North East Derbyshire Local Plan (2011-2033)
Consultation Draft
February 2017
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## CONTENTS

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Introduction</td>
<td>1</td>
</tr>
<tr>
<td>2. Spatial Portrait</td>
<td>11</td>
</tr>
<tr>
<td>3. Vision &amp; Objectives</td>
<td>19</td>
</tr>
<tr>
<td>4. Spatial Strategy</td>
<td>25</td>
</tr>
<tr>
<td>5. Living Communities</td>
<td>69</td>
</tr>
<tr>
<td>6. Working Communities and Economic Development</td>
<td>103</td>
</tr>
<tr>
<td>7. Sustainable Places</td>
<td>125</td>
</tr>
<tr>
<td>8. Sustainable Development &amp; Communities</td>
<td>155</td>
</tr>
<tr>
<td>9. Infrastructure &amp; Delivery</td>
<td>199</td>
</tr>
<tr>
<td>10. Monitoring &amp; Implementation</td>
<td>229</td>
</tr>
</tbody>
</table>

**Appendix A:** Housing Completions 2011 - 2016  
231

**Appendix B:** Green Belt Maps – Area to be Removed from Green Belt  
233

**Appendix C:** Estimated Housing Completions for period 2016 – 2033  
243

Glossary  
245

Policies Maps  
255
# LOCAL PLAN POLICY INDEX

<table>
<thead>
<tr>
<th>Policy Number</th>
<th>Policy Title</th>
<th>Page Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter 4: Spatial Strategy</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SS1</td>
<td>Sustainable Development</td>
<td>26</td>
</tr>
<tr>
<td>SS2</td>
<td>Scale of Development</td>
<td>31</td>
</tr>
<tr>
<td>SS3</td>
<td>Spatial Strategy and the Distribution of Development</td>
<td>36</td>
</tr>
<tr>
<td>SS4</td>
<td>The Avenue</td>
<td>41</td>
</tr>
<tr>
<td>SS5</td>
<td>Former Biwaters Site, Clay Cross</td>
<td>44</td>
</tr>
<tr>
<td>SS6</td>
<td>Markham Vale</td>
<td>47</td>
</tr>
<tr>
<td>SS7</td>
<td>Land to the South of Markham Vale</td>
<td>49</td>
</tr>
<tr>
<td>SS8</td>
<td>Coalite Priority Regeneration Area</td>
<td>53</td>
</tr>
<tr>
<td>SS9</td>
<td>North East Derbyshire Green Belt</td>
<td>56</td>
</tr>
<tr>
<td>SS10</td>
<td>Safeguarded Land</td>
<td>58</td>
</tr>
<tr>
<td>SS11</td>
<td>Local Settlement Gaps</td>
<td>61</td>
</tr>
<tr>
<td>SS12</td>
<td>Development on Unallocated Land within Settlements with defined Settlement Development Limits</td>
<td>63</td>
</tr>
<tr>
<td>SS13</td>
<td>Development in the Small Villages &amp; Hamlets</td>
<td>63</td>
</tr>
<tr>
<td>SS14</td>
<td>Development in the Countryside</td>
<td>65</td>
</tr>
<tr>
<td>Chapter 5: Living Communities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LC1</td>
<td>Housing Allocations</td>
<td>70</td>
</tr>
<tr>
<td>LC2</td>
<td>Affordable Housing</td>
<td>84</td>
</tr>
<tr>
<td>LC3</td>
<td>Exception Sites for Affordable Housing</td>
<td>87</td>
</tr>
<tr>
<td>LC4</td>
<td>Type and Mix of Housing</td>
<td>91</td>
</tr>
<tr>
<td>LC5</td>
<td>Custom and Self Build Dwellings</td>
<td>93</td>
</tr>
</tbody>
</table>
Chapter 6: Working Communities and Economic Development
WC1 Employment Land Allocation 108
WC2 Primary Employment Areas 109
WC3 Secondary Employment Areas 111
WC4 Ancillary Development on Employment Land 114
WC5 Retail Hierarchy and Town Centre Uses 116
WC6 Visitor Economy & Tourism 120
WC7 Tourist Accommodation 122

Chapter 7: Sustainable Places
SP1 Dronfield 128
SP2 Clay Cross 136
SP3 Eckington 143
SP4 Killamarsh 150

Chapter 8: Sustainable Development & Communities
SDC1 Re-use of Building in the Green Belt and Countryside 155
SDC2 Trees, Woodlands and Hedgerows 158
SDC3 Landscape Character 162
SDC4 Biodiversity and Geodiversity 165
SDC5 Development within Conservation Areas 169
SDC6 Development Affecting Listed Buildings 170
Chapter 9: Infrastructure & Delivery

ID1 Green Infrastructure
ID2 Chesterfield Canal
ID3 Open Space, Sports and Recreation Facilities
ID4 Local Green Spaces
ID5 Social Infrastructure
ID6 Sustainable Travel
ID7 Provision and Safeguarding of Transport Infrastructure
ID8 Infrastructure Delivery and Developer Contributions
List of Figures

