has been cleared up.

Policy LP31: Environmental Quality

All development proposals will be expected to prevent unacceptable levels of air and groundwater quality, and noise pollution from being created.

Planning applications for development with the potential to result in significant levels of pollution should be accompanied by an assessment of the likely impact of the development on environmental quality.

Assessments of noise air or groundwater quality impacts should relate to all stages of development. Where adverse effects are identified, development will only be approved where suitable mitigation can be achieved which would bring emissions or impacts within acceptable levels.

Key Evidence Base

- National Planning Policy Framework
- National Air Quality Strategy

You told us that...

The Plan should prevent high levels of pollution arising from new development.

**Alternative Options considered but not selected...**

Omitting a policy on the potential impacts of pollution. It was considered that the Plan needs to address the impacts of pollution on both people and the environment.

**The NPPF tells us that...**

The Plan needs to ensure a good standard of amenity for all existing and future occupants of land and buildings as a core planning principle. It also requires that the planning system should contribute to and enhance the natural environment by preventing new and existing development from being put at an unacceptable risk from, or contributing to, or being adversely affected by unacceptable levels of soil, air water or noise pollution. (paragraphs 110, 124, & 125). It outlines the considerations to be taken into account in determining planning applications for both noise sensitive developments (such as housing and schools) and for those activities that generate noise from different sources.

**Policy implements Local Plan Objective: D8**

**How will the policy be monitored?**

**Indicator:**
- Appeals upheld contrary to Policy LP31

**Target:**
- None upheld at appeal

**Contaminated and Unstable Land**

9.43 Sustainable development means that, where practicable, previously developed sites including those affected by contamination, should be recycled for new uses. New development provides the opportunity to address the risks to health, and the environment associated with contaminated and unstable land by bringing about its improvement through remediation. The NPPF also advises on the need to identify, at the earliest possible stage of the planning process, whether or not a site is contaminated. Land can become contaminated from a variety of sources, but is typically associated with some particular types of industrial and manufacturing processes, such as gas, chemical and steel works. National guidance states that if there is a reason to believe contamination could be an issue, developers should provide

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21 Contaminated land can be regarded as any land which is in such a condition by reason of substances in, on, or under the land, that can cause a risk to human health, property, or the wider environment.
proportionate but sufficient site investigation information (a risk assessment) to determine the existence or otherwise of contamination, its nature and extent, the risks it may pose and to whom/what (the ‘receptors’) so that these risks can be assessed and satisfactorily reduced to an acceptable level.  

9.44 The principle issues relating to ground instability across North East Derbyshire related to past coal mining activity. Large parts of the District, particularly in the south and east, have been identified by the Coal Authority as ‘Development High Risk Areas’ and ‘Development Low Risk Areas’ due to the known occurrence of coal mining legacy issues and related hazards. In these areas, coal mining legacy issues have the potential to create unstable land and risks to surface development. It is therefore necessary to demonstrate how new development proposals will be safe and stable.

9.45 Failure to deal adequately with contamination or instability can cause harm to human health, property and the wider environment. Planning applications for new development on sites which are contaminated or are underlain by potentially unstable land must be accompanied by information which shows that investigations have been carried out to determine the nature and extent of any hazard as well as the possible impact it is likely to have on future users and the natural and built environment. Any assessment should set out the detailed measures needed to allow the development to proceed safely including, as appropriate those needed to improve and treat the land, address land stability, and any other public safety issues. The aim is to ensure that new development is appropriate for its location and that the physical constraints on the land are taken into account at the planning application stage. Contaminated land often contains valuable areas of biodiversity, and historical interest. In some cases, a careful balance will need to be struck between the benefits of remediation and the harm to other interests, based on the collection and submission of sufficient information by developers at the planning application stage.

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22 Xx reference to other regimes (Guidance para
Policy LP32: Contaminated and Unstable Land

Development proposals will not be permitted unless it can be demonstrated that any contaminated or unstable land issues will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use, and does not result in unacceptable risks which would adversely impact upon human health, and the built and natural environment.

Development proposals should also demonstrate that they will not cause the site, or the surrounding environment, to become contaminated and/or unstable.

Proposals for the remediation of contaminated or unstable land will only be permitted where the benefits of remediation outweigh any harm to the natural and built environment.

Where necessary, the developer will be required to carry out further investigations and undertake any necessary remedial measures to ensure that contaminated or unstable land issues are addressed prior to the commencement of the development.

Key Evidence Base

- National Planning Policy Framework

You told us that...

The Plan should give particular attention to dealing with the historical legacy of land contamination.

Alternative Options considered but not selected...

None: NPPF indicates that local planning authorities should focus on the acceptable use of land and the impact of the use, rather than matters subject to other pollution control regimes.

The NPPF tells us that...

The planning system should contribute to and enhance the natural environment by remediating and mitigating despoiled, degraded derelict, contaminated and unstable land, where appropriate (para 109)

Planning policies should ensure that new development is appropriate for its location, taking into account the potential sensitivity of development (para 120)

Planning policies should ensure that a site is suitable for its new use, taking account of ground conditions and land instability (Para 121)
Local Plans may require a variety of environmental assessments, including assessments if the physical constraints on land use (Para 166)

Policy implements Local Plan Objectives: D7, D8

How will the policy be monitored?

Indicator:
- No of eligible schemes in High Risk Areas that are supported by a Coal Mining Risk Assessment Report

Target:
- 100%

Trigger for Review:
- Failure by the Council to report a Coal Mining Risk Assessment Report on applicable schemes

Safeguarding Mineral Resources

9.46 Mineral resources are essential to support economic growth and are a natural finite resource. It is therefore important to make the best use of them to ensure their long term conservation. National Planning Policy requires Authorities to ensure that minerals of local and national importance are not needlessly sterilised by non-mineral development. It also requires the prior extraction of minerals to be considered in these areas where practicable and feasible, if it is necessary for non-mineral development to take place.

9.47 Derbyshire County Council is responsible for waste and minerals plan preparation and for determining planning applications for minerals and waste development in North East Derbyshire. As such, within the North East Derbyshire Local Plan area, minerals and waste issues are covered by the Derby and Derbyshire Minerals Plan (amended November 2002), and the Derby and Derbyshire Waste Plan (adopted March 2005). The 'saved policies' in those two plans also form part of the development plan for North East Derbyshire. They include saved policies relating to Minerals Consultation Areas (MCA’s) and procedures to ensure that the County Council is consulted on non-minerals development in those areas. These policies should be taken into account during the consideration of development proposals. In addition, there are policies in the adopted Minerals Local Plan covering minerals safeguarding and prior extraction which may also be applicable to non-minerals applications in North East Derbyshire.

9.48 In due course the new Derbyshire and Derby Minerals Local Plan will review the Mineral Safeguarding Areas (MSAs) and Mineral Consultation Areas (MCAs) to prevent the unnecessary sterilisation of
surface mineral resources in the Plan area. This is likely to include mineral resources within North East Derbyshire. These predominantly relate to surface coal reserves, but also to a small area of carboniferous limestone.

9.49 Within the MSAs and MCAs, defined by the Derbyshire and Derby Minerals Local Plan, the presence of the mineral resource will be considered by North East Derbyshire District Council in development management processes. The revised MSAs and MCAs once adopted by the Derbyshire and Derby Minerals Local Plan will be illustrated on the Policies Map accompanying the North East Derbyshire Local Plan.

9.50 In addition, consideration will be given to the policy and advice set out in the National Planning Policy Framework and the National Planning Practice Guide. This includes the need to safeguard existing, planned and potential minerals storage, handling and transport sites to ensure that sites for these purposes are available should they be needed and prevent sensitive or inappropriate development that would conflict with the use of sites identified for these purposes. The District Council is working with Derbyshire County Council to develop a joint approach to identify and safeguard such sites.
10. INFRASTRUCTURE

10.1 This section of the Plan addresses infrastructure that will be needed to support the development identified in the Plan. Infrastructure can be physical (such as transport and water supply), social (such as education and community buildings) and green (such as public open space and wildlife habitats). The focus here is primarily on green infrastructure, social infrastructure, and transport infrastructure, as well as setting out how infrastructure to support new development will be delivered. Minerals and waste infrastructure is dealt with in the County Council’s Minerals and Waste Local Plans.

10.2 The provision of infrastructure is managed by a wide range of public and commercial organisations, not just the District Council. The Council is continuing to work with statutory undertakers, utility companies and other agencies to prepare an Infrastructure Delivery Plan which will support the proposed development identified in the Local Plan. This will ensure the delivery of essential infrastructure to serve existing and proposed development, as well as ensuring the objectives of the Local Plan can be met. This will complement the strategic work undertaken by Derbyshire County Council in the Derbyshire Infrastructure Plan (DIP); this focuses on strategic infrastructure, including highways and transport, surface water flood management, waste, green infrastructure, broadband, education and social care. The DIP provides evidence on the condition of and investment currently taking place in existing strategic infrastructure and services in the County. It also sets out strategic priority projects across the County, including identifying specific needs in North East Derbyshire, delivery schedules for future investment and potential sources of funding. The Local Plan, supported by infrastructure planning, will play a key role in securing private sector involvement in infrastructure delivery, and in aligning the programmes of various providers.

