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FOREWORD

On behalf of the Parish Council, I would like to welcome you to the Wingerworth Parish Neighbourhood Plan.

The Neighbourhood Plan sets out how the community of Wingerworth wishes to see the Parish change and develop over the next seventeen years.

We know that Wingerworth Parish is a great place to live and visit. The aim is to make it even better, especially by guiding and shaping development and change so that we conserve and, where possible, improve on what makes Wingerworth great.

The development of this Plan has only been possible as a result of the enormous contribution from residents and stakeholders. They have played a pivotal role in shaping and supporting this Plan and ensuring that it focuses on those matters which residents have identified as most important to them.

I am very grateful to all those who have contributed to the preparation of the Plan. In particular, I would like to thank my fellow Parish Councillors, the other members of Steering Group, officers from North East Derbyshire District Council, and Neighbourhood Planning consultants YourLocale, as well as the funding body Locality.

Diana Ruff
Chair
Wingerworth Parish Council
1. Introduction

This is the referendum version of the Neighbourhood Plan (“the Plan”) for the Parish of Wingerworth.

The Localism Act has given communities the right to draw up a Neighbourhood Plan for their area. This right is aimed at giving local communities greater opportunities to influence how their community develops, now and in the future.

As the Plain English Guide to the Localism Act 2011 states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”. Decisions on planning applications, for example, must take account of Neighbourhood Plans.

The Plan has been prepared by the Wingerworth Neighbourhood Plan Steering Group. This comprises members of the local community and parish councillors, under the umbrella of the Parish Council (the ‘accountable body’). The Group has been supported by neighbourhood planning consultants YourLocale.

The Plan is underpinned by solid evidence. This evidence has been gathered from a wide range of sources, including analysis of relevant national and local planning policies and data from the Census. The findings from community consultation have been paramount to the development of this evidence base; this is key to ensuring that the Plan fully reflects local needs and priorities.

The Neighbourhood Plan area covers the whole of the Parish of Wingerworth as illustrated in Figure 1.

Figure 1 Wingerworth Neighbourhood Plan Area
The Plan covers the period up to 2033 and sets out a long-term plan for how the Parish of Wingerworth should develop.

It is important to note that in preparing a Neighbourhood Plan a community is not working from ‘a blank piece of paper’. Legislation requires that a Neighbourhood Plan, and the policies it contains, must be prepared in a certain way. It must be compatible with relevant EU legislation; have regard to national planning policy and advice and be in general conformity with strategic and local planning policies, notably the North East Derbyshire Local Plan.

1.1 How the Plan has been prepared

The Plan has been prepared by a Steering Group in close consultation with the community. The Plan has been subject to formal public consultation and independent Examination. The Examiner’s Report was issued in March 2018. In this report, the Examiner recommended that, subject to a number of recommendations, the Wingerworth Neighbourhood Plan should proceed to Referendum.

The modifications proposed by the Examiner are incorporated in this Plan.

The Plan, if ‘Made’ following a positive referendum result, would form part of the Statutory Development Plan for North East Derbyshire. While North East Derbyshire District Council will continue to be responsible for determining most planning applications in Wingerworth Parish the policies in the Neighbourhood Plan will provide the basis for those decisions.

1.2 How the Plan Fits in to the Planning System

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the Statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

One of the main rules governing the preparation of a Neighbourhood Plan is that it must be compatible with European Regulations including Strategic Environmental Assessment and Habitat Regulations.

In addition, it must have regard to national policies and generally conform with the strategic policies in the development plan for that area. This means that it cannot be prepared in isolation. It will need to take into account and generally work with the grain of, district wide and national policies unless there are compelling reasons for not doing so.

For Wingerworth Neighbourhood Plan the key local planning document with which it must generally conform with is the adopted North East Derbyshire Local Plan. This requirement, however, is complicated by the revised timescale to produce the new Local Plan 2011-2033 (that will replace the saved policies from the North East Derbyshire Local Plan 2001-2011). An initial draft of the Local Plan was prepared in
2015, which was effectively withdrawn later that year. The revised draft Local Plan was published in early 2017 and is currently at ‘publication draft’ stage.

The Neighbourhood Plan Steering Group did consider whether it should delay preparation of the Neighbourhood Plan until the Local Plan has been agreed. It considered it expedient, however, to proceed with the Plan based on the best available evidence, including that contained in the draft Local Plan.

Also important is the National Planning Policy Framework (NPPF). This sets out the Government's planning policies for England and how these are expected to be applied.

### 1.3 How the Plan Supports Sustainable Development

One of the main requirements of the planning system is the achievement of sustainable development. The NPPF requires Neighbourhood Plans to contribute to this and sets out three dimensions to sustainable development: economic, social and environmental.

The achievement of sustainable development is at the heart of this Plan, reflected in the overarching objectives and policies, for example:

- **an economic role** – contributing to a strong and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support economic growth and job creation; identifying and coordinating development requirements, including the provision of infrastructure and supporting existing and new businesses;

- **a social role** – supporting strong, vibrant and healthy communities, by ensuring the appropriate type and amount of housing, including affordable housing, required to meet present and future needs; conserving or enhancing important community facilities and supporting a high quality built environment; and

- **an environmental role** – contributing to protecting and enhancing a good quality natural environment; including helping to improve biodiversity, protecting important green spaces and the countryside from inappropriate development and minimising travel by car.
2. Wingerworth Parish

Wingerworth is a medium sized parish in the district of North East Derbyshire. It is situated 3 miles south of the town of Chesterfield.

*Figure 2: Location map*

It comprises at its centre, the village of Wingerworth and further suburban development surrounded by, and interspersed, with large areas of green space.

Predominantly rural in nature, it contains some of the highest quality and most sensitive landscapes in North East Derbyshire. This landscape provides an important backdrop and context for the Parish and supports a wide variety of wildlife and wildflowers, some of which are rare or declining. The Avenue Washlands is one of several important local wildlife sites in the Parish.

One of the Parish’s key features is the A61 (Derby Road). This major and well used road cuts across the Parish roughly in a north – south direction. The main built up part of the Parish is to the west of the A61, though there is some housing to the east, notably the Adlington Estate, as well as a grouping of employment uses off Mill Lane.

There is also a longstanding mixed use allocation in the eastern part or the Parish on the site of the former Avenue Coking Plant. This is identified as a strategic development site in the emerging Local Plan for major mixed used development including over 1,100 new homes, plus large areas for employment, green spaces and other uses.
A historic settlement, the earliest written records of the Parish date from the Domesday Book in 1086, in which a community of fourteen households of freemen is recorded.

From the end of the 16th century until 1920, the Hunlokes were the dominant family in the settlement and Wingerworth remained an estate village with strictly controlled development. The population never exceeded 500.

Following the sale of the Hunloke estate in 1920, the Parish experienced considerable development, which has changed it into a sizeable parish of more than 2,800 dwellings with a population of 6,533 people (at the time of the 2011 Census).

Reflecting the national trend, it has an ageing population. At 26.1%, the proportion of people aged 65 plus is above the equivalent district (21.1%) and national (16.3%) averages.

The Parish has a reasonable range of community facilities and services. These include churches, two primary schools, medical centre, pharmacy, pubs, shops and a village hall. Generally, residents look outside the parish, mainly to the nearby centres of Chesterfield and Clay Cross, to meet many of their day to day retail, community and other needs.

A full statistical profile of the Parish is available on the Parish Council website.
3. Vision and objectives

The Plan provides a vision for the future of the Parish. This has been developed by residents and stakeholders following extensive consultation:

_Wingerworth is sustained as a semi-rural, vibrant, integrated and sustainable community within large areas of attractive open and green space._

It goes on to set out the Plan’s objectives, together with the policies required for the realisation of these objectives and the vision. The objectives and policies were formulated following an analysis of the social, economic and environmental characteristics of the Parish, input by residents and other interested parties and examination of the national, county and local planning framework.