Figure 1.1  North East Derbyshire in context 5
Figure 1.2  Local Plan – Key Milestones 10
Figure 2.1  North East Derbyshire District Sub-areas 13
Figure 4.1  Strategic Site Allocation – The Avenue 41
Figure 4.2  Strategic Site Allocation – Former Biwaters 44
Figure 4.3  Strategic Site Allocation – Markham Vale 46
Figure 4.4  Markham Vale Masterplan Extract showing developable area 47
Figure 4.5  Strategic Site Allocation – Land to South of Markham Vale 49
Figure 4.6  Coalite Strategic Regeneration Site – Approved Masterplan 51
Figure 4.7  Coalite Regeneration Area – Cross Boundary Strategic Site 52
Figure 4.8  Coalite Regeneration Area – Allocation Area 53
Figure 4.9  Key Diagram 67
Figure 7.1  Dronfield Town Map 131
Figure 7.2  Clay Cross Town Map 139
Figure 7.3  Eckington Town Map 145
Figure 7.4  Killamarsh Town Map 153
Figure 8.1  Landscape Character Map of Derbyshire 161
Figure 8.2  The Energy Hierarchy 177
List of Tables

<table>
<thead>
<tr>
<th>Table</th>
<th>Title</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1</td>
<td>Settlement Hierarchy</td>
<td>35</td>
</tr>
<tr>
<td>4.2</td>
<td>Housing Provision by Level 1 &amp; Level 2 Settlement</td>
<td>39</td>
</tr>
<tr>
<td>5.1</td>
<td>Size Mix for New Market Housing</td>
<td>89</td>
</tr>
<tr>
<td>5.2</td>
<td>Tenure Mix for Affordable Housing</td>
<td>89</td>
</tr>
<tr>
<td>5.3</td>
<td>Size Mix for Affordable Housing</td>
<td>89</td>
</tr>
<tr>
<td>6.1</td>
<td>Employment Land Availability</td>
<td>107</td>
</tr>
<tr>
<td>7.1</td>
<td>Dronfield Regeneration Framework Key Themes &amp; Proposals</td>
<td>127</td>
</tr>
<tr>
<td>7.2</td>
<td>Clay Cross Regeneration Framework Key Priorities and Projects</td>
<td>135</td>
</tr>
<tr>
<td>7.3</td>
<td>Eckington Framework Strategic Objectives</td>
<td>143</td>
</tr>
<tr>
<td>7.4</td>
<td>Killamarsh Regeneration Framework Key Themes and Proposals.</td>
<td>149</td>
</tr>
<tr>
<td>8.1</td>
<td>Landscape Character Types</td>
<td>160</td>
</tr>
</tbody>
</table>
1 INTRODUCTION

1.0 Planning shapes the places where we live, work, shop and spend our leisure time. North East Derbyshire District Council is required by legislation to prepare a Local Plan setting out its vision, objectives and policies to guide the future sustainable growth and development of the area.

North East Derbyshire’s Local Plan

1.1 North East Derbyshire’s Local Plan will cover the area of North East Derbyshire outside of the Peak District National Park and look forward to 2033. The Plan will be used to guide decisions on planning applications and areas where investment should be prioritised. Once adopted, it will become part of the development plan for North East Derbyshire and will replace the ‘saved’ policies of the 2005 Adopted North East Derbyshire District Local Plan. The Local Plan does not cover minerals and waste planning as this is the responsibility of Derbyshire County Council. Once adopted, the new Derby and Derbyshire Minerals Local Plan and the Derby and Derbyshire Waste Local Plan will form part of the development plan for North East Derbyshire.

1.2 The Local Plan will contain a vision, objectives and a planning strategy for development. This will include policies on the scale of development and its overall pattern across the district. It will also allocate sites for development needed to meet the district’s objectively assessed needs, and designate important areas to be protected and enhanced. The Plan will also set out criteria based policies on a range of planning issues to be used to determine planning applications on allocated and ‘windfall’ sites. A set of targets and indicators will be included to provide the basis for monitoring the plan’s effectiveness and to indicate the need for any early review.

The Consultation Draft Local Plan

1.3 North East Derbyshire District Council first began work on replacing its development plan with a Core Strategy under the old system of Local Development Frameworks. It then moved forwards to prepare a Local Plan in two parts and consulted upon an Initial Draft Local Plan (Part 1) in February 2015.

1.4 Although a number of representations in support were received to this previous draft plan, the Council has changed its format to prepare a single local plan rather than one in 2 parts. In addition, a revised spatial distribution of development is proposed which gives greater focus on development at the main towns of Dronfield, Eckington and Killamarsh in the north of the district and which involves some release of land from the Green Belt in the light of the findings of a comprehensive review of Green Belt boundaries.

1.5 Taking into account all comments received during the previous consultation and in the light of new evidence the Council has produced this document for public consultation as part of the process of developing the new Local Plan. This draft Plan sets out:
• a description of the area and the issues that North East Derbyshire faces;

• what kind of place North East Derbyshire might be by 2033; and

• the Council’s draft policies and proposals to plan and manage growth and development to deal with the issues facing the district, and to achieve the Plans vision for North East Derbyshire.

1.6 This draft Plan consists of the written document, which sets out and explains the Council’s policies, and a number of Policies Maps which shows where they apply. These maps are included as Appendix B.

1.7 The written document starts with this introduction to North East Derbyshire’s Local Plan including a brief summary of the context within which the Plan is being prepared. The document structure is as follows:

Chapter 2 provides a short description of the geographic, economic, social and environmental characteristics of the area (called the Spatial Portrait) along with the key issues facing the district.

Chapter 3 sets out the Plan’s vision for North East Derbyshire describing the kind of place North East Derbyshire will be by 2033. A number of objectives are defined to achieve the vision and help guide the Plan’s strategy

Chapter 4 sets out the Plan’s strategy for housing, employment and retail growth together with overarching policies to guide the distribution of development. It also includes 4 strategic site allocations earmarking land for major mixed use developments and which are considered critical to achieving the strategy.