10.3 Potential sources of funding for strategic infrastructure could include Local Enterprise Partnerships and the Regional Growth Fund and Growing Places Fund, central government, and County and District capital and revenue programmes, and developer contributions, generated either through Section 106 agreements (planning obligations) and consideration of a Community Infrastructure Levy (CIL). Policy LP37 (Developer Contributions) provides more detail in the Council’s use of Section 106 agreements (planning obligations) and consideration of a CIL, to secure contributions towards infrastructure provision. These mechanisms will enable the Council to deliver infrastructure, facilities, and other benefits to support and serve new development.
Green Infrastructure

10.4 Green Infrastructure is the network of agricultural land, green spaces and corridors that exist, around, within and between settlements. As well as public open space, it includes wildlife sites, river corridors, moorland, and woodland. Collectively these areas contribute to the ecological network of the District.

10.5 Green Infrastructure fulfils a number of important functions, including:
- Access and recreation – public open spaces, and the public rights of way network provide a free recreational resource as well as formal playing pitches for more active sports
- Agriculture - Farmland provides food and energy crops as well as helping to define the character of the countryside
- Biodiversity and geodiversity – providing habitat within towns and countryside
- Economic development – green infrastructure improves the setting and image of towns and villages, making them more attractive places to live, work and invest
- Energy – the natural environment provides a resource for renewable energy
- Health and well being - well-planned green infrastructure promotes healthy lifestyles, with a positive impact on mental and physical health
- Landscape – green infrastructure is a crucial element in defining and linking to the character of the surrounding landscape
- Townscape – open spaces, street trees and other green infrastructure as a crucial element in defining the character of the urban areas
- Sustainable Drainage - green infrastructure helps to manage water flow and quality by holding it in times of high rainfall and realising it slowly, reducing the likelihood of flood and drought; and can prevent pollution by filtration of surface water runoff, thereby contributing to improvements in quality of watercourses; and
- Climate change mitigation – plants and trees absorb carbon dioxide. Trees act as windbreaks and provide shade and flood management mechanisms to reduce the impact of climate change on the local environment.

10.6 The Council published a Green Infrastructure Strategy March 2012 which identifies the existing Green Infrastructure assets across the District, identifies the external linkages of the Green Infrastructure network, and considers how they could be extended and improved.

10.7 For the purposes of Policy LP33 (Green Infrastructure) public open space is dealt with as part of green infrastructure. Current local recreation and open space standards are set out in the Recreation and Open Space SPD. These will be reviewed in Local Plan Part 2. In assessing whether a site is surplus to local requirements, and to inform
whether the compensatory amount of open space is of an equivalent or better quality, regard should be had to any relevant assessments or strategies, and any changes in circumstances that have taken place since they were produced or which would take place as a consequence of the development.

10.8 ‘Local Green Spaces’ are green spaces of particular importance to the local community. National policy makes provision for these to be identified through local and neighbourhood plans. The Local Plan does not designate Local Green Spaces, but any forthcoming Neighbourhood Plans may do so.

10.9 Where new Green Infrastructure is proposed, clear funding and delivery mechanisms must be in place for its long term management and maintenance.

Policy LP33: Green Infrastructure

Development proposals should conserve, and where required improve and extend, the Green Infrastructure Network running through and beyond North East Derbyshire.

Development proposals that would result in the loss or isolation of existing green infrastructure will not be permitted unless:

a) The affected site or feature does not have a significant recreational, ecological, landscape or townscape value;
b) The affected site can be demonstrated to be surplus to local requirements, or
c) a compensatory amount of green infrastructure of an equivalent or better quality can be provided in the local area.

Development proposals that would result in the loss of a Local Green Space (LGS) identified in a Neighbourhood Plan will be refused unless:

d) It is for essential facilities for sport and recreation which do not compromise the function(s) of the LGS; or
e) It consists of the replacement or limited extension of existing structures upon the site.

Development will be expected to maintain or improve the permeability of the built environment and access to the countryside for walkers, cyclists and horse riders. Proposals that would result in the loss of or deterioration in the quality of existing Public Rights of Way (PROWs) will not be permitted unless equivalent alternative provision is made. Where diversions are required, new routes should be direct, convenient and attractive, and should not have an unacceptable adverse impact on environmental or heritage assets.
To ensure the quality of new or improved Green Infrastructure, new development proposals shall, where appropriate:

f) Incorporate Green Infrastructure as an integral part of designs at an early stage in the planning process

- Enhance connectivity between green spaces and improve public access to green infrastructure particularly within walking distance of housing, employment, health, education and community facilities
- Contribute to the character and creation of high quality and locally distinctive places
- Be appropriate to its context having regard to the landscape, townscape and ecological character of the locality, and where appropriate, the setting of heritage assets,
- Protect ancient and other woodland and trees and hedges, and increase tree cover wherever possible and appropriate
- Incorporate native species and habitats appropriate to the surrounding landscape character contribute to local ecological networks
- Capitalise on any opportunities provided by rivers and streams in order to improve their ecological status.

Key Evidence Base

- National Planning Policy Framework
- Green Infrastructure Strategy (2012)
- The Landscape Character of Derbyshire

You told us that...

The Plan should recognise, protect and enhance the District’s Green Infrastructure Network. Residents identified biodiversity, heritage, tranquillity, landscape quality and access to the countryside as key assets of living in the District.

The Plan should address requirements for open space, sports facilities and play spaces, and prevent the loss of existing facilities and spaces.

Alternative Options considered but not selected...

Not including a Green Infrastructure (GI) policy and relying on policies designed to protect public open space. This option was rejected because considering multifunctional GI rather than public open space alone allow the
benefits of new and existing GI assets to be maximised by creating interlinked, multifunctional networks.

Having a GI policy which includes biodiversity, landscape, flood management, and other related environmental considerations. This option was rejected because it was considered that each of these topic areas is sufficiently important to require to be set out in separate policy.

**The NPPF tells us that...**

Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; They should aim to achieve places containing clear and legible pedestrian routes and high quality open space. Policies should be based on up to date assessments of the need for open space, sports and recreation facilities, and opportunities for new provision. LPAs should protect and enhance public rights of way and access, and should not permit development on existing open space except where it is surplus to requirements, or will be replace by equivalent of superior facilities (paragraphs 99, 109, &114).

**Policy implements Local Plan Objectives: D5, D6, D8, D9, D13, D16**

**How will the policy be monitored?**

**Indicator:**
- Amount of new GI that is approved and completed

**Target:**
- open space standard?

**Trigger for Review:**
- provision below open space standard?

**Indicator:**
- Amount of existing GI that is improved and completed

**Target:** None?

**Trigger for Review:**

**Social infrastructure**

10.10 Sustainable development has a social role in supporting strong, vibrant and healthy communities. Providing sufficient community and cultural facilities and services to meet local needs is a core planning principle of the NPPF.

10.11 Physical facilities for different groups, individuals and communities, including leisure, cultural, health, education and community facilities, local shops, public houses, and places of worship, can be collectively termed ‘social infrastructure. They include public, private and voluntary
facilities. Such facilities are often at the heart of local communities and essential to the quality of life of the District’s residents, making a positive contribution to safe, healthy and active communities. They can provide a sense of local identity and encourage active participation in community life. It is important that facilities are available locally and are accessible. The Council in working with other partners will seek to ensure adequate provision of such services and facilities. Elements of green infrastructure, including open space and sport and recreation facilities, are dealt with in Policy LP33(Green Infrastructure).

10.12 Under the Localism Act, where a proposal seeks to convert an existing community facility (e.g. shops, public houses, cultural buildings, etc) this will have to conform with the Community Right to Bid procedure. This means that communities can nominate important local buildings and facilities for inclusion on a central list held by the Council. A six month moratorium is imposed on proposals that would affect such ‘assets of community value’ giving the community the opportunity to develop a proposal and raise the required capital to bid for the facility or site when it comes on to the open market at the end of the moratorium period. Proposals which would result in the loss of a community facility which is the last remaining facility of its type, (and would not trigger the Community Right to Bid procedure) will be resisted unless it can be demonstrated that the facility is no longer viable.

10.13 The Settlement Role & Function Study identifies the extent of existing provision of facilities and services in each settlement across the District (at a point in time). New facilities, and the enhancement of existing provision, will be encouraged in accessible locations, preferably within town and local centres. The loss of existing facilities can have a major impact on communities and existing social infrastructure assets therefore need be protected and enhanced, especially in areas that are not currently well served, as indicated by the Settlement Role and Function Study. The Study found that the District has a variable coverage of community facilities, affected in some areas by the quality of public transport accessibility.

10.14 The improvement of skills, training and education, particularly amongst young people and the long term unemployed, is also a key priority relating to social infrastructure and inclusivity, but also clearly related to the success of the District’s economy and inclusion of all sections of the community in the economic growth. To ensure convenient access to educational facilities for all residents across the District, any expansion of education or training facilities should be easily accessible by public transport in order to ensure that new development supports access to education and improvements in skills for local people to enable them to compete effectively in the job market.
### POLICY LP34: Social Infrastructure

#### Location of new development

Development proposals involving the provision, expansion, or improvement of social infrastructure facilities will be permitted where they:

- a) are accessible by public transport, walking and cycling, unless they are meeting a specific local need; and
- b) Are provided, wherever practicable, in multi-use, flexible and adaptable buildings, or co-located with other social infrastructure uses which encourage dual use and increase public access.

#### Loss of Existing Social Infrastructure

Development proposals which would result in the loss of a local community or recreational facility, or other social infrastructure will not be permitted unless:

- a) it can be shown that the facilities are no longer needed, or that the service could be adequately provided in an alternative way, or elsewhere in an alternative location that is equally accessible by public transport, walking and cycling; or
- b) It can be demonstrated through a viability assessment that the current use is economically unviable and all reasonable efforts have been made to let or sell the unit for the current use over a 12 month period.