- To reinforce Wingerworth’s distinct identity and character.
- To ensure the intrinsic role and beauty of Wingerworth’s countryside and green spaces are maintained and wherever possible, enhanced.
- To sustain the vitality, integration and safety of the Parish.
- To create a Parish that has minimum impact on the natural environment.
- To provide new housing which is high quality, integrated into the wider community and meets identified housing needs, including local housing needs now and in the future, and which is compatible with the environmental, economic and social objectives of the Parish.
- To retain and enhance community facilities and services.
- To address any adverse impact associated with vehicular traffic, especially along the A61.

The integration of the various existing and planned housing and other developments, especially the Avenue Strategic Site, in the Parish is essential to the delivery of the Plan’s vision and objectives.

To meet the vision and objectives set out above, several development related policies have been produced.
These policies are not intended to duplicate national, county or district wide (i.e. North East Derbyshire) planning policies, but to sit alongside them, to add additional or more detailed policies specific to Wingerworth Parish. Where there are national and district wide planning policies that meet the needs and requirements of the Parish they are not repeated here. Instead, the Plan focuses on those planning issues which consultation shows matter most to the community, and to which the Plan can add the greatest additional value.

It is important to note that when using the Plan to form a view on a development proposal or a policy issue the whole document and the policies contained in it must be considered together.

Also, while every effort has been made to make the main parts of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements. Each formal Policy is set-out in its relevant Chapter (from Section 4 onward).
4 Policies

4.1 A Sustainable Wingerworth Parish

One of the key ways in which the planning system can ensure sustainable development is to direct significant development, such as new homes and employment to the most sustainable locations.

This is a core principle of Government planning policy as set out in the National Planning Policy Framework (NPPF), paragraph 17 of which states that planning should seek to, “focus significant development in locations which are or can be made sustainable”.

It is also at the heart of North East Derbyshire’s draft Local Plan which states, “achievement of sustainable development forms the basis of the strategy approach which seeks to deliver new development and associated supporting infrastructure to meet future needs of the District in the locations where it is most needed whilst at the same time protecting valued assets and resources”.

In support of this, North East Derbyshire District Council has developed a settlement hierarchy. This hierarchy categorises settlements based on their size and the level of services and facilities such as shops, schools and employment that they provide. It then seeks to direct development to those settlements with the greatest potential to accommodate sustainable change. The general principle is that the higher a settlement comes in the hierarchy the more suitable it is considered for future development in the most sustainable way.

All the fifty-one settlements in North East Derbyshire with more than 20 dwellings (as of 2008) were included as part of this hierarchy. This included the settlement of Wingerworth.

This hierarchy grouped similar settlements across North East Derbyshire into five main classifications:

- Principal Towns.
- Secondary Towns.
- Settlements with good level of sustainability.
- Settlements with limited sustainability.
- Very small settlements and hamlets with very limited sustainability.

Wingerworth, along with 10 other settlements in the District, was categorised as Level 2 in the hierarchy; ‘Settlements with good level of sustainability.’ This means that it offers some opportunities for sustainable development, but to a lesser extent than the higher order Principal and Secondary Towns of Dronfield, Clay Cross, Eckington and Killamarsh.

In addition to the settlements considered as part of the settlement hierarchy, the draft Local Plan also identifies four strategic sites which it proposes are to be the focus of major mixed-use regeneration. These include the Avenue Strategic Site in the east of Wingerworth Parish, which it proposed to build around 1,100 dwellings on the site, of
which over 700 are expected to be delivered within the plan period. The site will also provide 4-5 hectares of employment land along with ancillary facilities and infrastructure, public open space and community facilities.

The Avenue Strategic Site and the many other developments in the pipeline will give rise to significant development and changes to the Parish and the wider area for many years to come.

4.1.1 Wingerworth Settlement Development Limit

A Settlement Development Limit is a commonly used tool in planning documents such as Neighbourhood Plans and Local Plans. They are used to define the extent of a built-up part of a settlement. They distinguish between areas where in planning terms sustainable development proposals would be acceptable, in principle such as in the main settlements, and where it would not be (generally in the least sustainable locations) such as in the open countryside.

The village of Wingerworth has an existing Settlement Development Limit introduced by North East Derbyshire District Council in 2005. The consultation shows that the community generally supports the continuation of a Settlement Development Limit for Wingerworth, in particular as it will help to focus development in the most suitable and sustainable locations, restrict the sprawl of development into the countryside and protect the countryside from inappropriate development.

The original intention was for the Plan to update the existing Settlement Development Limit for the settlement of Wingerworth. The main aim was to bring it up to date by amending it to take into account any adjacent sites, which have been developed or been given planning permission since the original boundary was introduced.

However, following discussions with North East Derbyshire District Council it is proposed that the Settlement Development Limit is not revised through the Plan. Instead, it is considered more effective and efficient if this is undertaken as part of the district wide review of Settlement Development Limits, which is to take place as part of the development of the Local Plan. There are good reasons for this, not least to avoid duplication of effort, especially if the methodology used by North East Derbyshire District Council to develop the Settlement Development Limits as part of the Local Plan was different to that used by the Plan, as this would mean that the boundaries set out in the Neighbourhood Plan may then need to be reviewed again.

The existing Settlement Development Limit can be viewed in Figure 3.

Policy W1 is an overarching policy which generally supports sustainable development within the defined Settlement Development Limit. More detailed guidance on specific requirements such as design is provided in other policies.

Planning applications will be considered against all relevant policies in the Plan.
Figure 3: Existing Approved Settlement Development Limit for Wingerworth
POLICY W1: WINGERWORTH SETTLEMENT DEVELOPMENT LIMIT

Within the defined Settlement Development Limit for Wingerworth, sustainable development proposals will be supported where it:

a) Is of a contextually appropriate layout, scale, appearance and design to respect or enhance the character of the area;

b) Where appropriate retains existing important boundaries and features such as trees, hedges, walls and streams, which either contribute to visual amenity or are of ecological value;

c) Considers the impact on neighbouring occupiers by way of privacy, daylight, visual intrusion or amenity;

d) Is sensitive to the high quality landscape setting of the Parish;

e) Does not reduce garden space to an extent where it has an unacceptable adverse impact on the character of the area, or the amenity of neighbours and the occupiers of the development;

f) Will not increase the likelihood of crime and anti-social behaviour, and

g) Any traffic generation and parking impact created does not result in an unacceptable adverse direct or cumulative impact on congestion or road and pedestrian safety.

4.1.2 Development in the Countryside

Wingerworth is set within attractive countryside. The area is often referred to as the “Gateway to the Peak” and contains some of the highest quality and most sensitive landscapes surrounding the Peak District National Park. Indeed, much of it was considered for inclusion within the National Park boundary when this developed in the 1950’s. The consultation shows that this landscape is cherished by the community. It is unlikely to be able to accommodate development without having a significant adverse impact on the existing landscape.

In planning terms, land outside a defined Settlement Development Limit, including any small groups of buildings or small settlements, is treated as countryside.

It is national and local planning policy that development in the countryside should be carefully controlled. As the National Planning Policy Framework states, “recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”.

This approach is also supported by this Plan. Especially as it will prevent the sprawl of development into the countryside, help protect the special and attractive rural setting of the Parish and protect the countryside for its own sake as an attractive, accessible and non-renewable natural resource.
POLICY W2 DEVELOPMENT IN THE COUNTRYSIDE

Land outside the Settlement Development Limit for Wingerworth will be treated as countryside. In the countryside, development proposals will be carefully controlled and limited to that which is appropriate in a rural location or supports thriving rural communities within it.

4.2 Housing Need

4.2.1 Housing Growth

The Parish’s location on the edge of Chesterfield and along A61 coupled with its good quality natural and built environment and vibrant community makes it a popular place to live.

In recent years, the Parish has seen a significant amount of housing growth. A lot of development has already taken place and there are more houses in the pipeline, including the planned development of 1,100 new homes as part of the Avenue Strategic Site. Nevertheless, there remains a considerable amount of development pressure.

The consultation shows that the local community understands the need for housing growth and the important role the Parish has, and continues, to play in the economic, social and cultural success of North East Derbyshire, which in turn has benefits for the district, county and the country. The Plan, and the people of Wingerworth, recognise this role.

The consultation shows that people are concerned that the Parish is becoming the location for large scale housing development that does not correspond to its housing needs and infrastructure and makes it difficult to maintain a sustainable and integrated community; economically, environmentally and socially.