Chapter’s 5 and 6 set out policies on housing and economic development respectively. Both chapters propose further housing and employment land allocations at the district’s towns and other more sustainable settlements, and which will deliver the levels of growth set out in the strategy.

Chapter 7 sets out area based policies, building on the settlement and retail hierarchy policies, which focus on the sustainable growth of North East Derbyshire’s towns namely Clay Cross, Dronfield, Eckington and Killamarsh

Chapter 8 sets out specific criteria based policies aimed at achieving sustainable patterns and forms of development including policies to protect and enhance the natural and built environment, to address climate change, and to ensure high quality design and place-making throughout North East Derbyshire.

Chapter 9 sets out policies dealing with the delivery of the physical, social and green infrastructure required to support the development and growth set out in the Plan. This chapter will be more fully developed as the Infrastructure
Delivery Plan (IDP) is produced alongside the next publication version of the Local Plan.

Chapter 10 sets out the arrangements for monitoring the effectiveness of the Plan’s policies.

1.8 The draft plan covers a wide range of planning issues and it is often the case that several policies are relevant to a development proposed. Therefore, it is important that the plan is read as a whole rather than treating each policy in isolation.

1.9 Where practicable, cross referencing between policies has been used where this makes the Plan easier to read. However, absence of cross references does not mean that other policies of the Plan do not apply.

1.10 Furthermore, where a policy has a list of criteria, all of them should be met, unless otherwise stated. Applications for planning permission will be considered against all relevant policies in the Local Plan and against the National Planning Policy Framework. Development proposals that comply with all relevant policies will be supported.

1.11 Some policies in the Plan refer to ‘Supplementary Planning Documents’ (SPD’s). These documents provide detailed information on the implementation of certain policies and aim to help those preparing planning applications. Although not part of the Plan, SPD’s may be taken into account as a ‘material consideration’ in considering a planning application.

Local Plan Context

1.12 The Local Plan is being drawn up in accordance with the legislation regulating plan-making and in the context of the Government’s planning policies. In addition, regard is being had to the relevant plans and strategies of other public bodies and organisations insofar as they raise strategic planning matters of cross boundary significance for North East Derbyshire.

National Planning Policy

1.13 In terms of national planning policy, the Local Plan is being prepared in the context of national planning policy principally set out in the National Planning Policy Framework (NPPF) published in March 2012, and more detailed National Planning Practice Guidance (NPPG).

1.14 The NPPF states that Local Plans must be prepared with the objective of contributing to the achievement of sustainable development\(^1\) which requires the planning system to perform an economic, social, and environmental role\(^2\).

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\(^1\) NPPF (2012), paragraph 151, page 37
\(^2\) NPPF (2012), paragraph 7, page 2
1.15 Legislation also requires that Plans are “sound”, namely that they have been positively prepared, justified, effective and are consistent with national planning policies.\(^3\)

In order to ensure “soundness” the Local Plan must be underpinned by an up-to-date evidence base that is proportionate to the economic, social and environmental issues facing the area.\(^4\)

**Relationship with other Local Plans and the Duty to Co-operate**

1.16 As a statutory consultee, the Council is consulted by and in turn consults with neighbouring authorities in the preparation of Local Plans. In addition, in order to fulfil the Duty to Cooperate which is both a legal requirement and relates to the test of soundness, the councils and a number of public sector bodies and service providers are required to engage constructively, actively and on an ongoing basis to cooperate proactively on strategic matters in the preparation of Local Plans. The Council has cooperated with the relevant bodies in developing the Plan and in the preparation of the evidence that will be used to underpin the Plan’s policies. So far in terms of gathering evidence this has included work on the Strategic Housing Market Assessment, the Gypsy and Traveller Accommodation Assessment, the Retail Capacity Study, and a number of other technical studies on transport, and flood risk and water cycle issues, for example. In order to show how the Council has cooperated with other bodies in the preparation of the Local Plan the Council will produce a draft Statement of Compliance with the Duty to Co-operate at the next Publication stage.

**Local Enterprise Partnerships (LEPs)**

1.17 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): the Sheffield City Region LEP, and the D2N2 LEP.

1.18 As part of its long term economic plan the Government has agreed Growth Deals with both LEP’s. Whilst the Sheffield City Region Growth Deal will boost the economic growth of the region with investments in key transport, infrastructure, skills and business support projects, the D2N2 Growth Deal will invest in a number of projects in the LEP’s priority sectors – including advanced transport engineering and life sciences.

1.19 Taken together these LEP Growth Deals received £91.3 million in their first year, and as part of the Government’s on-going commitment to the LEP’s provided an indicative award of a further £378.4 million of funding from 2016/17 onwards. Both deals aim to help create at least 26,000 jobs, allow some 13,000 homes to be built, and bring forward at least £790 million of

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\(^3\) NPPF (2012), paragraph 182, page 43
\(^4\) NPPF (2012), paragraph 158, page 38
additional investment from public and private investment across the Sheffield City Region, and Derbyshire and Nottighamshire area.

1.20 Within North East Derbyshire, the Growth Deal will directly fund the A61 Growth Corridor Strategy, which targets transport infrastructure improvements along the A61 to release additional site capacity at key development sites and enable more efficient movement of goods, services and people through this important economic corridor. Figure 1.1 below shows the District’s location and its relationship with other authorities within the wider area.