### Key Evidence Base

- National Planning Policy Framework

### You told us that...

The provision of community facilities and services is very important and their loss should be prevented where possible. Residents in particular noted the importance of suitable provision for young people.

### Alternative Options considered but not selected...

Not including a policy and relying on more generic development policies would not address the particular issues associated with protection of community facilities.

### The NPPF tells us that...

Providing sufficient community and cultural facilities and services to meet local needs is a core planning principle.

Policy implements Local Plan Objective: D2
How will the policy be monitored?

Indicator:
Target:
Sustainable Travel

10.15 The rural nature of North East Derbyshire\textsuperscript{24}, and its dispersed settlement pattern means that the majority of residents do not live, work or shop all in one place. The location of housing, employment, education, health, retail and leisure facilities can have a significant impact on patterns of travel, and accessibility, particularly for those without access to a car. The relationship between planning, transport and infrastructure is acknowledged as crucial in creating successful and sustainable places that work for everyone. Whilst the planning system cannot directly change people’s travel behaviour, it can provide the framework for more sustainable transport choices. It is crucial that the Council, developers, and other stakeholders work together to deliver such choices.

10.16 New development will put pressure on existing highway and public transport networks, services and facilities. The Derbyshire Infrastructure Plan sets out how planned strategic growth in and around settlements could impact on transport infrastructure, but there is an acknowledgment that this understanding will need to developed further through Local Plans and also through detailed assessments such as modelling and Transport Assessments. Potential mitigation measures are set out as strategic priority projects.

10.17 Derbyshire County Council is responsible for transportation, which includes producing the Local Transport Plan. The Derbyshire Local Transport Plan\textsuperscript{25} (2011) sets out the transport vision, goals and challenges, covering the period to 2026. Whilst the District Council has only limited control over highways or transport matters, its role as the Local Planning Authority is an important one in influencing transportation in the District through policies in the Local Plan and decisions on planning applications.

10.18 Sustainable modes of travel such as walking, cycling, public transport, car sharing, and alternative fuel vehicles can be provided through good planning and design, but also through travel planning. For major proposals, which are likely to generate significant additional journeys, (usually for developments of 80 dwellings or above, or a comparable scale of commercial development, a Transport Assessment (TA) is required\textsuperscript{26}. A TA assesses the potential impact of a new development on existing transport networks, reflecting the scale of the development and the extent of the transport implications of the proposal. The TA

\textsuperscript{24} North East Derbyshire is categorised as a Rural 50 district by Defra, which means that between 50 - 79.9\% of its population live in rural census output areas.\url{https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/239063/2001-la-class-intro.pdf}
\textsuperscript{25} \url{http://www.derbyshire.gov.uk/transport_roads/transport_plans/ltp3/default.asp}
\textsuperscript{26} Department for Transport’s Guidance on Transport Assessment provides further details. \url{http://www.guideance-on-transport-assessment.com/downloads/doft_guidance_transport_assessment.pdf}
should illustrate accessibility to the site by all modes of transport, and the likely modal split of journeys to and from the site. It should also give details of the proposed measures to improve access by sustainable modes, to reduce the need for car parking which would otherwise be generated by the proposal, and to mitigate transport impacts. Smaller developments will require a Transport Statement which should outline the transport aspects of a development proposal.

10.19 Travel Plans seek to change travel behaviour and have the potential to achieve significant value for money. Benefits can include a reduction in congestion on both local and national roads, as well as a reduction in carbon emissions. Travel Plans can also include some softer measures to encourage alternatives to car based travel such as providing showers in new office development to encourage cycle based commuting. A Travel Plan focuses on solutions to any impacts on the transport network caused by new development.

10.20 Access to sustainable forms of transport must be integrated into the design of new development. All future development should be planned to maximise opportunities for walking, cycling, public transport, car sharing, and electric vehicles. The Plan does however, recognise that in some smaller settlements, particularly in rural areas, there is a greater reliance on private cars. This will be taken into consideration in determining planning applications.

Walking and cycling

10.21 New development should incorporate a ‘pedestrian and cycle first’ principle. All transport journeys include an element of walking, whether it is walking to a bus stop or walking to a car park. All new developments must include pedestrian and cycle routes which are direct, convenient, and take priority over motor traffic. Walking and cycling routes provided through new developments must be permeable for users and allow greater accessibility to bus stops and connect with existing routes. New developments must provide direct links to new or existing footpath or cycling networks, where appropriate, as well as to nearby local attractors, such as schools and shops, thereby negating the need for short trips by car.

10.22 Cycling provides great potential to reduce reliance on the private car. The Local Transport Plan 2011-2026 identifies walking and cycling as a priority, including for new infrastructure provision, focusing on strategic and local cycle networks. Proposals for promoting and supporting cycling will be further developed in a Derbyshire Cycling Strategy, led

by Derbyshire County Council. Where appropriate, opportunities should be taken to link with strategic cycle routes for Chesterfield.

Public transport

10.23 Bus travel is by far the most used form of public transport across North East Derbyshire. When allocating proposed development sites, accessibility to bus services has been a key consideration. When submitting planning applications, developers must consider the impact of the development on local bus routes. Where possible, bus routes should penetrate new development sites through permeable routes and bus priority measures will be considered. As a minimum, a Transport Statement should be provided which describes the local public transport network and service provision, and a full description of how the development will incorporate access to this network. Where appropriate, developers will be asked for a financial contribution so the Council and bus operators can work together to improve bus provision for a particular site. The County Council’s capital programme and LTP3 Investment Protocol commit funding for the maintenance and improvement of physical infrastructure to support bus services.

10.24 Where applicable, proximity and access to rail services should also form part of planning applications. At present, the rail network in North East Derbyshire is limited to connecting Dronfield to Sheffield and Chesterfield via the Midland Mainline. The potential remains to re-open a railway station at Clay Cross which would serve to connect Clay Cross, as one of the District’s main towns, and the wider southern sub-area, with Chesterfield and the East Midlands, via a sustainable transport route. The Local Transport Plan identifies this as a long term project, which would require further appraisal.

10.25 The Government’s National Infrastructure Plan includes £14 billion of funding for National Rail to support maintenance and major improvements. National Rail recognises the Midland Mainline as a vitally important network for passengers and freight and improvements are included in LTP3.

Highways

10.26 Funding for roads and highways is split between the Highways Agency, for trunk roads, and Derbyshire County Council for non-trunk roads (with LTP3 setting out the County Council’s capital programme).

10.27 The Derbyshire Infrastructure Plan indicates that, depending on the scale and location of development proposed, growth could require additional highway capacity. The A61 has been identified as a critical

transport corridor through Chesterfield and North East Derbyshire which is central to supporting the growth ambitions of the Local Plan. The A61 Growth Corridor Strategy is being developed by the District Council in partnership with Derbyshire County Council (DCC), and Chesterfield Borough Council (CBC), focussing on the A61 corridor between the Sheepbridge junction in the north and Clay Cross in the south. Whilst focussed upon the road it is, by design, multi-modal and has a core objective of supporting a strong economy through managing and accommodating the movement of people and goods, rather than simply managing highway traffic. The strategy will set out the intention of the authorities to work in partnership to deliver the best outcome for the social and economic wellbeing of the area. Development proposals planned adjacent to the A61 will increase the demand for movement along the corridor and the adjacent roads. No ‘engineering’ solution would deal fully with the impacts, and nor would it be appropriate to approach the issue in this way. The Strategy recognises the need for a balanced approach, with traffic management and control being put in place where the demand for movement cannot be met through other means.

10.28 In addition to strategic growth within and around settlements proposed in the Local Plan, there are a number of situations where investment in transport infrastructure could be important in supporting regeneration and economic development at strategic sites. The Derbyshire Infrastructure Plan identifies specifically the former Biwaters site and Markham Vale (allocated as strategic sites in Policies LP4 and LP5 respectively).

Car Parking

10.29 As part of the objective of promoting sustainable forms of transport, the Local Plan seeks to reduce the adverse impact of transport on the environment (Objective D14). The growth in car ownership has led to an increasing need to mitigate the worst effects of increased traffic movement. The availability of car parking has a major influence on the choice of means of transport.

10.30 Parking provision for new development and other on or off street parking proposals sought by the Council will reflect the need to balance the legitimate operational requirements of any development with wider environmental considerations. The previous national policy guidance (PPG13) advocated restricting parking supply at origin and destination. The consequences of limiting parking supply on residential estates however were often parking in non-designated areas such as verges and gardens, leading to visual clutter and localised traffic management problems. The future focus will therefore be on limiting parking supply at destination. All new developments must provide parking as part of new development. The detailed design implications relating to this
policy are detailed in the Parking Standards. Derbyshire County Council’s guidance on car parking is included in the 6C’s Guide²⁹.

**Alternative fuel vehicles and car sharing**

10.31 Passenger cars are often the only practical choice for residents living in some parts of the District, particularly rural areas. Therefore it is important that that the Plan supports the growth of alternative fuel vehicles and actively discourages the number and frequency of single occupancy car journeys through the provision of car sharing bays in new development. Promotion of car sharing and alternative fuel vehicles will be delivered through the Travel Plan process.

### Policy LP35: Sustainable Travel

The Council will seek to maximise walking, cycling, and the use of public transport through the location and design of new development, with the aim of reducing congestion, and improving air quality and health.