They are especially concerned about the adverse impact recent developments and existing commitments will have on the character of the Parish and its already stretched infrastructure, especially roads (notably the A61) and services such as schools, doctors and open spaces. They also wish to ensure that any housing development that takes place supports its changing needs, and they have a greater say over development that takes place in the Parish.

Rules governing the preparation of a neighbourhood plan requires that it must support the district wide (i.e. North East Derbyshire) housing needs. The North East Derbyshire draft Local Plan sets out the overall housing for North East Derbyshire. This has determined that there is a minimum requirement of 6,600 new homes to be built in the District between 2001 and 2031.

The draft Local Plan proposes housing allocations to support this level of growth and how these allocations should be distributed by settlement. It considers that the
settlement of Wingerworth should accommodate 882 dwellings over the Plan period on the following two sites:

- Avenue Strategic Site (710 homes) and
- Land to the rear of 1 – 59 Adlington Avenue (172 homes)

It should also be noted that these allocations are in addition to any housing sites that were granted planning permission prior to April 2011 and where construction has not yet begun or is underway. Several sites in the Parish fall under this category, including major sites at Hanging Banks, Deerlands Road (part 1) and off Mill Lane. In practice, therefore, the level of house building in the Parish that will take place over the Plan period is likely to be far greater than the 882 suggested in the draft Local Plan.

While the community has some reservations about the scale of housing development planned for Wingerworth as set out in the draft Local Plan, it recognises the role set out for the Avenue Strategic Site and the wider Parish in the settlement hierarchy developed by North East Derbyshire District Council. It is willing to accept that it is a proportionate level of housing growth that balances provision for the needs of its residents with the need to contribute appropriately to the overall housing and wider needs for North East Derbyshire.

The Plan therefore supports the strategic housing allocations identified in the emerging Local Plan and acknowledges that these may change prior to its adoption. The Plan does not propose further allocations above that which are identified in the emerging Local Plan.

The Plan does however, seek to ensure that housing growth supports a cohesive, inclusive and distinct community. With this in mind, development, especially new housing, should have regard to the existing built scale and layout and should be designed so that it physically and visually integrates and connects into Wingerworth through, for example, the adoption of building design and types that reflect the needs and character of the Parish; this includes new and enhanced pedestrian, cycle and transport links and the creation of appropriate lay outs for new development. New housing development must be integrated into and respond positively to the needs, character and sense of place of the Parish.

**POLICY W3: HOUSING GROWTH**

New housing development proposals will be supported on sites allocated in the Local Plan or on infill sites and other windfall sites within the defined Settlement Development Limits.
4.2.2 Windfall Development

Windfall development includes infill or redevelopment/conversion sites that come forward unexpectedly, and which have not been specifically identified for new housing in a planning document. These sites often comprise redundant or underutilised buildings, including former farm buildings. These are often small sites suitable for only a single dwelling but could be larger. Normally windfall development is for new housing, though, in principle, could comprise other forms of development such as new shops, employment or community facilities.

Windfall development has made a regular contribution towards housing supply in the Parish. The Plan is supportive of such suitable designed and located development, where it respects the overall character of the area.

It is recognised that some windfall development proposals may come forward outside the Settlement Development Limit for Wingerworth; for example, the conversion of a disused agricultural building into a dwelling. In such circumstances, these will be considered in accordance with Policy W2 and relevant district and national planning policies.

4.2.3 Housing Mix

It is important that the size and type of homes that are built meets the needs of people living locally both now and, in the future, (recognising that these needs may change over time). This is especially important in Wingerworth where there is evidence that its population profile is changing, and there is a growing imbalance in the housing market. The Parish is seeing more smaller households, especially because of its ageing population. Between 2001 and 2011 the number of people aged over 65 in the Parish grew by nearly a third, a trend which is expected to continue. This compares to a 10% increase nationally.

As part of the Plan development, the profile of the current housing stock in the Parish has been assessed. This shows that there is a far higher proportion of dwellings that are detached (at 62%, nearly three times the national average of 22%). Between 1995 and 2007 over half (57%) of the properties built in the Parish were detached. It also shows that there is evidence of some under-occupancy (having more bedrooms than the notional number recommended by the bedroom standard) in the Parish. Analysis of the 2011 Census shows that around 53% of households have two or more spare bedrooms and 35% had one spare bedroom. Under-occupancy is higher than district, regional and national rates.
This analysis suggests that there is a present need to increase the number of smaller properties (less than 3 bedrooms) to meet existing needs and in response to demographic trends, notably an ageing population. The low proportion of smaller homes available makes it difficult for older people who want to downsize, as well as younger people (and people on low incomes), who want to find their first home.

It also reveals that there is a need to ensure that the design of new houses addresses the different needs of the community, including older people and those with disabilities, for example, through the provision of more bungalows.

The consultation also shows support for smaller homes two or three bedroomed houses, that meet the needs of its ageing population (including those that wish to downsize to remain in the Parish) and would be suitable for young families and young people.

Please refer to Appendix A for a more detailed report derived from the 2011 Census and other sources on housing types and mixes requirement.

### POLICY W4 HOUSING MIX

Development proposals should provide a mixture of housing types and sizes, taking into account the most up to date assessment of housing need, site characteristics, viability and market considerations. The provision of smaller dwellings (e.g. 3 bedrooms or less, including bungalows) to meet the needs of young families, disabled, young people and older people will be particularly supported.

#### 4.2.4 Affordable Housing

Affordable housing is socially rented, affordable rented and intermediate housing, which is provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

The provision of affordable housing within the Parish is an issue. According to the Land Registry, in 2015, the average price of a new dwelling sold on the open market in the Parish was £228,000 – a figure well above the district average (£189,00) and well beyond the means of many people who wish to live in the Parish including some who have been brought up in, and wish to remain, there. At 4%, the proportion of housing in the Parish which is ‘socially rented’, is well below the district (20%) and national (18%) averages, according to the 2011 Census.

Consultation shows strong support for the provision of affordable housing, especially for people with a strong local connection and that homes for young people, young families and older people should be prioritised.

District wide planning policy (saved NEDDC Local Plan) requires that all new housing developments involving ten or more dwellings, where practical and viable, should seek
to provide at least 40% affordable homes. The emerging Local Plan proposes new mechanisms and thresholds for securing affordable housing. The Plan supports the provision of affordable housing that clearly reflects and meets a local housing need, where possible.

4.3 Community Facilities and Shops

For a parish of its size, it has a reasonable range of basic services such as shops and community facilities. These provide a valuable and much prized service in meeting the day-to-day needs of its residents, close to where people live. They are a focal point for community life and activity, as well as providing opportunities for investment and local employment and reducing the need to travel by car. They are well used and enjoyed.

The retention of key community facilities and shops is important for the long-term sustainability of Wingerworth. Further, with an ageing population, access to such locally based services will become increasingly important.

There is also concern about the impact that development, notably the Avenue Strategic Site, will have on their capacity, especially schools, medical facilities and green spaces.

4.3.1 Shops

The Parish has a modest number of shops. These are concentrated in two small purpose-built shopping precincts in the village of Wingerworth. These comprise Edinburgh Court in the north east of Wingerworth village, which includes a small supermarket/convenience store (incorporating a post office) together with a greengrocer and a few other shops.

The second purpose built shopping precinct is off Allendale Road, which is more centrally located in the Parish. This includes a small supermarket/convenience store together with a couple of other shops. There is a medical centre (which includes a pharmacy) immediately behind it.

The consultation shows that these shops are greatly valued by residents. In addition, the provision of
shops in the Parish is viewed as adequate but limited. For example, the consultation highlighted a desire for a greater range of shops.

The Plan seeks to protect shop units from a change of use to another purpose. Any further reductions in shopping provision would result in a further diminution in the already narrow range of shopping choice and provision, and any loss would negatively affect the vitality and sustainability of the Parish and inevitably result in more car journeys.

**POLICY W5 SHOPS**

Development proposals that would result in the loss of a shopping unit will not be permitted unless it can be demonstrated to North East Derbyshire District Council including through discussions with the Parish Council that it is no longer required by the community or continued use is no longer viable and the site has been actively marketed for shop use for at least six months.