**Figure 1.1: North East Derbyshire in context**
Local Strategies and Initiatives

Sustainable Community Strategy for Chesterfield and North East Derbyshire 2009-2026

1.21 Although there is no longer a statutory requirement to produce a Sustainable Community Strategy, this document produced by the CHART Local Strategic Partnership provides a framework for service providers who operate in the area to target resources effectively to address the needs of communities and improve the quality of life in the district for all. Its overarching strategic areas identified for priority actions relate to:

- Accessible communities
- Living communities
- Safer, healthier and active communities
- Sustainable communities
- Working and learning communities

The Local Plan provides an important means of expressing the spatial aspects of the Sustainable Community Strategy.

North East Derbyshire District Corporate Plan 2015 - 2019

1.22 The Council’s Corporate Plan was developed following consultation with local community organisations. It sets out the Council’s main aim to unlock the district’s growth potential with a focus on supporting enterprise, realising the development potential of major employment sites, and enabling housing growth. It further aims to support healthier, cleaner and greener communities.


1.23 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.

1.24 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).

1.25 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

1.26 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 these objectives.

Regeneration Frameworks (Clay Cross, Dronfield, Eckington, and Killamarsh)

In order to provide a focus for the physical regeneration of the district’s main towns the Council has adopted Regeneration Framework documents for Clay Cross, Dronfield, Eckington, and Killamarsh. These aim to:

- identify key opportunities for improvement within the towns
- set a strategic approach to delivering improvements
- attract and manage investment
- coordinate the delivery of projects
- ensure that projects are of the highest quality

1.27 Many of the general planning and design principles within the Frameworks have been taken forward through the policies in the Local Plan, for example Policy SDC14 on High Quality Design and Place Making. In addition, the more specific projects and infrastructure improvements which are considered to have prospects for delivery within the plan period have been embedded within the area based policies in Chapter 7: Sustainable Places.

Sustainability Appraisal

1.28 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) has to be carried out alongside the preparation of a 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, SA may lead to changes in the plan or to additions or amendments to the plan’s policies.

1.29 SA is an iterative process that is undertaken throughout the development of the Local Plan as options are explored and refined and policies produced. Work first commenced on SA in 2007 with the preparation of the Scoping Report which provided a baseline review of the social, economic and environmental conditions of the district. It also set out a number of SA objectives against which the policies and proposals of the plan would be assessed. This work was updated in 2012 to ensure it provided a sound basis upon which to conduct the appraisal. A report setting out the progress on the SA, including assessment of policies and the reasonable alternatives considered has been prepared to inform the draft plan at this stage.
Habitats Regulations Assessment

1.30 There is a requirement for all Local Plans to be subject to Habitats Regulation Assessment (HRA).

1.31 The aim of the HRA is to identify any aspects of the Plan that would have the potential to cause a likely significant effect on European Sites of nature conservation importance.

1.32 The designated sites of European interest in North East Derbyshire are the Peak District Moors Special Protection Area (SPA) and the South Pennine Moors Special Area of Conservation (SAC), albeit they are located outside of the area covered by the Local Plan. Other European sites near to North East Derbyshire, but outside of the administrative boundary, are the Peak District Dales SAC, and the Gang Mine SAC in Derbyshire Dales District.

1.33 As a first stage in the HRA process an initial ‘Screening Report’ of an early ‘Core Strategy’ version of the Plan in 2011, assessed whether there were likely significant effects on European sites. This highlighted uncertainty over whether likely significant effects might arise through the detailed policies of the plan. Screening will be revisited in advance of the publication version of the Plan to examine the risks of adverse affects and to ensure suitable mitigation measures are put in place within the Local Plan.

Your Views

1.34 Comments are invited on this Consultation Draft Local Plan (February 2017).

The consultation period runs for 6 weeks from Friday 24th February until Friday 7th April 2017. During this time the Consultation Draft Local Plan will be available:

- online at www.ne-derbyshire.gov.uk/localplan
- at the North East Derbyshire District Council Offices, Mill Lane, Wingerworth, S42 6NG
- at the following libraries: Chesterfield Central, Clay Cross, Dronfield, Eckington, Holmewood, Killamarsh, Wingerworth and the Mobile service during normal library opening hours.

Please send us your comments on the Consultation Draft Local Plan. There are a number of ways in which you can do this:

Online using our web-based consultation system

This is the Council’s preferred means of receiving comments because it is the fastest and most accurate method and it will enable us to manage your comments quickly and efficiently.

- A link to the Council’s on-line system can be accessed at: www.ne-derbyshire.gov.uk/localplan
By email

- You can e-mail your comments or completed comments form with your name and address to: local.plan@ne-derbyshire.gov.uk

By post

- Alternatively, if you do not wish to submit your comments on-line or do not have access to a computer, you can write to us or send a completed comments form to us at:

  North East Derbyshire District Council
  Planning Policy Team
  2013 Mill Lane
  Wingerworth
  Chesterfield
  S42 6NG

- Copies of the comments forms are available online, at the Council Offices and Libraries, and during drop-in sessions, as advertised in the Local Plan leaflet or online.

Next Steps

1.35 The Council will consider all the comments received, using them to refine policies that will be included in the Publication version of the Local Plan. There will then be a further opportunity for final representations to be made on the Local Plan at this stage.