The Council will expect all new development proposals to promote sustainable travel by:

a. Prioritising, accommodating and promoting pedestrian and cycle access, and providing convenient and secure cycle parking;
b. Protecting and improving the pedestrian and cycle network
c. Protecting and improving public transport provision and facilities
d. Manage demand by providing appropriate parking provision (in line with current car parking standards), facilitating car clubs, and promoting car sharing and the provision of car share spaces
e. Providing charging infrastructure for electric vehicles where appropriate
f. Ensuring that any traffic generated by new development can be accommodated safely on the local and strategic highway network, or can be made safe by appropriate transport improvements

All major development should be supported by a Transport Statement or Transport Assessment, and Travel Plan, with provisions secured through planning conditions or legal agreements.

### Key Evidence Base

- National Planning Policy Framework
- Local Transport Plan 3 2011-2026

**You told us that...**

The Plan should aim to reduce the use of the car and encourage walking, cycling the use of public transport. It is also considered that development

should be located near existing settlements, community facilities and/or public transport links. There are concerns over commuting levels.

The Plan needs to recognise the difficulties of accessibility to jobs and services, and the constraints on public transport, particularly in rural areas of the District.

**Alternative Options considered but not selected...**

None

**The NPPF tells us that...**

The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel (para 29)

Encouragement should be given to solutions which suggest reductions in greenhouse gas emissions, and reduce congestion (para 30)

All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment (para 32)

**Policy implements Local Plan Objective: D14**

**How will the policy be monitored?**

**Indicator:**
Percentage of approved and completed schemes that comply with current car parking standards

**Target:**
100%

**Provision of new Transport Infrastructure**

10.32 Transport infrastructure improvements are a key element in delivering the Plan strategy. They will support economic growth, sustainable transport, and the regeneration of previously developed land, helping to improve connectivity between North East Derbyshire, Chesterfield, Sheffield and the Sheffield City Region, and towns and communities across Derbyshire, the East Midlands and further afield. Funding or developers contributions will be sought, as appropriate, to support the delivery of key transport infrastructure improvements, informed by the Infrastructure Delivery Plan.

10.33 The safe efficient and free flowing movement of people and vehicles across the highway network is critical to achieving the Council’s ambitions for the local economy and for more sustainable communities. Proposals for improvements to transport infrastructure will be
supported where it can be demonstrated to be necessary, support sustainable travel, and contribute to improving economic prosperity. There will be a particular focus on addressing the current capacity issues and unlocking development potential along the A61 corridor between Chesterfield and Clay Cross, working with Derbyshire County Council, Chesterfield Borough Council and the Sheffield City Region LEP.

10.34 The County Council has commissioned work to look at the impacts of future development on strategic transport networks, particularly focussing on the A61 corridor, securing of funding to identify priorities and a programme of funding to address these in supporting growth. This District Council will continue to work in partnership with the County Council, and with Chesterfield Borough and Bolsover District Council's to support and develop this work.

10.35 National policy supports the protection of sites and routes which could be critical in developing infrastructure. The legacy of coal mining has left a number of disused rail routes throughout the District, which have the potential to be returned to beneficial use to reduce the number of journeys made by road, increase the movement of freight by rail, or increase opportunities for recreation.

10.36 The Local Transport Plan 3 identifies potential major transport projects. Clay Cross Railway station is included as a project for further appraisal as a County Council scheme, whilst the A61/A617 Avenue link road, with potential to support the regeneration of the Avenue site, is included as a project for further appraisal in association with the Local Plan.

Policy LP36: Provision and safeguarding of Transport Infrastructure

New transport infrastructure will be permitted where the proposals:
  a) Are necessary to improve the existing highway or rail network, or improve connectivity; and
  ii) Support economic growth or unlock future development sites; and
  iii) Minimise and mitigate any harmful impact on the environment and the amenity of local communities; and
  iv) Make safe and proper provision for the movement of pedestrians, cyclists, and public transport.

Sustainable Transport Measures and Highway Improvements:
The A61 corridor, south of Chesterfield to Clay Cross, is identified as a priority area for a combination of sustainable transport measures and highway improvements.

Safeguarded Transport Routes and Facilities:

Clay Cross station will be safeguarded from development which would
prejudice the re-establishment of its original use for passenger or freight rail movements. The Council will support initiatives that seek to secure the re-opening of Clay Cross station.

Key Evidence Base

- National Planning Policy Framework
- Local Transport Plan

You told us that...

The Plan should provide and safeguard transport infrastructure to support the proposed levels of growth. Local residents are particularly concerned about highway capacity and congestion in the District.

The Plan needs to recognise the difficulties of accessibility to jobs and services, and the constraints on public transport, particularly in rural areas of the District.

Alternative Options considered but not selected...

None

The NPPF tells us that...

- Plans should protect and exploit opportunities for the use of sustainable transport modes
- Local Authorities should work with transport providers to develop strategies for the provision of viable infrastructure
- Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice. (para 41)

Policy implements Local Plan Objective: D15

How will the policy be monitored?

Indicator:
Number of approved and completed transport infrastructure schemes

Target:
Schemes identified in Infrastructure Delivery Plan

High Speed Rail (HS2)

10.37 The Government is committed to delivering High Speed Rail Phase 2 (HS2). A high speed rail extension from London to Birmingham and
onto South Yorkshire and Leeds is planned. In January 2013, the initial Phase two route was published. The route passes through North East Derbyshire but the proposals do not provide for a station in the District. A station is proposed for the East Midlands at Toton, close to Long Eaton, but the nearest stopping point to North East Derbyshire would be at Meadowhall, Sheffield. The Leeds bound leg would affect the eastern parishes of North East Derbyshire running roughly parallel with the M1 through Heath & Holmewood and Sutton-Cum-Duckmanton and along the route of the Trans-Pennine Trail and part of the Chesterfield Canal through Eckington and Killamarsh.

10.38 The Government’s consultation on the proposed route ran to January 2014. The Secretary of State for Transport decision on the alignment of the route and the location of stations and depots is awaited. Detailed design issues, which will be addressed later in the process.

Midland Mainline improvements and electrification

10.39 The East Midlands is well connected to other areas of the country by rail but journey times to London and other major centres do not compare well with other parts of the country. A programme of works has now been developed to address this, involving the electrification of the line, improving capacity, removing rail bottlenecks. The District Council will work with partners to ensure that the benefits and opportunities of this programme are maximised.

Broadband

10.40 Currently access to the internet is mainly through the national telephone network infrastructure. In rural areas, access to broadband is very limited and is a major barrier to the ability of rural business to grow and for such areas to attract new business. The Housing and Economic Development Strategy includes Improved Access to Superfast Broadband as a strategic priority for supporting the rural economy. Nationally, the government is committed to investing in the UK’s broadband network with the objective of delivering 90% coverage of superfast broadband. Digital Derbyshire is a £27.67 million programme to delivery broadband infrastructure and services across the County. The project has identified areas of poor broadband access (many of them in North East Derbyshire) and has been allocated funding from the Government to improve the situation. The Derbyshire Infrastructure Plan provides details of how this will be rolled out. The Council will work with Derbyshire County Council to ensure that superfast broadband in North East Derbyshire is improved as a priority. In designing new development, developers can help to anticipate the future needs of residents and businesses and prevent having to retrofit properties in the future by providing for the delivery of broadband infrastructure.
Education

10.41 Derbyshire County Council is responsible for ensuring the adequate provision of primary and secondary school places. Each year, Derbyshire County Council produces pupil projection information based on the current pupil census data and information provided by the Local Health Authority. When analysing an individual school’s pupil projections, no account is taken in the modelling of proposed housing development in the school’s normal area (formerly catchment area of that school. Such information has to be considered separately for individual schools on a case by case basis.

10.42 Large scale population growth can trigger a need for additional investment in education. The County Council normally seeks developer contributions towards the provision of necessary primary and secondary school places through S.106 Agreements, on a case by case basis. As a guide, development proposals of around 1,000 dwellings will normally require provision of a new 1-form entry primary school and around 6,000 dwellings will normally require provision of a new secondary school. Developments of a smaller scale may also trigger a need for new schools if the existing normal area schools are expected to have no surplus capacity and are unable to expand.

10.43 The Derbyshire Infrastructure Plan identifies that strategic growth at the former Avenue (a strategic site allocation in Policy LP3) would require a new one form entry primary school and an extension to the existing Tupton Hall Secondary School. However, it concludes that residential development elsewhere in North East Derbyshire could potentially be accommodated through capacity and expansion (subject to funding) of existing schools.

Water Supply and Waste Water Treatment

10.44 Water supply and waste water treatment are crucial to supporting new development and to attracting inward investment. The Derbyshire Infrastructure Plan identifies that water stress (where demand for water is a high proportion of the available freshwater resource) is low in the north of the District (supplied by Yorkshire Water), to moderate further south (supplied by Severn Trent). The Derbyshire Infrastructure Plan also includes details of the current available capacity at each of Yorkshire Water’s main water treatment works in North East Derbyshire, and any planned or potential investment
11 Infrastructure Delivery

Developer Contributions

11.1 Developer contributions help to fund the infrastructure that is needed to make development acceptable. Required infrastructure or community benefits must make development sites acceptable and mitigate the impact of additional demand caused by one or more new development sites. Benefits can be provided either on site or off site, depending on the local circumstances. All infrastructure improvements, where appropriate, will need to be in accordance with Policy 1 (Sustainable Development) to ensure that any potentially adverse impacts are mitigated.