4.3.2 Community Facilities

The Parish is generally well served by community facilities. These include a parish hall, two primary schools, doctor’s surgery, post office and public houses. These support a wide range of community activities across all age groups, including sporting groups, mother and toddler group, scout group and community run library.

These are enjoyed and highly regarded by its residents as well as many visitors from outside the Parish. They are an integral part of a healthy social community, and the community wishes to see them protected and where possible enhanced.

Further, the consultation indicates that some community facilities, including recreational assets, will require enhancement. In addition, the capacity at local primary and secondary schools, medical facilities and recreational facilities will need to be addressed as part of the Avenue Strategic Site to meet anticipated demand.
POLICY W6 COMMUNITY FACILITIES

Development proposals that result in the loss of an important community facility will not be supported, unless (a) it can be clearly demonstrated to the District Council, including through discussions with the Parish Council, that the facility is unviable or is no longer required by the community or (b) that a replacement facility of equivalent or better quantity and quality in an equally suitable location can be provided. The following community facilities as identified in figures 4 and 5 are considered to be of special importance to the community:

- Deer Park and Hunloke Primary schools;
- All Saints Church Centre;
- Parish Rooms;
- Scout Hut;
- Wingerworth Medical Centre;
- The Post Office;
- Recreation facilities in Deer Park.

POLICY W7 NEW SHOPS AND COMMUNITY FACILITIES

Development proposals that enhance the quality and range of shops and community facilities will be supported subject to such development respecting local character and amenity and transport considerations.

POLICY W8 NEW SHOPS AND COMMUNITY FACILITIES IN NEW MAJOR HOUSING DEVELOPMENTS

Major housing development proposals (for ten or more homes) should take into account the impact they are likely to have on local facilities such as schools, medical facilities and recreational facilities. Proposals should demonstrate how the impact will be acceptably mitigated to the satisfaction of the District Council.
Figure 4 Community Facilities
Figure 5 Community Facilities
4.3.3 Assets of Community Value

The designation of a community facility as an Asset of Community Value provides the opportunity to give it added protection from inappropriate development.

The Localism Act 2011 defines an ‘Asset of Community Value’ as “a building or other land….” whose current use “furthers the social wellbeing and its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future”. The Localism Act states that “social interests” include cultural, recreational and sporting interests.

Where an asset is ‘Listed’ by the District Council, the Parish Council or other community organisations will be given the opportunity to bid to purchase the asset on behalf of the local community, if it comes up for sale on the open market.

To date, no buildings or facilities have been formally designated as Assets of Community Value in the Parish. However, through the consultation process, a few community assets have been identified, which are considered important for community life. The Parish Council, therefore, intends to use the mechanism of designating them as Assets of Community Value to further ensure that they are retained.

The Parish Council will support the listing of Assets of Community Value, and once listed will work to support their longevity.

POLICY W9 ASSETS OF COMMUNITY VALUE

Development proposals that support the longevity of a registered Asset of Community Value will be actively encouraged.

4.4 Employment and Economic Growth

The Parish is home to a number of significant employers. This includes the main offices of North East Derbyshire District Council and Rykneld Homes, which manages the District Council’s housing stock. These are concentrated in a purpose built industrial estate off Mill Lane.

The Avenue Strategic Site will provide a major boost to employment provision in the Parish and the wider area, especially as it includes approximately five hectares of land specifically earmarked for employment purposes.

Beyond Mill Lane, employment provision is based around the two primary schools and a number of small businesses scattered across the Parish. There is also a relatively high, and growing number of people, who work from home.

With limited employment opportunities in Wingerworth, a high number of resident’s commute to work in Chesterfield and other nearby centres, primarily by car.

The Plan supports the retention and safeguarding of existing and proposed employment sites and buildings A change of use for an employment site will only be
considered if it is demonstrably not economically viable or suitable for use and has been ‘actively marketed’ for a period of at least 6 months. ‘Actively marketed’ means that all reasonable steps have been taken to let or sell the site or premises for employment purposes.’

It recognises, however, that there may be circumstances where this may not be appropriate, for example, where a site or building was not designed, nor can be easily adapted, to modern business needs. This also accords with national and local planning policy which advises against the protection of employment sites where there is no reasonable prospect of a site being used for that purpose.

**POLICY W10 EMPLOYMENT AND ECONOMIC GROWTH**

Development proposals that would result in the loss of, or have an unacceptable adverse effect on, a site or building mainly in employment use will not be supported unless it can be demonstrated to the District Council that the site or building is no longer economically viable or no longer suitable for employment use, and has been actively marketed for employment use for at least six months.

**4.5 Built Heritage and Design**

Wingerworth generally has a pleasant built environment. This is highly prized by the local community. This includes a mix of different architectural styles, which reflect the incremental development of the Parish over many hundreds of years. Much of the development that has taken place dates from the late 20th Century. There are, however, some older buildings, including some from the 16th and 17th Century, clustered in the historic core of Wingerworth and around former farm buildings and stately homes.
4.5.1 Heritage Assets

There are 21 nationally designated assets, including one Scheduled Monument, a section of Rykneld Street (a stretch of Roman road) and one Grade I Listed Building; the Church of All Saints. Currently designated heritage assets in the Parish are listed in Table 1 and identified in Figure 6.

Their designation as Listed Buildings and a Scheduled Monument gives them special legal protection beyond that which can be provided through a Neighbourhood Plan. It is important, however, that the Plan highlights them, especially to ensure that all interested parties are aware of their local importance, and the need to conserve and enhance this.

In addition to these nationally designated assets, there are other local buildings and structures that make an important contribution to the local character and sense of place.

Such assets are typically buildings, but can be monuments, archaeological remains or landscape, for example.

Through the consultation, a few structures have been identified as being especially important to the distinctive character and history of the Parish and warrant special conservation and appreciation. Good examples are the few remnants of the prehistoric and Roman periods, notably a stretch of the Roman road.

The draft North East Derbyshire Local Plan recognises the importance of such heritage assets. It commits the District Council to offering them some level of protection by identifying them as part of a list of locally important buildings and structures.

This is something that the Plan supports. The Parish Council in conjunction with the local community intends to develop a schedule of non-designated heritage assets and seek their inclusion in the ‘Local List’ managed by North East Derbyshire District Council.

Proposals affecting designated heritage assets are required to be considered on the basis of whether development would ‘lead to substantial harm’ to the significance of the asset, as referred to in paragraph 133 of the NPPF, and that in considering the effect of a proposal on the significance of a non designated asset, decision makers are required to balance the scale of any harm or loss with the significance of the heritage asset.
Table 1 Nationally designated assets (National Heritage List for England)

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1, Hockley Lane</td>
<td>Grade II</td>
</tr>
<tr>
<td>2</td>
<td>238 &amp; 240, Longedge Lane</td>
<td>Grade II</td>
</tr>
<tr>
<td>3</td>
<td>35, New Road</td>
<td>Grade II</td>
</tr>
<tr>
<td>4</td>
<td>37, New Road</td>
<td>Grade II</td>
</tr>
<tr>
<td>5</td>
<td>Birdholme Farmhouse</td>
<td>Grade II</td>
</tr>
<tr>
<td>6</td>
<td>Entrance gatepiers and attached walls adjacent to Nos 35 and 37 New Road</td>
<td>Grade II</td>
</tr>
<tr>
<td>7</td>
<td>Estate House and Cedar End</td>
<td>Grade II</td>
</tr>
<tr>
<td>8</td>
<td>Milepost, Derby Road</td>
<td>Grade II</td>
</tr>
<tr>
<td>9</td>
<td>Milepost at SK388 674, Derby Road</td>
<td>Grade II</td>
</tr>
<tr>
<td>10</td>
<td>Pair of gate piers to the East of Harper Hill House</td>
<td>Grade II</td>
</tr>
<tr>
<td>11</td>
<td>The Yews, the Hollies, and East View</td>
<td>Grade II</td>
</tr>
<tr>
<td>12</td>
<td>Pair of gatepiers and linking wall to the west of Estate House and the Cedars</td>
<td>Grade II</td>
</tr>
<tr>
<td>13</td>
<td>Range of outbuildings to the north of Birdholme Farmhouse</td>
<td>Grade II</td>
</tr>
<tr>
<td>14</td>
<td>Road bridge and associated enclosure walls comprising the Sheepwash at SK369671</td>
<td>Grade II</td>
</tr>
<tr>
<td>15</td>
<td>Stone Edge Farmhouse and attached boundary wall</td>
<td>Grade II</td>
</tr>
<tr>
<td>16</td>
<td>Stubbing Court</td>
<td>Grade II*</td>
</tr>
<tr>
<td>17</td>
<td>The Hunloke Arms Inn</td>
<td>Grade II</td>
</tr>
<tr>
<td>18</td>
<td>Wingerworth Methodist Church</td>
<td>Grade II</td>
</tr>
<tr>
<td>19</td>
<td>Woodthorpe Grange Cottage</td>
<td>Grade II</td>
</tr>
<tr>
<td>20</td>
<td>Church of All Saints</td>
<td>Grade I</td>
</tr>
<tr>
<td>21</td>
<td>Section of Rykneld Street</td>
<td>Scheduled Monument</td>
</tr>
</tbody>
</table>
4.5.2 Design Principles