1.36 The Local Plan will then be submitted to the Secretary of State, along with the comments made, and an Examination in Public will be held. This will give an independent Planning Inspector the opportunity to test the soundness of the Local Plan, ensuring it has been positively prepared, justified, effective and consistent with national planning policy. Figure 1.2 shows the key milestones towards the adoption of the Local Plan with the current consultation stage highlighted in yellow.
Figure 1.2: Local Plan – Key Milestones

Stage 1
- Consultation on Issues & options
- Consultation April/June 2009
- Statutory Consultation Under Regulation 18 of the Town and Country Planning (Local Plan) (England) Regulations 2012

Stage 2
- Consultation on Local Strategy - August/September 2012
- Consultation on Initial Draft Local Plan (Part 1) - February/March 2015
- Non-Statutory Consultations

Stage 3
- Publication of Local Plan Position Statement - November 2016
- Consultation on Draft Local Plan - February/April 2017
- Non-Statutory Consultation

Stage 4
- Consultation on Publication version of the Local Plan
- Consultation October/November 2017
- Statutory Consultation Under Regulation 19 of the Town and Country Planning (Local Plan) (England) Regulations 2012

Stage 5
- Submission to the Secretary of State for CLG for independent examination
- February 2018
- Statutory Consultation Under Regulation 22 of the Town and Country Planning (Local Plan) (England) Regulations 2012

Stage 6
- Examination in Public
- June 2018

Stage 7
- Receipt of the Inspector’s Report
- October 2018

Stage 8
- Adoption of the new Local Plan
- November 2018
- Statutory Consultation Under Regulation 26 of the Town and Country Planning (Local Plan) (England) Regulations 2012
2 SPATIAL PORTRAIT

Description of the Area

2.1 North East Derbyshire covers an area of 276 square kilometres, and has a population of just over 99,000 people. It forms part of the North Derbyshire and Bassetlaw Housing Market Area (HMA), together with Bolsover, Bassetlaw and Chesterfield Borough. Because of its geographical position on the border of North Derbyshire and South Yorkshire it also sits within two Local Economic Partnership areas; the Sheffield City Region, and the D2N2 economic area covering Derbyshire and Nottinghamshire.

2.2 The District wraps around Chesterfield and adjoins four other local authorities’ areas including Amber Valley to the south, Derbyshire Dales to the west, Bolsover to the east, and Sheffield City to the north. The west of the District is largely rural and forms part of the eastern edge of the Peak District National Park. The area covered by the North East Derbyshire Local Plan is however that part of North East Derbyshire which falls outside the Peak District National Park, which is a local planning authority in its own right. Map 1 shows graphically the Local Plan area, its location within the wider East Midlands region, together with its relationship with other nearby towns and cities.

2.3 North East Derbyshire being located in the centre of the country has good accessibility to high quality transport links, with the M1 motorway junctions 29, 29a and 30 lying to the east of the District, providing communities and businesses with access to the motorway. It also has the Midland Mainline running through it. Whilst Dronfield is the only one of the four towns in the district with a railway station, Chesterfield, with fast and direct rail connections to Nottingham, Derby, Leicester, and London to the south, and to Sheffield and Leeds in the north of England, is easily accessible to residents and businesses.

2.4 The District comprises the four main towns of Clay Cross, Dronfield, Eckington and Killamarsh, together with a number of large and small villages, and hamlets set within attractive countryside settings. The four towns have important roles to play in providing the economic and social hearts of communities in North East Derbyshire, and are home to about 48% of the population. Clay Cross is located in the south of the District, whilst Dronfield the district’s largest town, and Eckington and Killamarsh are located in the north. Outside of these towns 34% of people live within larger villages with a good range of facilities, whilst the remaining 18% are scattered within the district’s other smaller settlements.

2.5 In broad terms, North East Derbyshire can be subdivided into four distinct sub-areas. These areas display close physical and functional relationships, each having their own characteristics and development needs to be addressed in the Local Plan. The four sub-areas are outlined graphically on Figure 2.1, and described in more detail below.
North Sub-Area

2.6 The north of the District contains three of the District’s four towns; Dronfield, Eckington, and Killamarsh, and a number of much smaller settlements surrounded by countryside comprising mainly of wooded hills and valleys. The rural area lies entirely in the Green Belt and the towns and other settlements have generally been developed up to their boundaries, meaning that there is few development sites still available within their existing built up areas. All three towns have a coal mining history, although there is little evidence of that today. Each of these towns has its own designated town centre, which in the main are relatively successful in terms of local shopping and service provision. There has however been a need identified to regenerate all three centres in order to improve the quality of the town centre environment. These towns relate closely to the Sheffield conurbation and just under a quarter of people commute out of the District to work in the city.

South Sub-Area

2.7 The south of the District contains the town of Clay Cross and a close grouping of other former mining settlements that includes Grassmoor, North Wingfield, Tupton, Wingerworth, and Pilsley. Set within open countryside these settlements have a strong a sense of identity and community which is characterised by the important open areas between them. Clay Cross is currently undergoing major regeneration in and around the town centre. This will be complemented by the re-development of the Former Biwaters and the former Avenue industrial sites that have both been identified as important strategic sites that will provide new homes, jobs, and community facilities following their restoration.

East Sub-Area

2.8 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. Sutton Scarsdale Hall, a Grade 1 listed Georgian ruined stately home, is located in the east of the District, and the settings of Bolsover Castle and Hardwick Hall, both within Bolsover, have cross boundary implications in the east of the District. It will be important that any new development in the east takes this into account and is sensitive to the need to protect these designated heritage assets.

West Sub-Area

2.9 The west of the District lies on the edge of the Peak District National Park, and is particularly attractive including some of the finest Derbyshire landscape outside of the National Park. 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.

Figure 2.1: NORTH EAST DERBYSHIRE DISTRICT Sub-areas

2.10 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 protect and enhance the most important areas and ensure that
opportunities to access this countryside are increased. The District also has a number of other important historic and environmental assets that play a crucial role in characterising its urban and rural areas. These include listed buildings and conservation areas as well as a large number of important sites for nature conservation.