11.2 The ability of some schools in the District to accommodate extra pupils from new housing development and some schools are over subscribed. Furthermore, the ability to finance expanded capacity from public resources is extremely limited and it is important therefore that the most efficient use is made of existing capacity. In areas where schools are oversubscribed or facilities are in need of upgrading, developers of new housing will be expected to make financial contributions to provide the necessary upgrades to school provision.

11.3 In order to provide certainty to the development industry, the Council has produced, and will update as necessary the Council’s Developer Contributions SPD. These seek to set provide a consistent and accountable approach to negotiating and securing developer contributions. To provide further certainty, known developer contributions will be set out at the pre-application stage.

Section 106 Agreements

11.4 Where there are site specific infrastructure requirements without which a development should not be granted planning permission, a Section 106 agreement will be sought. Contributions for affordable housing and other policy requirements will also be negotiated on a site by site basis, and subject to viability.

11.5 New development should also recognise the need to support existing communities and achieve social progress by tackling social exclusion and ensuring continued levels of economic growth by expanding and raising skill levels in the local labour market. The District Council applies employment conditions within planning approvals where the developer has to submit a recruitment scheme to demonstrate their commitment in maximising employment and skills opportunities both during the construction phase and after completion of the development. This recruitment scheme will include employment and work experience opportunities in addition to curriculum activities for local schools and colleges. This recruitment scheme has to be approved by the District Council and the developer is supported by the Employment and Skills
Officer of the District Council with the implementation and progression of the recruitment scheme which ensures that the appropriate progress is made.

11.6 New development should therefore provide opportunities for local communities, especially for people currently outside the labour market requiring targeted recruitment and training. The provision of training opportunities for local firms during the construction and occupation phases of a development is also important. The Council may seek planning obligations in relation to targeted recruitment and training and use of local supply chains, including the agreement of targets and delivery processes and the provision of resources to assist in this. Where the developer is unable to deliver on-site training or employment, an equivalent financial contribution will be sought, subject to site viability. Developers must negotiate employment or training or contributions to targeted recruitment and training on all major development, where appropriate.

Community Infrastructure Levy (CIL)

11.7 The CIL Regulations have tightened the legal tests to restrict the use of Section 106 Agreements in planning applications to ensure they are used for infrastructure relating to the needs of a particular development site. At the same time the Government is encouraging the use of a Community Infrastructure Levy (CIL). The Government aims to make the process of developers' contributions quicker and fairer. However, the Council needs to ensure that the introduction of any CIL in North East Derbyshire would be viable and effective in generating sufficient income to deliver the infrastructure necessary to enable development to come forward and does not present a barrier to beneficial development across the District.

11.8 The Council will make a decision on whether to implement a Community Infrastructure Levy in advance of the submission of the Local Plan on the basis of detailed evidence on the types and scales of infrastructure needed to support new development and an assessment of viability to deliver it.

Policy LP37: Developer Contributions

Where the Council deems it appropriate, new development will be required to contribute towards the provision, and/or improvement, of physical, social and environmental infrastructure, taking into account the nature of the proposal, and identified local needs.

Section 106 Agreements
Developers will be required to enter into Section 106 Agreements to secure the mitigation that is necessary for a development to proceed. The provision of affordable housing will continue to be secured through
this mechanism, together with any other specific infrastructure which is directly related to the development.

In circumstances where the viability of the scheme is in question, the developer will be required to demonstrate that this is the case through a site specific financial evaluation and undertaken to the Council's satisfaction at the earliest possible stage, to be assessed by the District Valuer. Where a scheme is agreed to be unviable or marginal, the Council will review the policy arrangements or the development and the timing or phasing of payments to assist the financial viability of the scheme. Where policy arrangements have been negotiated, review mechanisms and/or overage payment clause will be built into Section 106 Agreements to ensure that the Section 106 obligations can be periodically reviewed and updated to reflect any changes in circumstances or changes to market conditions.

There will be some instances where site specific infrastructure and mitigation cannot be secured because of viability concerns. In these circumstances, where the infrastructure is an essential prerequisite to enable the development to proceed, a scheme will be deemed unacceptable and will not be supported.

Key Evidence Base

- National Planning Policy Framework

You told us that...

The Plan should consider the infrastructure that is needed to accompany the proposed growth. One of the main concerns of local residents is the effect of development on the infrastructure such as community facilities and services and transport, and their ability to cope.

Alternative Options considered but not selected...

The Council is continuing to assess the alternative options of adopting a CIL of continuing to deal with planning obligations on a scheme by scheme basis.

The NPPF tells us that...

Local Plans should plan positively for the development and infrastructure required in the area

Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery

The sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.
How will the policy be monitored?

Indicator:

Amount of money agreed through s.106 (and CIL if implemented)

Amount of money received through s.106 (and CIL if implemented)

Amount of money spent through s.106 (and CIL if implemented)

Target: No Target
12 MONITORING & IMPLEMENTATION

12.1 The Local Plan period covers a twenty year period, during which time it is likely that significant changes could occur which will affect the delivery of the Plan’s Strategy. It may be, for example, that the rate of delivery of housing or employment land does not take place as anticipated, new previously developed sites may become available as a result of future economic changes, or new infrastructure may be required. Other changes may also require a review of the Local Plan, such as the emergence of new evidence. The Local Plan is intended to set out a clear path to delivery, but also to provide flexibility to respond to changing circumstances. The delivery of the Local Plan will be monitored on a continuing basis, and formally published through the Authority’s Monitoring Report, which will propose any refinements or reviews at any stage during the Plan period. For each policy, the Plan identifies relevant targets, indicators, and triggers for a review of the policy.
## Appendix A: Housing Requirement by Settlement –