Ensuring good design is important to Wingerworth. It is important that development proposals contribute positively to the creation of well-designed buildings and spaces that work well for users and sit comfortably within the existing local character and pattern of development.

This is particularly important where they are located, within or near, to a building of heritage interest, on the edge of Wingerworth village or in the open countryside.

The Plan does not seek to dictate a particular style or design to be used, reflecting the diversity of design to be found across the Parish.

Instead, it aims to ensure that new designs (including those of modern outlook) through density, height, landscape, layout, materials, scale and access of new development should be sensitive to, and generally reflect, the character of the local area in which it is proposed to be located.

Generally, the design of buildings (including new build) in the Parish is positive and is sympathetic to its character and appearance. There was some concern, however, that some of the development, which had taken place, was of indifferent design and in some cases out of keeping. The Plan seeks to ensure that all new development (including minor works) is of good quality and designed to enhance the existing character and style of development in the local area.
POLICY W12: DESIGN PRINCIPLES

Development proposals, including extensions, should

a) respect and enhance local character and show how the layout, materials and landscaping of the site, building or extension fits in with the “grain” of the surrounding area using Design and Access Statements, where required;

b) be of a scale, density, massing, height, design and appearance which reflects and responds positively to the characteristics of the site and its surroundings;

c) avoid generic “scheme” features, styles or designs, and demonstrate how they have taken account of the locally distinctive character of the area in which they are to be sited using a Design and Access Statement, where required;

d) follow a consistent design approach in the use of materials, design and the roofline. Materials should be chosen to complement the design of the overall development and add to the quality or character of the surrounding area;

e) take into account the amenity of neighbouring occupiers.

f) Where appropriate, provide safe and attractive public and private spaces, and well defined and legible spaces that are easy to get around for all especially the Parish’s growing and above average older population. and

g) Have regard to the most up to date guidance on layout and design
Figure 6: Designated Heritage Assets

Listed Buildings and Monument
(Indicative locations)
4.6 Natural Environment

The Parish is set within, and interspersed with, green spaces and large areas of open countryside.

The consultation shows that the underdeveloped and unspoilt nature of much of the Parish is highly prized and appreciated by residents and visitors and considered to be its most significant asset.

The policies in this Plan are based on an overwhelming desire that any development should preserve, and, where possible, enhance, the rural nature of the Parish and prevent inappropriate development that would adversely affect this.

4.6.1 Biodiversity

Although there are no nationally designated ecology sites, large areas of the Parish have been identified as providing important habitats for wildlife and wildflowers, including rare and declining species.

The UK BAP (Biodiversity Action Plan)¹ priority habitats in the Parish include significant areas of ‘deciduous woodland’ and ‘traditional orchards’ and ‘woodpasture and parkland’. The UK BAP priority habitats have been identified as being the most threatened and ‘irreplaceable habitats.’ Figure 7 shows the distribution of Priority Habitats in the Parish.

The Parish is home to a wide and diverse range of species, many rare and/or protected. These include birds such as the kingfisher and grey partridge; mammals such as the water vole, badger, bats (pipistrelle and brown long-eared) and the brown hare as well as reptiles (grass snake, slow-worm and common lizard) and amphibians including the great crested newt and common toad. The Lido has a healthy population of white-clawed crayfish², a protected species. Numerous nationally important butterflies, moths and wildflowers are present.

¹ Now succeeded by the UK Biodiversity Framework. The UK list of priority habitats, however, remains an important reference source.
The Lowland Derbyshire Biodiversity Action Plan 2011 has set specific targets to increase the range of six UK BAP Priority Species in the Peak Fringe area. These include the great-crested newt, water vole and white-clawed crayfish. The NPPF identifies the need to ‘promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species, linked to national and local targets…’

Fifteen Local Wildlife Sites are present wholly or partially within the Parish. These non-statutory sites are important for their nature conservation, incorporating the most important distinctive and threatened species and habitats. These include the Avenue Washlands (a local nature reserve), Stubbing Wildlife Meadow as well as other less well-known sites. Figure 8 shows the distribution of Local Wildlife Sites in the Parish.

The Derbyshire Wildlife Trust holds a ‘biodiversity alert map’. This includes Local Wildlife Sites, which shows areas that hold important, distinctive and/or threatened species or habitats, as well as other important species and habitats.

Where a development proposal may affect a protected species, a suitable survey should be undertaken prior to development in accordance with, and under the guidance of Natural England Standing Advice.

**POLICY W13: BIODIVERSITY**

Development proposals should conserve and enhance biodiversity, and incorporate biodiversity including locally important UK Biodiversity Action Plan priority sites and habitats, ecological networks and Local Wildlife Sites. Development proposals that promote the restoration and/or recreational use of biodiversity sites or the protection and recovery of priority species populations will be supported. Where adverse impacts on locally important biodiversity sites cannot be avoided proposals that do not mitigate, or as a last resort, compensate for the loss of biodiversity value will not be permitted.

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3 National Planning Policy Framework paragraph 117.
Figure 7 Priority Habitats
Figure 8 Local Wildlife Sites
4.6.2 Trees and Hedgerows

The Parish has a rich variety of trees and hedgerows, which add greatly to its distinctive character, identity and its biodiversity. They are a particular and much prized feature of the Parish.

Trees and hedges are a striking characteristic of many of the main roads such as along the Avenue, and often create a strong sense of place as you enter and travel through the Parish. Many of the individual important specimens are protected through Tree Preservation Orders, but many important trees and hedges are not specifically protected.

Woodlands are mainly to be found to the north and west of the Parish, including Bradbury Wood; Clayton Nether Wood; Hardwick Wood; Longedge Plantation; Near Tupton Wood and Wail Close Wood. Some woodlands penetrate into the heart of the village providing a sharp transition from rural to built form. In particular, trees on the main roads into and within Wingerworth village are of special importance to its setting.

At least 10% of the Parish is wooded and includes significant areas of ancient semi-natural woodland and ancient replanted woodland. Hardwick Wood is referred to as a large block of ancient semi-natural woodland. Ancient semi-natural woodland is the most important habitat type within the UK in relation to the numbers of species it supports. The NPPF states that ‘planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, development in that location clearly outweigh the loss…”

The wooded slopes and valleys and wooded farmlands landscape areas that make up the Parish incorporate ‘ancient and semi-natural broadleaved woodland’, ‘lowland parklands’, ‘wet woodland’ and ‘veteran’ trees habitats. Deciduous woodland is a key habitat for a number of locally important, threatened, declining or rare species,

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5 National Planning Policy Framework paragraph 118.
including nine species of birds and six mammal species. Parkland and Veteran trees are key habitats for a further number of locally important species.\(^6\)

The Derbyshire County Council Landscape Character Assessment\(^7\) identified where woodland habitats would be most appropriate in maintaining the landscape character as well as highlighting the most appropriate woodland type and management. The Parish sits within the Derbyshire Peak Fringe and Lower Derwent Character Area incorporating two landscape character types; ‘wooded farmlands’ in the east of the Parish and ‘wooded slopes and valleys’ in the west.