2.11 There are 23 parish councils and one town council located within the District. As of the publication date of this draft plan, there were five Neighbourhood Plans being prepared for the parishes of Ashover, Dronfield, Holymoorside and Walton, Wingerworth, and Wessington.

**Key Issues**

2.12 Drawing on the demographic data and information related to the District and its communities detailed within the Annual Monitoring Report, the Sustainability Appraisal, and other evidence base documents there are a range of important issues in the area that the Local Plan will seek to plan positively for or help to address. Whilst some of the issues identified are relevant at national and regional levels, the list includes both positive and negative attributes and focuses specific issues relevant to North East Derbyshire. These key issues which are not ranked in any particular order of priority or importance are set out below:

**Population**

2.13 North East Derbyshire, in common with many other areas, is experiencing an ageing population. This will have implications for certain types of housing and other infrastructure such as access to the health service provision.

**Settlements and Separation**

2.14 The District contains four main towns together with a number of other large and small settlements set within attractive countryside and landscapes which are highly valued locally.

Within the existing built up areas of settlements past development has gradually taken up most development opportunities including on previously developed land. As a consequence there will inevitably have to be some loss of countryside in order to meet the district’s development needs.

Across the south of the District the settlement pattern is characterised by a number of large villages and the town of Clay Cross. Some of these settlements lie in relatively close proximity to one another and in certain areas development has led to their coalescence such that their individual identity and the sense of separation between them is a cause for concern.

In the north of the District lie the towns of Dronfield, Eckington and Killamarsh. Given that these towns are surrounded by Green Belt, there are issues in balancing the housing needs of these specific areas against the impact on the Green Belt and the countryside.
Housing

2.15 There is a need for more housing across the District to cater for future increase in households including for affordable homes, specialist housing, and gypsies and travellers accommodation.

The high ratio of house prices to household income means that affordability of housing is a key issue for many parts of North East Derbyshire. Just under a quarter of households cannot afford market housing within the District with households in the south being considerably less likely to be able to afford market housing than households in the west sub-area.

Economy & Employment

2.16 The District has a low jobs density and there is a need to provide local employment opportunities close to where people live in order to reduce out commuting from the district.

The District has traditionally relied on manufacturing and there is a need to diversify the local economy to create jobs in growth sectors such as advanced manufacturing, logistics and knowledge based sectors.

North East Derbyshire has lower than average wage levels, and a lower proportion of the workforce with higher level qualifications when compared with regional and national averages.

Unemployment is high in some parts of the district, including within Grassmoor, Holmewood, Heath and Clay Cross south wards.

There is potential to capitalise on the district’s tourism and visitor economy given its location on the edge of the Peak District National Park and its close proximity to a number of other important tourism attractions. These include existing ones such as Chatsworth House, Hardwick Hall, Bolsover Castle, Renishaw Hall, and the potential new major leisure and visitor resorts being planned on the Birchall Estate near Unstone in Chesterfield, and the Pit House West site near to Rother Valley Country Park in Rotherham Borough.

Town Centres

2.17 The town centres of Clay Cross, Dronfield, Eckington and Killamarsh are all in need of continued support and investment to build upon their strengths, and to help sustain and regenerate them into the future.

Elsewhere across the District there is a hierarchy of smaller local centres which need continued support to sustain their role as day to day shopping destinations.
Deprivation

2.18 Although not a major issue across North East Derbyshire the Index of Multiple Deprivation shows that there are pockets of deprivation. About 10% of the District’s population live in the top 20% most deprived neighbourhoods in the country and suffer from challenges associated with low income, poor health, low unemployment, poor education and skills, and difficulties accessing housing and services.

Health

2.19 The level of health and life expectancy of people living in North East Derbyshire differs significantly between those people living in the most deprived areas compared with those in the least deprived areas.

Accessibility and Transport

2.20 North East Derbyshire is well located to other major centres of population and has good access to national road and rail networks due to its proximity to Junctions 29, 29a and 30 of the M1 motorway, and stations on the Midland Mainline.

Traffic congestion is an issue at specific locations in the District especially along the A61 corridor which can become congested during busy periods, particularly if there are problems on the M1.

Bus services are relatively frequent within the main towns, but more patchy and infrequent in the more rural parts of the district.

Dronfield is the only town with a railway station, but elsewhere residents and business have access to the railway station at Chesterfield that provides good services both to London and the north of the country.

Infrastructure

2.21 New development will generate a need for new or improved infrastructure and solutions will be needed, in consultation with infrastructure providers, to enable future development needs to be accommodated.

The District contains a network of green and blue infrastructure assets that are important for their recreation, landscape and biodiversity value, and which require safeguarding and improving for future generations to enjoy. There are significant opportunities to improve linkages between areas of open space, parks and the wider countryside.

Climate Change and Flooding

2.22 Although the risk of flooding is not widespread it is a constraint to development in certain locations at the district’s main towns and some of the larger villages including North Wingfield, Grassmoor and Wingerworth.
Ensuring that development contributes towards reducing flood risk through its location, design and layout by improvements to drainage infrastructure and the use of sustainable drainage systems will be a priority.

There are opportunities to increase the capacity of renewable energy generation in the district to help reduce emissions and climate change.

**Water, Air and Soil Quality**

2.23 Improvements in water quality in the district are required to meet the standards required by the Water Framework Directive.

The development of new and improved infrastructure to accompany growth has the potential to lead to an increase in soil erosion and soil loss.