**Total for plan period 2011-2031**

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Sub Area</th>
<th>Total dwellings 2011</th>
<th>% Recommended growth</th>
<th>Completions 2011-14</th>
<th>PPS at 31/03/2014 (minus 12% delivery)</th>
<th>Residual requirement and pp</th>
<th>Potential yield (Phase 1 SHLAA sites minus 50% &amp; excl. pps)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dronfield North</td>
<td></td>
<td>9545</td>
<td>3% = 285</td>
<td>34</td>
<td>70</td>
<td>181</td>
<td>100</td>
<td>Green Belt Housing imbalance – lacking social rent Limited sites – growth based on capacity</td>
</tr>
<tr>
<td>Clay Cross South</td>
<td></td>
<td>4342</td>
<td>17% = 735</td>
<td>76</td>
<td>138</td>
<td>521</td>
<td>1,050</td>
<td>Green Belt Housing imbalance – lacking market housing IMD 37% growth including 900 at Biwaters</td>
</tr>
<tr>
<td>Eckington North</td>
<td></td>
<td>3230</td>
<td>8% = 260</td>
<td>18</td>
<td>77</td>
<td>165</td>
<td>90</td>
<td>Green Belt Housing imbalance - lacking market housing Declining population Limited sites - growth based on capacity</td>
</tr>
<tr>
<td>Killamarsh North</td>
<td></td>
<td>3864</td>
<td>4% = 155</td>
<td>8</td>
<td>53</td>
<td>94</td>
<td>50</td>
<td>Green Belt Declining population Limited sites – growth based on capacity</td>
</tr>
<tr>
<td>Holmewood East</td>
<td></td>
<td>1407</td>
<td>40% = 565</td>
<td>0</td>
<td>187</td>
<td>378</td>
<td>525</td>
<td>Housing imbalance – lacking market housing and larger dwellings IMD Specific requirement, near strategic employment and most sustainable medium order settlement, hence higher growth.</td>
</tr>
<tr>
<td>North Wingfield South</td>
<td></td>
<td>2805</td>
<td>20% = 560</td>
<td>13</td>
<td>53</td>
<td>494</td>
<td>710</td>
<td>IMD Specific requirement and position in hierarchy hence above average growth.</td>
</tr>
<tr>
<td>Settlement</td>
<td>Sub Area</td>
<td>Total dwellings 2011</td>
<td>Recommended growth (% growth on 2011 stock)</td>
<td>Completions 2011-14</td>
<td>PPs at 31/03/2014 (minus 12% delivery)</td>
<td>Residual requirement (Excl. completions and pp)</td>
<td>SHLAA sites minus 50% &amp; excl pps</td>
<td>Potential yield (Phase 1</td>
</tr>
<tr>
<td>--------------</td>
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<td>----------------------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>Wingerworth</td>
<td>South</td>
<td>2739</td>
<td>17% = 465</td>
<td>10</td>
<td>209</td>
<td>246</td>
<td>420</td>
<td></td>
</tr>
<tr>
<td>Tupton</td>
<td>South</td>
<td>1499</td>
<td>17% = 255</td>
<td>1</td>
<td>4</td>
<td>250</td>
<td>425</td>
<td></td>
</tr>
<tr>
<td>Walton</td>
<td>West</td>
<td>263</td>
<td>2% = 5</td>
<td>2</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Calow</td>
<td>East</td>
<td>1063</td>
<td>25% = 265</td>
<td>-1</td>
<td>40</td>
<td>226</td>
<td>220</td>
<td></td>
</tr>
<tr>
<td>Grassmoor</td>
<td>South</td>
<td>1388</td>
<td>17% = 235</td>
<td>10</td>
<td>85</td>
<td>140</td>
<td>225</td>
<td></td>
</tr>
<tr>
<td>Shirland</td>
<td>West</td>
<td>539</td>
<td>40% = 215</td>
<td>2</td>
<td>106</td>
<td>107</td>
<td>450</td>
<td></td>
</tr>
<tr>
<td>Holymoorside</td>
<td>West</td>
<td>689</td>
<td>1% = 10</td>
<td>5</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Settlement</td>
<td>Sub Area</td>
<td>Total dwellings 2011</td>
<td>Recommended growth (% growth on 2011 stock)</td>
<td>Completions 2011-14</td>
<td>Residual requirement (Excl. completions and pp)</td>
<td>Potential yield (Phase 1 SHLAA sites minus 50%) &amp; excl pps</td>
<td>Notes</td>
<td></td>
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<td>------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Renishaw</td>
<td>North</td>
<td>737</td>
<td>25% = 185</td>
<td>6</td>
<td>167</td>
<td>90</td>
<td>Green Belt Above average growth due to housing needs in the North</td>
<td></td>
</tr>
<tr>
<td>Stonebroom</td>
<td>South</td>
<td>815</td>
<td>20% = 165</td>
<td>-1</td>
<td>115</td>
<td>350</td>
<td>Declining population Housing imbalance – lacking market housing IMD Specific requirements and non green belt hence above average growth</td>
<td></td>
</tr>
<tr>
<td>Arkwright</td>
<td>East</td>
<td>291</td>
<td>25% = 75</td>
<td>14</td>
<td>45</td>
<td>0</td>
<td>Housing imbalance – lacking market housing and larger dwellings Near to strategic employment and transport connections hence aiming for above average growth</td>
<td></td>
</tr>
<tr>
<td>Ashover</td>
<td>West</td>
<td>290</td>
<td>40% = 115</td>
<td>1</td>
<td>110</td>
<td>20</td>
<td>Housing imbalance – lacking social rent Ageing population Above average growth due to need to maintain services in the rural areas</td>
<td></td>
</tr>
<tr>
<td>Morton</td>
<td>South</td>
<td>528</td>
<td>20% = 105</td>
<td>7</td>
<td>64</td>
<td>100</td>
<td>Declining population Housing imbalance – lacking social rent Specific requirement and non green belt hence above average growth</td>
<td></td>
</tr>
<tr>
<td>Pilsley</td>
<td>South</td>
<td>1022</td>
<td>14% = 145</td>
<td>2</td>
<td>65</td>
<td>200</td>
<td>District average growth</td>
<td></td>
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<tr>
<td>Temple</td>
<td>South</td>
<td>212</td>
<td>14% = 30</td>
<td>0</td>
<td>26</td>
<td>210</td>
<td>Housing imbalance - lacking social rent Partial Green Belt and specific requirement hence average growth</td>
<td></td>
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<tr>
<td>Normanton</td>
<td>West</td>
<td>252</td>
<td>0% = 0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>Green Belt Declining population Ageing population Housing imbalance – lacking social rent Limited sites – growth based on capacity</td>
<td></td>
</tr>
<tr>
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</tbody>
</table>
| Heath              | East     | 121                  | 25%                                         | 1                   | 8                                             | 21                                    | 68                             |                          | Declining population
                   |                       |                      | = 30                                         |                     |                                |                        |                                 |                          | Housing imbalance – lacking smaller dwellings and social rent         |
|                    |          |                      |                                              |                     |                                |                        |                                 |                          | In same output IMD area as Holmewood                                  |
|                    |          |                      |                                              |                     |                                |                        |                                 |                          | Specific requirement and near strategic employment hence higher than average growth |
| Higham             | South    | 379                  | 14%                                         | 1                   | 39                                            | 15                                    | 180                            |                          | Declining population
                   |                       |                      | = 55                                         |                     |                                |                        |                                 |                          | Housing imbalance – lacking social rent                               |
|                    |          |                      |                                              |                     |                                |                        |                                 |                          | Average growth to reflect position in hierarchy                         |
| Highmoor           | North    | 97                   | 0% =0                                        | 0                   | 0                                             | 0                                     | 15                             |                          | Green Belt
                   |                       |                      |                                              |                     |                                |                        |                                 |                          | Declining population
                   |                       |                      |                                              |                     |                                |                        |                                 |                          | Housing imbalance – lacking social rent                               |
|                    |          |                      |                                              |                     |                                |                        |                                 |                          | Limited sites – growth based on capacity                                |
| Holmesfield        | West     | 350                  | 1% =                                         | 5                   | 6                                             | 0                                     | -                              |                          | Green Belt
                   |                       |                      | 5                                             |                     |                                |                        |                                 |                          | Declining population
                   |                       |                      |                                              |                     |                                |                        |                                 |                          | Ageing population                                                    |
|                    |          |                      |                                              |                     |                                |                        |                                 |                          | Limited sites – growth based on capacity                                |
| Lower Pilsley      | South    | 551                  | 14%                                         | 0                   | 39                                            | 41                                    | 35                             |                          | Housing imbalance – lacking social rent                               |
|                    |          |                      | = 80                                         |                     |                                |                        |                                 |                          | Average growth to reflect position in hierarchy                         |
| Mickley            | South    | 268                  | 14%                                         | -1                  | 11                                            | 30                                    | 45                             |                          | Declining population
                   |                       |                      | = 40                                         |                     |                                |                        |                                 |                          | Housing imbalance – lacking market housing and larger dwellings        |
|                    |          |                      |                                              |                     |                                |                        |                                 |                          | Specific requirements hence aiming for average growth                    |
| Ridgeway           | North    | 249                  | 6% =                                         | 5                   | 14                                            | 0                                     | -                              |                          | Green Belt
                   |                       |                      | 15                                            |                     |                                |                        |                                 |                          | Limited sites – growth based on capacity                                |
| Marsh Lane         | North    | 417                  | 1% =                                         | 5                   | 7                                             | 0                                     | -                              |                          | Green Belt
<pre><code>               |                       |                      | 5                                             |                     |                                |                        |                                 |                          | Limited sites – growth based on capacity                                |
</code></pre>
<table>
<thead>
<tr>
<th>Settlement</th>
<th>Sub Area</th>
<th>Total dwellings 2011</th>
<th>Recommended growth (% growth on 2011 stock)</th>
<th>Completions 2011-14</th>
<th>Residual requirement (Excl. completions and pp)</th>
<th>Potential yield (Phase 1 SHLAA sites minus 50% &amp; excl pps)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unstone</td>
<td>North</td>
<td>430</td>
<td>1% = 5</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>Green</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Green Belt Housing imbalance – lacking market housing and larger dwellings Limited sites – growth based on capacity</td>
</tr>
<tr>
<td>Fallgate</td>
<td>West</td>
<td>145</td>
<td>20% = 30</td>
<td>2</td>
<td>9</td>
<td>19</td>
<td>-</td>
</tr>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td>Housing imbalance – lacking smaller dwellings and social rent Ageing population Above average growth due to need to maintain services in the rural areas</td>
</tr>
<tr>
<td>Littlemoor</td>
<td>West</td>
<td>137</td>
<td>14% = 20</td>
<td>-1</td>
<td>3</td>
<td>18</td>
<td>3</td>
</tr>
<tr>
<td>(including Alton)</td>
<td></td>
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<td></td>
<td>Average growth due to need to maintain services in the rural areas.</td>
</tr>
<tr>
<td>Kelstedge</td>
<td>West</td>
<td>128</td>
<td>20% = 25</td>
<td>0</td>
<td>1</td>
<td>24</td>
<td>-</td>
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<td></td>
<td>Declining population Ageing population Above average growth due to need to maintain services in the rural areas.</td>
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<tr>
<td>Long</td>
<td>East</td>
<td>259</td>
<td>25% = 65</td>
<td>0</td>
<td>2</td>
<td>63</td>
<td>42</td>
</tr>
<tr>
<td>Duckmanton</td>
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<td>Declining population Housing imbalance – lacking social rent Specific requirement and near strategic employment hence higher than average growth</td>
</tr>
<tr>
<td>Wadshelf</td>
<td>West</td>
<td>140</td>
<td>3% = 5</td>
<td>0</td>
<td>4</td>
<td>1</td>
<td>-</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td>Green Belt Limited sites – growth based on capacity</td>
</tr>
<tr>
<td>Barlow</td>
<td>West</td>
<td>140</td>
<td>0% = 0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
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<tr>
<td>Commonside</td>
<td></td>
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<td></td>
<td>Green Belt Housing imbalance – lacking market housing Limited sites – growth based on capacity</td>
</tr>
<tr>
<td>Barlow</td>
<td>West</td>
<td>134</td>
<td>0% = 0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Village</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Green Belt Ageing population Housing imbalance – lacking social rent Limited sites – growth based on capacity</td>
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165
<table>
<thead>
<tr>
<th>Settlement</th>
<th>Sub Area</th>
<th>Total dwellings 2011</th>
<th>Recommended growth (% growth on 2011 stock)</th>
<th>Completions 2011-14</th>
<th>Residual requirement (Excl. completions and pp) PPs at 31/03/2014 (minus 12% delivery)</th>
<th>Potential yield Phase 1 (SHLAA sites minus 50% &amp; excl pp)</th>
<th>Notes</th>
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<tr>
<td>Brackenfield</td>
<td>West</td>
<td>93</td>
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<td>20</td>
<td>9</td>
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<td>Housing imbalance – lacking social rent</td>
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<td>Above average growth due to need to maintain services in the rural areas.</td>
</tr>
<tr>
<td>Old Brampton</td>
<td>West</td>
<td>134</td>
<td>2% = 5</td>
<td>0</td>
<td>2</td>
<td>3</td>
<td>-</td>
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<td>Housing imbalance – lacking smaller dwellings and social rent</td>
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<td></td>
<td></td>
<td>Limited sites – growth based on capacity</td>
</tr>
<tr>
<td>Unstone Crow Lane</td>
<td>North</td>
<td>135</td>
<td>2% = 5</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>-</td>
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<td>Housing imbalance – lacking social rent</td>
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<td></td>
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<td>Limited sites – growth based on capacity</td>
</tr>
<tr>
<td>Wessington</td>
<td>West</td>
<td>143</td>
<td>20% = 30</td>
<td>33</td>
<td>15</td>
<td>0</td>
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<td></td>
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<td>Housing imbalance – lacking market housing</td>
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<td>Ageing population</td>
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<td></td>
<td></td>
<td>Above average growth due to need to maintain services in the rural areas.</td>
</tr>
<tr>
<td>Other areas, not related to settlements</td>
<td>n/a</td>
<td>0</td>
<td>69</td>
<td>196</td>
<td>0</td>
<td>?</td>
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</tr>
<tr>
<td>Strategic Sites</td>
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<td>1,500</td>
<td>0</td>
<td>1275</td>
<td>225</td>
<td>225</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>PP at Avenue for 469 minus 12% = 413</td>
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<tr>
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<td></td>
<td></td>
<td></td>
<td>PP at Biwaters for 980 minus 12% = 862</td>
<td></td>
</tr>
<tr>
<td>TOTALS</td>
<td>41970</td>
<td>6770</td>
<td>321</td>
<td>2825</td>
<td>3921</td>
<td>6072</td>
<td></td>
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</tbody>
</table>