The Plan seeks to protect and where possible, enhance the trees and hedgerows in the Parish in order to maintain the landscape character, and in the interest of their biodiversity, cultural and historical significance. The Plan supports the vision for these landscape types and requires proposals to take account of the planting and management guidelines, notably the use of indigenous tree and shrub species.

**POLICY W14: TREES AND HEDGEROWS**

Development proposals that increase tree coverage (especially of native species) will be encouraged. Development proposals that damage or result in the loss of trees, hedges and woodlands of good arboricultural, ecological and amenity value will not be supported. Development proposals should be designed to ensure that trees and hedges are protected and integrated into the design of the development. Where the loss of trees is unavoidable, suitable replacement planting will be sought on site, or in cases where this is not possible, a suitable alternative site.

### 4.6.3 Important Views and Vistas

Wingerworth Parish and the surrounding area is often referred to as the “Gateway to the Peak” and contains some of the highest quality landscapes in Derbyshire outside of the Peak District National Park.

Much of the Parish falls within the Derbyshire Peak Fringe and Lower Derwent National Character Area as defined by Natural England. This describes the Character Area as “a landscape of extremely high quality” (source Natural England: NCA Profile: 50 Derbyshire Peak Fringe and Lower Derwent).

Its prominent and predominately rural setting opens up views to and from the countryside. These views provide a strong link and relationship with its rural landscape setting and give a sense of place to the settlements as well as opportunities for a variety of pleasant and attractive middle and distant views.

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\(^6\)Lowland Derbyshire LBAP. Woodland Habitats – background information. Lowland Derbyshire Biodiversity Partnership.

\(^7\) The Landscape Character of Derbyshire
Especially important are the stunning views from Wingerworth village towards the surrounding rural landscape.

The beauty and tranquility of these views are valued by visitors and residents alike. They serve to locate it as a rural parish, demonstrating the diverse uses of the countryside, neighbouring towns, villages and hamlets as well as distinct landmarks. They make a significant contribution to Wingerworth’s charm, character and distinctiveness.

Through the development of the Plan, several views and vistas have been identified as having the greatest importance.

Important views have been identified and described in the accompanying report at Appendix B.

- 180 degree views south west from the junction of Swathwick Lane with Hill Top Road – attractive and mainly open countryside towards and incorporating Bole Hill.

- Views north along Chartwell Avenue – its elevated position provides for long and extensive views of the open countryside that punctuate the street scene.

- Views north from Longedge Lane – this view is important because of its proximity to the village centre and the attractive and varied views of the open countryside.

- Views south along Nethermoor Road from its junction with Birkin Lane as far as Nethermoor farm – long and largely unbroken views across open countryside and mature trees and woodlands towards the hills.
4.6.4 Locally Important Green Spaces and Recreation Areas

Green spaces are a vital part of a vibrant and healthy community and are of great importance to the character and identity of the Parish.

They are valued for a wide range of reasons, including visual amenity, recreational value, tranquillity or richness of wildlife.

The consultation has highlighted the importance of them to the community and the many visitors to the Parish.

Their importance is given added significance as studies have highlighted that the Parish has a relative under provision when assessed against recognised national standards. As the Settlement Role and Function Study (2013) prepared by North East Derbyshire states, “Major deficiencies in green space and outdoor sports facilities have been identified at Dronfield/Coal Aston, Killamarsh and Wingerworth”. The consultation process has identified several local green spaces (as shown in figures 10 to 12) which the community considers are especially important, As these are already protected through a combination of green belt and extant Local Plan designations (which are being carried through the emerging Local Plan) it is not necessary to provide an additional layer of protection through this Plan.
Figure 9 Views and Vistas

Important Views and Vistas

Legend

Indicative Important Views and Vistas

View 1
View 2
View 3
View 4

Neighbourhood Plan Area Boundary
OS 25,000 ECR
Figure 10 Locally important Green Spaces and Recreation Areas
Figures 11 and 12 Locally important Green Spaces and Recreation Areas (detailed view)
4.6.5 Local Settlement Gaps

The desire to preserve the integrity of the settlement of Wingerworth and to maintain separation between it and surrounding villages and towns is a top priority for local people.

Local Green Belt (see figure 13) and countryside planning policies as well as policies contained in this Plan, will perform an important role in maintaining the physical separation of these settlements.

However, to the south of the Parish, the perception of breaks between settlements found along the main road corridors has been eroded by piecemeal development and is poorly defined.

There is concern that further development, if not carefully controlled, could result in further erosion in the physical separation between Wingerworth village and the surrounding settlements. This would adversely impact on the separate identity and character of Wingerworth village, and risk it being merged with neighbouring settlements.

This concern is recognised in the North East Derbyshire draft Local Plan which seeks to protect settlement identity and avoid further settlement coalescence and erosion of character by identifying three Local Settlement Gaps between Wingerworth village and nearby settlements. Development within a Local Settlement Gap will be restricted to that which would not erode the functionality of the settlement gap.

The proposed introduction of Local Settlement Gaps in the south of the Parish between Wingerworth village and the surrounding communities and the delineation of detailed boundaries in the Local Plan is supported.

POLICY W16: LOCAL SETTLEMENT GAPS

To retain the physical and visual separation between the village of Wingerworth and the surrounding communities, development proposals which would erode settlement separation and the identity of individual settlements will not be supported.
Figure 13 Green Belt

Map of the Green Belt

Legend:
- Staffsfield and NE Derbyshire Green Belt
- Parish Boundary
- OS 25,000 SCR

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4.7 Getting Around

Accessibility and ease of movement are essential not only to the economic and social life of the Parish, but also to the integration of its community.

Getting around is a major issue in the Parish. A significant amount of traffic passes through it, and at times many of its roads, particularly the A61 and narrow lanes, are very congested not just at peak times, but often at all times throughout the day. This is seen as one of the main negative aspects of living and working in Wingerworth.

In particular, residents are concerned about the impact of the additional traffic and pollution generated by new development planned for the Parish. These concerns also extend to on-street parking and the volume of existing traffic, including lorry movements, in the Parish and the wider area.

4.7.1 Highway Safety

This is a serious and major issue in the Parish. The latest publicly available road traffic incidents report shows that in 2013 there were ten road casualty incidents reported to the Derbyshire Constabulary, of which three were serious and one fatal. Figure 14 highlights the A61 and the accidents recorded by the Department for Transport in 2013.

This is particularly an issue along the A61 (‘Derby Road’). This is the major road in the Parish, which dissects it roughly in a north south direction. A significant amount of traffic passes along it, including Heavy Good Vehicles. It has been consistently recognised in studies such as the Derbyshire Local Transport Plan as one of the worst congestion points in the county.

There are also issues with many of the other roads in the Parish. Its road network has developed over many centuries, and much of it is not designed for modern, especially vehicular traffic.

The main hazards are perceived to be the speed and volume of traffic through the Parish endangering other drivers, horse riders and people wishing to walk or cycle or cross the road. Furthermore, in many locations the footpaths running along the roads are very narrow, making it hazardous when walking, especially for the elderly and for parents with young children.

There is also inconsiderate and dangerous parking, especially outside the two primary schools at peak child collection times.
4.7.2 Walking, Horse-riding and Cycling

Footpaths and bridleways, both within the village itself and those providing access to the surrounding open countryside, are an important feature of Wingerworth.

The Parish is crisscrossed with footpaths, and to a lesser extent, bridleways. These are important for health, the environment, as well as for getting around. They are enjoyed by residents as well as the many visitors to it. Walking, cycling and horse riding are popular pastimes in the Parish.

Increased opportunity to walk or cycle to work, school or to access leisure, shopping and other facilities can lead to decreased car use, reduced congestion, reduction of pollution, and improved public and individual health.

Consultations shows that these are highly prized and cherished by residents, who wish to see them protected and, wherever possible, enhanced.
POLICY W19: ENHANCEMENT OF FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS

The improvement or expansion of the existing network of footpaths, cycleways and bridleways will be supported. Priority should be given to measures that:

(a) create or improve links between existing and future residential areas; including development on the eastern side of the A61 and/or community facilities such as schools, shops and health in the Parish and the surrounding areas including Chesterfield Town Centre; and

(b) join up the existing network into a more comprehensive network.