Overall air quality is good in North East Derbyshire. Although the more densely populated areas in the east of the district and close to the M1 motorway have the highest levels of air pollution, no Air Quality Management Areas are currently declared in the District.

**Natural Environment**

2.24 A significant number of protected sites and species are present in North East Derbyshire, and growth will place pressures on this biodiversity resource.

The District’s landscape is one of contrast and diversity. Woodland, hilly pastures, green dales and waterways all contribute to the District’s landscape, making it unique from other areas across the country. There are potential effects on the integrity of the district’s landscape.

**Built Environment**

2.25 There is a wealth of heritage assets across the District that adds to the character of the area and which is in need of long term protection and management to maintain its long term future.

Good design is a key aspect of achieving sustainable development in North East Derbyshire and new development should positively respect the area’s local distinctiveness and sense of place through its design especially in regard to heritage assets.

Archaeological remains, both seen and unseen have the potential to be affected by growth and development in North East Derbyshire.
3. **VISION & OBJECTIVES**

3.1 This chapter sets out the Plan’s underlying thinking. It consists of a Plan vision together with a set of accompanying strategic objectives. The Plan’s vision sets out how the area and places within it should develop over the long term, as well as providing a clear framework for the Plan’s policies.

**VISION**

3.2 In 2015 the Council published its Corporate Plan 2015 – 2019 following consultation with local community organisations. The Corporate Plan sets out the direction which the District Council would like to take, setting out a vision together with four main aims to help create a more vibrant and sustainable North East Derbyshire. The Council’s Corporate vision is that with a focus on the key aim of unlocking the district’s growth potential:

“North East Derbyshire will be a place that is clean and attractive, a place where people are proud to live and work, where they will prosper and are safe, happy and healthy”.

3.3 The following vision for the Local Plan builds on this corporate vision and its growth aspirations, setting out how the Plan area will develop by 2033.

**Local Plan Vision**

“By 2033, 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.”

3.4 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. This will be achieved by:

- growing and diversifying the local economy to create stability and prosperity, supporting businesses and regenerating the most deprived areas;
- sharing in the economic benefits of regeneration and sustainable growth in the wider Sheffield City Region and D2N2 Local Economic Partnership area’s;
- encouraging rural diversification that recognises the District’s tourism assets;
- providing new housing with a range of house types and tenures which meets the needs of a growing and ageing population;
• requiring high quality design in new development which addresses climate change, creates and maintains a sense of place, improves local people’s 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.

3.5 In the North of the District, growth and expansion of the towns of Dronfield, Eckington and Killamarsh, will have met the development needs of communities in the northern part of the district helping to deliver much needed affordable homes, and regenerate and renew their towns’ centres. In planning for growth new high quality housing will have successfully integrated itself into these settlements minimising its impact upon the strategic functions of the Green Belt, and creating strong defensible boundaries for the future.

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. Some limited housing and employment development will have continued to support the vitality of rural villages and services, and provided affordable housing.

3.7 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 as at the former Avenue and Biwaters sites will have delivered imaginative new developments to improve the local environment, enhancing facilities and providing employment benefits for local communities.

3.8 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.

**Local Plan Objectives**

3.9 The following strategic objectives have been derived from the key issues identified in the spatial portrait and will help deliver the Plan’s vision and guide development across the plan area to 2033. The objectives set out in more detail how the vision will be achieved providing a link between the key issues set out in Chapter 2, and the individual policies of the Plan in subsequent chapters.
District-wide Objectives

The Economy

D1 Sustainable Economic Growth:
To facilitate development and ensure sufficient land is made available that will support the growth of the local economy bringing about economic 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.

D2 Jobs & Training:
To improve employment opportunities and, where possible, seek to ensure that education and training are better related to skill shortages.

D3 Tourism:
To support the District’s tourism economy by developing assets, such as the Chesterfield Canal, and by strengthening the District’s role as the gateway to the Peak District National Park.

The Community

D4 Sustainable Communities:
To support communities across the District and meet the needs of all people, by promoting social inclusion, providing or maintaining social, cultural, sport and recreation facilities, and improving personal health and well being.

D5 Housing for All:
To meet the objectively assessed housing needs of the District ensuring there is an adequate mix of housing types, sizes and tenures to meet the needs of all sectors of the District’s communities.

The Environment

D6 Green Belt:
To protect the general area of the Green Belt and the purposes of including land within it taking account of the need to promote sustainable patterns of development across the District.

D7 Settlement Identity:
To protect the separation and identity of the District’s settlements by identifying key areas of countryside where development should be restricted.
D8 Addressing Climate Change:

To address, mitigate and adapt to the effects of climate change on people, wildlife, and places by increasing energy efficiency, promoting renewable energy generation, matching the vulnerability of land uses to flood risk, and managing surface water in the most sustainable way.

D9 Design and Place Making:

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.

D10 Heritage Assets:

To protect and enhance the District’s distinct historic environment and industrial heritage including Scheduled Ancient Monuments, Registered Parks and Gardens, Conservation Areas, Listed Buildings, archaeological sites and other locally important heritage assets.

D11 Natural Assets:

To recognise the value of natural assets by protecting, enhancing and expanding North East Derbyshire’s network of green and blue infrastructure including its distinctive landscape character, open spaces and nature conservation sites in part by supporting opportunities to improve countryside access.

D12 Sustainable Transport:

To increase the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure particularly to maintain and improve connectivity with the main urban areas within the Sheffield City Region and to the south and east of the District.