*Figures may not add up correctly due to the calculation rounding from individual settlements*
Appendix B

Five Year Housing Land Supply calculation:

<table>
<thead>
<tr>
<th>A. Annual requirement</th>
<th>5 Years from Adoption (2014 – 2022)</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Years</td>
<td>X 8 yrs = 2400</td>
</tr>
<tr>
<td>C. + 20% buffer</td>
<td>2400 + 300 = 2700</td>
</tr>
<tr>
<td>D. Shortfall (2011-2014)</td>
<td>900 – 321 = 579</td>
</tr>
<tr>
<td>E. Sedgefield</td>
<td>2014 – 2022: (2700 + 579) / 8 = 410 pa</td>
</tr>
<tr>
<td></td>
<td>2022 – 2031: 8/9 x 300 = 267 pa</td>
</tr>
<tr>
<td>F. Liverpool</td>
<td>2014 – 2022: (2700/8yrs) + (579/17yrs) = 372 pa</td>
</tr>
<tr>
<td></td>
<td>2022 – 2031: (8/9yrs x 300) + (579/17yrs) = 301 pa</td>
</tr>
</tbody>
</table>
Appendix C
Sustainability Appraisal

In accordance with legal requirements the District Council has carried out a Sustainability Appraisal alongside preparation of the new Local Plan. The process has supported the consideration of how the emerging local plan policies and proposals may affect the achievement of sustainable development. Consequently Sustainability Appraisal has helped to shape the Plan’s Strategy and lead to additions or amendments to the Plan’s Strategy and policies.

It is important to note that the context for the Local Plan Part 1: Initial Draft 2015 has changed considerably since SA work began in 2007. The National Planning Policy Framework has replaced Regional Strategies as the key starting point for consideration of local plan policies, the number of new dwellings required in the District has reduced, and the 2011 census has provided more up to date data about many issues of relevance to sustainability appraisal. The work undertaken so far has been necessarily broad brush and recent detailed work has been predominantly concerned with the amount and distribution of future new dwellings, which is only one aspect of the spatial strategy.

This following provides a summary of:
- the main stages of the sustainability appraisal process undertaken so far to inform the North East Derbyshire Local Plan Part 1; and
- the main outcomes of Sustainability Appraisal including recommendations and how the emerging spatial strategy for the Local Plan has responded so far.

Work commenced on SA in April 2007 with the preparation of the Scoping Report providing a ‘baseline’ review of the social, economic and environmental conditions within the District. It also identified set of SA objectives against which the effects of policies and proposals can be assessed. This work was updated in 2012 to ensure it remained a rigorous and up to date basis for sustainability appraisal work.

In 2009 the Issues and Options SA Report was prepared to provide a sustainability commentary on the Issues identified by the Council in its, ‘Core Strategy Issues and Options Report’. This SA Report provided a high level appraisal of the four Spatial Options put forward for consultation and favoured strategies which concentrated growth in the existing larger settlements i.e. the four main towns, or the four main towns and the six larger villages. However, based on the evidence available at the time the 2009 SA anticipated higher levels of growth in the north.
The Housing Options SA 2012 considered a range of different options for identifying a local housing target derived from a sub-area based assessments of capacity and constraints. Despite significant levels of uncertainty the assessment was able to broadly identify Housing Options that perform positively or negatively against the SA Objectives. The results generally favoured a capacity led target for the north sub-area, a trend based target for the west (c. 600 dwellings) and for the south (including the west) a target ranging from trend to (relatively) high growth. Whilst this work was superseded by updated national guidance and clarification that housing targets must be based upon objectively assessed need, it still serves to support the current strategy approach.

The Housing Distribution Options SA of 2014 considers a range of Housing Distribution Options (13 in total) produced by the Council to inform the preparation of the Local Plan. In these Options the District was split into four spatial character areas. The SA report contains a table of recommendations reflecting the conclusions reached on the performance in sustainability terms of the Options identified within each sub-area.

Again this high level appraisal involved a degree of uncertainty, but was able to identify better performing options for the north, west and south sub-areas, although in some cases there was little to differentiate between the options available. It was not possible to identify a best performing option in the East. Overall there is no incompatibility between the 2014 SA and the emerging strategy.

SA work is a continual process and work is underway to assess the policies contained in the Local Plan Part 1: Initial Draft and the alternative housing sites that have passed the phase 1 screening assessment process. The outcome of this stage in the SA will inform the next iteration of the Plan and the selection of preferred housing sites.

Conclusion

The Local Plan Strategy is compatible with, and reflective of, the findings of initial sustainability appraisal work carried out between 2007 and 2014. The Strategy respects the environmental constraints of the north and west of the District, whilst responding to the needs and opportunities of the south and east. However, it is recognised that the SA work to date has been based on high level assessments; further analysis and refinement of the strategy may be necessary to address issues identified through the SA as it focuses on specific policies and sites and the cumulative impacts of these.
Appendix D:
Glossary of Terms

Affordable Housing
Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

- Social Rented Housing is owned by local authorities and private registered providers (as defined in S.80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

- Affordable Rented Housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges where appropriate).

- Intermediate Housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

Amenity
A positive element or elements that contribute to the overall character of an area, for example open land, trees, historic buildings and how they relate to each other.

Ancient Woodland
An area that has been wooded continuously since 1600AD.

Ancillary Use/Operations
A subsidiary or secondary use or operation connected to the main use of a building or piece of land.

AMR
Authority Monitoring Report – prepared by the Council to provide an assessment of the progress made against targets and the performance of policies.

Biodiversity Action Plan
A Strategy prepared for a local area aimed at conserving biological diversity.
BREEAM
British Research Establishment Environmental Assessment Method
An environmental assessment method for buildings. It sets a standard for best practice in sustainable design and can be used as a measure to describe a building's environmental performance

Community Infrastructure Levy (CIL)
A levy allowing local authorities to raise funds from landowners of developers undertaking new development in order to fund necessary improvements to services, systems or facilities needed by the development

Climate Change Mitigation
Action needed to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Climate Change Adaptation
Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall or rising temperatures, to reduce harm or exploit opportunity.

Coalescence
The merging or coming together of separate towns or villages to form a whole entity

Convenience Shopping
Broadly defined as food shopping, newspapers, magazines and other goods purchased regularly form relatively immediate consumption

Comparison Shopping
Retail items not obtained on a frequent basis (i.e. not classified as convenience shopping), which the purchaser will compare on the basis of price or quality e.g. clothes, electrical goods, furniture etc.

Community facility
Facilities which provide for the health and wellbeing, social, educational, spiritual, recreational, leisure, or cultural needs of the community

Community Right to Build Order
An order drawn up by the local community and made by the local planning authority (under the Localism Act) that grants planning permission for a site-specific development proposal or classes of development

Community Right to Bid
The right (under the Localism Act) for local communities to request that certain assets are listed as being of value to the local community. If an asset is listed and then comes up for sale, the community will then have 6 months to put together a bid to buy it.

Conservation
The process of managing change to a historic asset in a way that sustains and enhances its significance
Conservation Area
An area of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

Decentralised energy
Locally generated renewable and low carbon energy usually, but not always, on a relatively small scale encompassing a diverse range of technologies.

Density
A measure (for residential development) of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Designated Heritage Asset
A World Heritage Site, Scheduled Ancient Monument, Listed Building, Registered Park & Garden, Registered Battlefield, or Conservation Area designated under relevant legislation.

Development Management
The process of managing, shaping and considering the merits of a planning application by a local planning authority, and whether it should be granted planning permission, with regard to the development plan.

Development Plan
In North East Derbyshire this currently includes saved policies from the adopted Local Plan and will include this Local Plan and adopted Neighbourhood Plans, (and is defined in the Planning & Compulsory Purchase Act (S.39).

Development Plan Document (DPD)
For example topic specific documents or site specific allocations of land.

D2N2
The Local Enterprise Partnership for Derby, Derbyshire, Nottingham and Nottinghamshire.

Employment Land Review (ELR)
A study to review the current employment land supply and look to identify appropriate type, quantity and location of employment land which will be capable of accommodating projected economic growth across the plan period.