Development proposals will be expected to protect the existing (and future) network of footpaths, cycleways and bridleways (see Figure 15).
Figure 14 Accidents A61 (2013)
Figure 15 Rights of Way
5. Monitoring and Review

It is anticipated that the Neighbourhood Plan will last for a period of 17 years. During this time, it may be that the circumstances, which the Plan seeks to address could change.

The Neighbourhood Plan will be regularly monitored. This will be led by the Parish Council with the support of North East Derbyshire District Council as the local planning authority on at least an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle or to coincide with the review of the North East Derbyshire Local Plan, if this cycle is different.
Wingerworth Parish

HOUSING NEEDS AND CHARACTERISTICS – SUPPORTING EVIDENCE
1.0 INTRODUCTION

This report produced by YourLocale on behalf of Wingerworth Parish Council summarises key characteristics in respect of housing characteristics and needs according to findings from the 2011 Census and other sources. It has been produced in support of the Neighbourhood Plan being prepared for Wingerworth Parish but will be of wider interest and use.

2.0 FINDINGS FROM THE 2011 CENSUS

2.1 Household Size

At the time of the 2011 Census, the average household size in in the Wingerworth Parish was 2.3 people which is equal to the district (North East Derbyshire) and regional (East Midlands) rates, but slightly lower than the 2.4 national (England) average. However, the average number of rooms per household at 6.1 is higher than the district (5.6), regional (5.6) and National rates.

People living in the Parish are also more likely to live in houses with a high number of bedrooms. The average number of bedrooms per household stood at 3.0 compared with 2.8 for both the district and region and 2.7 for England.

2.2 Tenure

More than half of homes in the Parish (56.1%) are owned outright, which is significantly higher than the district (38.2%), regional (32.8%) and national (30.6%) rates. Social rented properties account for just 4.1% of housing stock, which is somewhat lower than the district (20.3%), regional (15.8%) and national (17.7%) rates. Around 6% of households are living in private rented properties against 17% for England.

<table>
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<tr>
<th>Tenure, 2011</th>
<th>Wingerworth</th>
<th>NE Derbyshire</th>
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</tr>
<tr>
<td>Social Rented; Rented from Council (Local Authority)</td>
<td>113</td>
<td>3.9</td>
<td>18.1</td>
<td>10.1</td>
</tr>
<tr>
<td>Social Rented; Other</td>
<td>6</td>
<td>0.2</td>
<td>2.2</td>
<td>5.7</td>
</tr>
<tr>
<td>Private Rented; Private Landlord or Letting Agency</td>
<td>137</td>
<td>4.7</td>
<td>6.5</td>
<td>13.6</td>
</tr>
<tr>
<td>Private Rented; Other</td>
<td>25</td>
<td>0.9</td>
<td>0.9</td>
<td>1.3</td>
</tr>
<tr>
<td>Living Rent Free</td>
<td>25</td>
<td>0.9</td>
<td>0.9</td>
<td>1.3</td>
</tr>
</tbody>
</table>

Source: Census 2011

2.3 Accommodation Type

The percentage of detached dwellings is almost three times that of England. Detached and semi-detached dwellings account for 94% of the total housing stock in the Wingerworth Parish. Terraced housing and flats represent just 4% of homes in the Parish.
Table 2 Accommodation Type, 2011

<table>
<thead>
<tr>
<th></th>
<th>Wingerworth</th>
<th>NE Derbyshire</th>
<th>East Midlands</th>
<th>Eng</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No</td>
<td>%</td>
<td>%</td>
<td>%</td>
</tr>
<tr>
<td>All occupied households</td>
<td>2,886</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
</tr>
<tr>
<td>Detached</td>
<td>1,780</td>
<td>61.7</td>
<td>36.5</td>
<td>32.5</td>
</tr>
<tr>
<td>Semi-Detached</td>
<td>925</td>
<td>32.1</td>
<td>43.8</td>
<td>35.5</td>
</tr>
<tr>
<td>Terraced</td>
<td>63</td>
<td>2.2</td>
<td>13.3</td>
<td>20.4</td>
</tr>
<tr>
<td>Flat, Maisonette or Apartment</td>
<td>49</td>
<td>1.7</td>
<td>6.0</td>
<td>11.1</td>
</tr>
<tr>
<td>Caravan or Other Mobile or Temporary Structure</td>
<td>69</td>
<td>2.4</td>
<td>0.4</td>
<td>0.4</td>
</tr>
<tr>
<td>Shared dwellings</td>
<td>-</td>
<td>0.0</td>
<td>0.0</td>
<td>0.1</td>
</tr>
</tbody>
</table>

Source: Census 2011

People living in the Parish are more likely to be living in dwellings with 4 or more bedrooms. About a quarter (26%) of households live in housing with more than 4 bedrooms which is somewhat higher that the district (18%), regional (20%) and England (19%) averages. There is also an under representation of smaller type housing units with around 26% of dwellings having 2 or fewer bedrooms against 35% for both the district and region and 40% for England.

Table 3 Household size by number of bedrooms, 2011

<table>
<thead>
<tr>
<th>Bedrooms</th>
<th>Wingerworth</th>
<th>NE Derbyshire</th>
<th>East Midlands</th>
<th>Eng</th>
</tr>
</thead>
<tbody>
<tr>
<td>All households</td>
<td>2,886</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>69</td>
<td>2.4</td>
<td>6.2</td>
<td>8.3</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>690</td>
<td>23.9</td>
<td>28.7</td>
<td>26.5</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>1,390</td>
<td>48.2</td>
<td>47.2</td>
<td>45.4</td>
</tr>
<tr>
<td>4 or more bedrooms</td>
<td>737</td>
<td>25.5</td>
<td>17.9</td>
<td>19.8</td>
</tr>
</tbody>
</table>

Source: Census 2011

2.4 Under Occupancy

There is good evidence of under occupancy (having more bedrooms than the notional number recommended by the bedroom standard) in the Parish. The 2011 Census shows that around 53% (1,523) of households have two or more spare bedrooms and 35% (1,014) had one spare bedroom. Under occupancy is higher than district, regional and national rates.
Under occupancy is particularly evident in larger properties with over 49% (362) of dwellings with 4 or more bedrooms occupied by just one or two people. This compares with 45% for the district, 43% for the region and 41% for England.

**Table 4 Household with 4 or more bedrooms by household size, 2011**

<table>
<thead>
<tr>
<th>Household with 4 or more bedrooms</th>
<th>Wingerworth</th>
<th>NE Derbyshire</th>
<th>East Midlands</th>
<th>Eng</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households with 4 or more bedrooms</td>
<td>737</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
</tr>
<tr>
<td>1 person in household</td>
<td>71</td>
<td>9.6</td>
<td>10.3</td>
<td>10.4</td>
</tr>
<tr>
<td>2 people in household</td>
<td>291</td>
<td>39.5</td>
<td>34.2</td>
<td>32.3</td>
</tr>
<tr>
<td>3 people in household</td>
<td>133</td>
<td>18.0</td>
<td>19.6</td>
<td>18.8</td>
</tr>
<tr>
<td>4 or more people in household</td>
<td>242</td>
<td>32.8</td>
<td>35.9</td>
<td>38.5</td>
</tr>
</tbody>
</table>

**Source: Census 2011**

There is evidence that older person households are more likely to under occupy their dwellings. Data from the Census allows us to investigate this using the bedroom standard. In total, some 60% (540) of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household compared with 50% (983) for non-pensioner households. Further analysis indicates that under occupancy is far more common in households with two or more pensioners than single pensioner households.
2.6 Overcrowding

Overcrowding is not a significant issue in the Parish. The Census implies, however, there is some evidence that the small number of households affected by overcrowding tends to be families with children, including those headed by a lone parent.