Equality Impact Assessment
Seeks to ensure that plans will promote equality and assess any risk of discrimination before policies are introduced or changed. The process checks that reasonable steps are being taken to tackle disadvantage and meet the diverse needs for all communities.

Energy Hierarchy
A hierarchy which prioritises the conservation and efficient use of energy, and then the generation of energy from renewable and low carbon sources.
Environment Impact Assessment
A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effect on the environment.

European Site
Includes candidate Special Areas of Conservation, Special Areas of Conservation and Special Protection Areas, defined in the Conservation of Habitats and Species Regulations 2010 (Regulation 8).

Examination
The process by which an independent planning inspector examines a local plan, with any public recommendations, before publishing a report on its soundness.

Geodiversity
The range of rocks, minerals, fossils, soils, and landforms.

Green Belt
A designation for land around certain cities, towns, and built-up areas which aims to keep this land permanently open or largely undeveloped. The purposes of Green Belt are to: check the unrestricted sprawl of large built-up areas; prevent neighbouring towns from merging; safeguard the countryside from encroachment; preserve the setting and special character of historic towns; and assist urban regeneration by encouraging the recycling of derelict and other urban land.

Greenfield site
Land which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

Housing Market Area (HMA)
The geographical area which reflects the functional relationships of a housing market.
The North Derbyshire HMA covers North East Derbyshire, Chesterfield Borough, Bolsover District and Bassetlaw District.

Infill Development
Building on a relatively small site between existing buildings.

Infrastructure Delivery Plan IDP
The IDP identifies what physical, social, and green infrastructure is needed, such as new roads, schools, and open spaces, who will deliver this, and when.

Index of Multiple Deprivation (IMD)
A ward level index made up six indicators (income; employment; health deprivation and disability; education skills and training; housing; and geographical access to services). The IMD can help to identify areas for regeneration.
Local Enterprise Partnership (LEP)
North East Derbyshire falls within SCR and D2N2.

Local Development Scheme (LDS)
The Local Planning Authority’s programme for preparing the Local Plan.

Listed Building
A building of special architectural or historic interest, graded I (highest quality), to II* or II.

Local Centre
Includes a range of small shops and perhaps limited services of a local nature, serving a small catchment.

Local Plan
Part of the development plan for a local area

LSG
Local Settlement Gaps- North East Derbyshire District Council’s local designation of areas designed to maintain settlement identity.

Town
The largest settlements, identified in the Settlement Role & Function Study

Mixed Use
Provision of a mix of complimentary uses such as residential, community & leisure uses on a site within a particular area

Neighbourhood Development Order (NDO)
An order made by a local planning authority (under the Localism Act 2011) through which parish council’s and neighbourhood forums can grant planning permission for a specific development proposals or classes of development

Neighbourhood Plan
A plan prepared by a Parish or town Council or Neighbourhood Forum for a particular neighbourhood area. Once adopted, the Neighbourhood Plan becomes part of the development plan for the area.

NPPF

Out of Centre
A location which is not in or on the edge of a centre but not necessarily outside the urban area

Out of Town
A location out of centre that is outside the existing urban area
Permitted development
Rights to carry out certain limited forms of development without the need to make an application for planning permission, as granted under the terms of the Town & Country Planning (General Permitted Development) Order

Phasing
The phasing of development into manageable parts, for example and annual rate of housing release for a large development that may need to be controlled so as to avoid destabilising housing markets and causing low demand

PINS
The Planning Inspectorate, responsible for the independent examination of the Local Plan

Previously Developed Land (PDL) (Sometimes referred to as ‘brownfield land’)
Land which is or was occupied by a permanent structure, including the curtilage of the developable land and any associate fixed surface infrastructure. The excludes land that is or has been occupied by agricultural or forestry buildings, land that has been developed for minerals extraction or waste disposal where provision has been made for restoration.

Planning Gain
The benefits or safeguards often for community benefit, secured as part of a planning approval and usually provided at the developer’s expense, for example affordable housing, community facilities or mitigation measures

Planning Obligation
A legally enforceable obligation entered into under Section 106 of the Town & Country Planning Act 1990 to mitigate the impacts of a development proposal

Pollution
Anything which affects the quality of land, air, water, or soils which might lead to an adverse impact on human health, the natural environment, or general amenity.

Primary & Secondary Frontages
Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, and businesses.

S.106 Agreements
See Planning Obligations (above)

Sustainability Appraisal (SA)
The process of weighing and assessing all the policies in a development plan for its global national and local implications (see also Strategic Environmental Assessment)
Scheduled Ancient Monument (SAM)
Nationally important monuments that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Saved Policies
Policies within existing Local Plans that are saved for a time period during the production of the replacement Local Plan.

SCR
The Local Enterprise Partnership for the Sheffield City Region

Statement of Community Involvement (SCI)
Sets out the standards to be achieved by the local authority in involving the local community in the preparation, alteration, and continuing review of the Local Plan and development management decisions.

Statement of Consultation
A report by the local planning authority explaining how they have complied with the Statement of Community Involvement during consultation on the Local Plan.

Sustainable Community Strategy (SCS)
A strategy which sets the long term vision for economic, social and environmental well-being of a local area in a way that contributes to sustainable development.

Settlement Development Limit (SDL)
A boundary drawn around a settlement which broadly reflects its built form and is used as a policy tool to define the area within or outside which a Local Plan policy will apply.

Strategic Environmental Assessment (SEA)
A procedure which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment including those in the field of planning and land use (set out in the Environmental Assessment of Plans & Programmes Regulations 2004).

Sequential Approach/ Sequential Test
A principle that seeks to identify or allocate certain types or locations of land before the consideration of others, for example town centre retail sites before out-of-centre sites.

Strategic Flood Risk Assessment (SFRA)
The SFRA maps all forms of flood risk and forms the evidence base to locate new development primarily in low flood risk areas (Zone 1). Areas of ‘low (zone 1) ’medium’ (level 2), and ‘high’ (level 3) risk are mapped using data collected from many sources including the Environment Agency and water utility companies.
Strategic Housing Market Assessment (SHMA)
An assessment of the level of future housing provision and the mix of housing required, prepared across the Housing Market Area.

Strategic Housing Land Availability Assessment (SHLAA)
A process of identifying sites with potential for housing, identifying any issues affecting the development of sites, such as access, and estimating when they are likely to come forward.

Social Infrastructure
The range of facilities supporting the development and maintenance of local communities.

Special Areas of Conservation (SAC)
Areas given special protection under the European Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Area (SPA)
Areas which have been identified as being of international importance for the breeding, feeding, wintering, or the migration of rate and vulnerable species of birds found within EU countries. SPA's are European designated site, classified under the Birds Directive.

Supplementary Planning Document (SPD)
A document which adds further detail to the policies in the Local Plan. SPDs can be used to provide further guidance for development on specific sites, or on particular issues. SPDs are capable of being a material consideration in planning decisions, but are not part of the development plan.

Site of Special Scientific Interest (SSSI)
A site identified under the Wildlife & Countryside Act 1981.

Strategic Site
A site allocated in a Local Plan which is central to the achievement of the Plan strategy.

Submission Document
A Local Plan submitted to the Secretary of State for independent examination before a government appointed Planning Inspector.

Sustainable Development
There are three dimensions to sustainable development: economic, social and environmental. The planning system needs to reflect each role:
- Economic role: contributing to building s strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation, and by identifying and coordinating development requirements including the provision of infrastructure.
• A social role: supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built environment with accessible local services that reflect the community’s needs and support its health, social and cultural well being

• An environmental role – contributing to protecting and enhancing our natural built and historic environment, and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy

**Town Centre**
An area defined on the Local Plan Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

**Transport Assessment**
A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measure will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car, such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

**Travel Plan**
A plan which aims to promote sustainable travel choices as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion or road safety. Travel Plans can be required when granting planning permission for new development.

**Viability**
In financial terms, a viable development could proceed if there were no financial reason for it not to, in relation to development costs and returns. In terms of retailing, a centre that is capable of success or continuing effectiveness

**Vitality**
In terms of retailing, the capacity of a centre to grow or develop

**Windfall Site**
A site not specially allocated for development in a development plan but which unexpectedly becomes available for development during the lifetime of the plan.

**Wildlife corridor**
Area of habitat connecting wildlife populations
## Appendix E:
### Schedule of Local Plan Policies

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<thead>
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<th>Number</th>
<th>Policy</th>
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<td>LP2</td>
<td>Spatial Strategy</td>
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<td>LP3</td>
<td>The Avenue</td>
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<td>LP4</td>
<td>Former Biwaters</td>
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<td>LP5</td>
<td>Markham Vale</td>
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<td>LP6</td>
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<td>LP7</td>
<td>North East Derbyshire Green Belt</td>
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<td>LP8</td>
<td>Local Settlement Gaps</td>
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<td>LP9</td>
<td>Development on unallocated land within Settlement Development Limits</td>
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<td>LP10</td>
<td>Development on unallocated land in the Countryside</td>
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<td>LP11</td>
<td><strong>Housing Allocations</strong> – <em>(to be introduced at next stage)</em></td>
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<td>Housing need, range and choice</td>
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<td>Type and mix of housing</td>
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<td>LP26</td>
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<td>Provision and safeguarding of new transport infrastructure</td>
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<tr>
<td>LP37</td>
<td>Developer contributions</td>
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</tbody>
</table>

Note: The Local Plan is to be used as a whole. All policies are viewed as fundamental to the delivery of the Local Plan. Neighbourhood Plans will need to be in general conformity.