3.0 Findings from Land Registry Data

3.1 Average House Price

Land Registry data provides useful information on average house prices. This shows that the average house price in Wingerworth Parish is relatively high. According to the Land Registry, the average price paid for a house in Wingerworth Parish in 2015 was £227,749. This is above the North East Derbyshire district average (£189,444), but below the England and Wales average (£272,034).
4.0 FINDINGS FROM OTHER STUDIES AND REPORTS

4.1 North Derbyshire and Bassetlaw Strategic Housing Market Assessment (SHMA)

North East Derbyshire forms part of North Derbyshire and Bassetlaw Housing Market Area (HMA), with the local authority districts of Bolsover, Bassetlaw and Chesterfield.

In 2013, a Strategic Housing Market Assessment was undertaken to consider future housing need in the HMA over the period to 2031. The joint Strategic Housing Market Assessment (SHMA) identifies the need and demand for, and the supply of, specific types of housing and makes recommendations in relation to the mix of housing

The findings are used to inform housing and planning policy, including the emerging North East Derbyshire Local Plan.

The SHMA recommends the following for North East Derbyshire:

The size mix for new market housing should comprise:
- 1 bedroom homes 0-5%
- 2 bedroom homes 30-35%
- 3 bedroom homes 40-45%
- 4 or more bedrooms 20-25%

It also recommended that the size mix for affordable housing should comprise:
- 1 bedroom homes 40-45%
- 2 bedroom homes 35-40%
- 3 bedroom homes 10-15%
- 4 or more bedrooms 5-10%

Adding that “The SHMA indicates that there is a particular shortage of market housing and intermediate housing which is suitable for older people”.

More information about the North Derbyshire and Bassetlaw Housing Market Assessment (HMA) can be found at (http://neddc.easysitecms.net/environment-planning/planning/planning-policy/local-plan-2013-2033/evidence-base/shma/).

5.0 Findings from Community Consultation

The Wingerworth Parish Neighbourhood Plan Steering Group carried out a number of community consultation events during 2015 and 2016 in support of the development of the Neighbourhood Plan. Housing needs and characteristics were major themes of this consultation, in particular the need for more small and affordable housing to meet a local need. Some good examples of comments received, include:

- “The developers should be “encouraged” to build the “mix” suggested instead of just high margin large properties”.
- “Affordable housing”.

6.0 SUMMARY OF FUTURE HOUSING NEEDS AND CHARACTERISTICS

At the time of the 2011 Census there were 2,886 households in the Parish.

There is a predominance of detached housing. Well over half (62%) of dwellings are detached, which is significantly higher than the district (38%), regional (33%) and national (31%) rates.

There is a relatively high proportion of larger dwellings. 36% of households in the Parish live in houses with more than 4 bedrooms, which is higher than the district (18%), region (20%) and England (19%) averages. There is also an under representation of smaller type housing units with around 26% of dwellings having 2 or fewer bedrooms against 35% for the district, 35% for the region and 40% for England. There is some evidence of under occupation dwellings especially amongst older residents.

While average house prices are below the England average, they are above the North East Derbyshire norm. The proportion of housing which is ‘socially rented’ is below the district and national averages.

The findings suggest a particular need for smaller homes (including affordable) of two to three bedrooms, which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents may enable them to remain in the local community and release under-occupied larger properties onto the market, which would be suitable for growing families.
Wingerworth Parish

VIEWS AND VISTAS – SUPPORTING EVIDENCE
1.0 Introduction

The Wingerworth Parish Neighbourhood Plan is being prepared by the Wingerworth Neighbourhood Plan Steering Group under the auspices of the Parish Council.

This purpose of this document is to support the policies in the Wingerworth Parish Neighbourhood Plan that seek to protect important key views and vistas in the Parish.

It briefly sets out the methodology used to identify the proposed important views and vistas. A short explanation with supporting photographic evidence is also provided as to why each is important with supporting evidence.

2.0 Background

Wingerworth is set within a dramatic and attractive landscape.

Wingerworth Parish and the surrounding area is often referred to as the “Gateway to the Peak and contains some of the highest quality landscapes in Derbyshire outside of the Peak District National Park.

Much of the Parish falls within the Derbyshire Fringe and Lower Derwent National Character Area as defined by Natural England. It describes this as, “a picturesque transitional area between the natural beauty of the Peak District National Park to the west and the largely urban, formerly mined Derbyshire Coal Measures to the east”. It goes on to state that “though the area was not included in the National Park, it was seriously considered during the original boundary selection in 1950 and remains a landscape of extremely high quality.”

The quality of the landscape is further underlined by its identification as a Special Landscape Area under the saved policies of the Local Plan for North East Derbyshire, as well as its designation as “Areas of Multiple Environmental Sensitivity” by Derbyshire County Council.

The quality and value of these views were major themes of the consultation.

Wingerworths prominent and predominately rural setting opens views to and from the countryside. These views provide a strong link and relationship with its rural landscape setting and give a sense of place to the parish as well as opportunities for a variety of pleasant and attractive middle and distant views.

Especially important are the stunning views from Wingerworth village towards the surrounding rural landscape, especially across to the Peak District National Park.

The beauty and tranquillity of these views are valued by visitors and residents alike. They serve to locate it as a rural parish, demonstrating the diverse uses of the countryside, neighbouring towns, villages and hamlets as well as distinct landmarks.

They make a significant contribution to Wingerworth’s charm, character and distinctiveness.

Through the development of the Plan, several important views were identified, which were considered to have the greatest importance.

These were identified through two main routes.

Firstly, through a desktop exercise. The desktop study utilised OS mapping, photographs and local knowledge together with documents such as Derbyshire County Council’s ‘The Landscape Character of Derbyshire’ and Natural England’s ‘National Character Areas’.

Secondly, each one was considered with regard to the extent they contribute positively to the distinctive character of the Parish and the creation of a strong sense of place. In undertaking this, regard was had to Natural England’s publication ‘An Approach to Landscape Character Assessment’.⁹

Through this process, a small number of views were identified as having the greatest importance. While there are many other important views, these are considered to have more local significance. The Steering Group considered it important that they should focus on the most important ones.

The identified views and vistas are in the east and north of the village of Wingerworth looking towards the surrounding countryside. Each encompasses (often giving 180 degree or wider visibility) a broad view or vista containing many objects of interest.

They were then tested through the consultation process. A key milestone was the formal consultation with the community and stakeholders on the draft plan which took place early in 2016. The proposed views were met positively by the public, and no adverse comments were received on them.

The following views (accessible to the public) have been identified as especially important and distinctive.

---

<table>
<thead>
<tr>
<th>Reference.</th>
<th>View 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>180 degree views south west from the junction of Swathick Lane with Hill Top Road</td>
</tr>
<tr>
<td>Description</td>
<td>Standing (or travelling) on the Junction of Langer Lane and Swathwick Lane looking south and south west offers expansive 180 degree views of the attractive mainly open countryside towards and incorporating Bole Hill.</td>
</tr>
<tr>
<td>Reference.</td>
<td>View 2</td>
</tr>
<tr>
<td>------------</td>
<td>--------</td>
</tr>
<tr>
<td>Location</td>
<td>Views north along Chartwell Avenue.</td>
</tr>
<tr>
<td>Description</td>
<td>Walking or travelling along Chartwell Avenue and Chartwell Rise, its elevated position provides for long and extensive views of the attractive open countryside to its east and west and which punctuate the street scene to its north.</td>
</tr>
<tr>
<td>Reference</td>
<td>View 3</td>
</tr>
<tr>
<td>-----------</td>
<td>--------</td>
</tr>
<tr>
<td>Location</td>
<td>North from Longedge Lane.</td>
</tr>
<tr>
<td>Description</td>
<td>These views are important because of its proximity to the village centre and the attractive and varied views of the open countryside (and Chesterfield beyond) they offer.</td>
</tr>
<tr>
<td>Reference</td>
<td>View 4</td>
</tr>
<tr>
<td>-----------</td>
<td>--------</td>
</tr>
<tr>
<td>Location</td>
<td>Views south along Nethermoor Road from its junction with Birkin Lane as far as Nethermoor farm</td>
</tr>
<tr>
<td>Description</td>
<td>Travelling or walking along Nethermore Road long and largely unbroken views across open countryside and mature trees and woodlands towards the hills above can be enjoyed towards the south.</td>
</tr>
</tbody>
</table>