D13 Local Amenity:

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

D14 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.
Sub-area Objectives

The North

N1 Dronfield, Eckington and Killamarsh Town Centres:
To ensure the vitality and viability of Dronfield, Eckington and Killamarsh town centres by supporting improvements compatible with their local employment, retail and service functions and reflecting the scope that exists for physical change within them as defined through the Regeneration Frameworks.

N2 Countryside Recreation:
To encourage proposals that support countryside recreational pursuits, particularly those involving the provision of linear routes and the reinstatement of the Chesterfield Canal.

N3 Employment Land:
To improve the quality of employment land in the north of the District and address infrastructure deficiencies to allow for the expansion of existing sites, such as at Callywhite Lane, Dronfield.

The West

W1 Strong and Vibrant Communities:
To facilitate sustainable growth in settlements in the West of the District in order to support a level of service provision to meet both the settlement’s needs and those of the wider area; elsewhere development will be limited.

W2 Countryside Character:
To conserve the character of the countryside, having regard to its proximity to the Peak District National Park.

W3 Diversifying the Rural Economy:
To encourage opportunities for farm diversification and tourist related activities, particularly where this will help secure the future economic vitality and viability of the area.

The South

S1 Clay Cross Town Centre:
To secure the economic regeneration of Clay Cross through supporting development which strengthens its role as a vibrant and successful town
centre with a good range of everyday services and shopping requirements, and which promotes its unique historic character.

**S2 Regeneration:**

To recognise the role of key employment areas, including Chesterfield and the former Avenue and Biwaters strategic sites, as being pivotal in the successful regeneration of the sub area.

**The East**

**E1 Regeneration:**

To recognise and support the role that the east of the District, particularly around the A632 corridor, can play in delivering growth in supporting regeneration along the M1 corridor, including strategic sites and priority areas around the Markham Vale Enterprise Zone.

**E2 Land Remediation:**

To secure 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 Environmental Quality:**

To ensure that any negative environmental impacts arising from the development of the HS2 railway line are effectively mitigated.
4. SPATIAL STRATEGY

Introduction

4.1 The purpose of this chapter is to set out the Spatial Strategy that the Council will follow to achieve its Vision and Objectives. The 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.

4.2 The Local Plan will be a key delivery mechanism for projects identified in the Council’s Growth Strategy such as supporting enterprise, enabling housing growth, and unlocking the capacity of major employment sites. The Growth Strategy 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.

Sustainable Development

4.3 The purpose of the planning system is to contribute to sustainable development5. 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.

4.4 The Local Plan’s vision and objectives are centred on sustainable growth, which means encouraging sustainable development as a means of protecting

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and enhancing the environment, growing the District’s economy, and supporting the health and wellbeing of the District’s communities.

4.5 Achieving sustainable development to create more sustainable patterns and forms of development in the district is the fundamental principle underpinning each policy in the Local Plan. The economic, social, and environmental dimensions of sustainable development and what this means in North East Derbyshire, are set out in Policy SS1.

<table>
<thead>
<tr>
<th>Policy SS1: Sustainable Development</th>
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<tbody>
<tr>
<td>In order to contribute to sustainable development in North East Derbyshire, development proposals should:</td>
</tr>
<tr>
<td>a. Support the local economy by contributing towards business expansion and growth in key business sectors, attracting and supporting a skilled labour force, and improving skills and access for local people to job opportunities including through targeted recruitment and training;</td>
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<tr>
<td>b. Promote the efficient use of land and the re-use of previously developed land in sustainable locations;</td>
</tr>
<tr>
<td>c. Locate development with the aim of reducing the need to travel and contributing to the improvement of sustainable transport solutions;</td>
</tr>
<tr>
<td>d. Reduce the need for energy in new development and ensure that it can use energy efficiently through the life time of the development;</td>
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<tr>
<td>e. Promote the social and economic wellbeing of North East Derbyshire’s communities and contribute to reducing social disadvantages and inequalities;</td>
</tr>
<tr>
<td>f. Support the hierarchy of town and village centres and / or enhance their role as a focus for new services and facilities. Create well designed places that are accessible, durable, adaptable and enhance local distinctiveness;</td>
</tr>
<tr>
<td>g. Protect and enhance the character, quality and settings of towns and villages and heritage assets;</td>
</tr>
<tr>
<td>h. Protect, create and / or enhance the character, quality and diversity of the District’s green infrastructure and local landscapes, the wider countryside and ecological and biodiversity assets</td>
</tr>
<tr>
<td>i. Protect the productive potential of the District’s best quality agricultural land, and avoid sterilisation of mineral resources;</td>
</tr>
</tbody>
</table>
j. Support the provision of essential public services and infrastructure;

k. Play a positive role in adapting to and mitigating the effects of climate change, including through the use of sustainable drainage systems, to contribute to the health and well being of communities and the environment through the location, design and operation of development;

l. Take account of any coal-mining related land stability and / or other public safety risks, and where necessary, incorporate suitable mitigation measures to address the risk;

All major planning applications must be accompanied by a Planning / Sustainability Statement which addresses the above criteria.

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. You also said that the Plan needs an overarching policy on sustainable development to set the context for each of the topics to be covered within the Plan. However, the policy should recognise the importance of biodiversity, the use of sustainable drainage systems, for securing environmental gains in the district.

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...When drawing up Local Plans, LPA’s must prepare them with the objective of contributing to the achievement of sustainable development (paragraphs 150 and 151).
Which Local Plan Objectives will it meet?

All

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

Housing, Employment and Retail Provision

Housing Provision

4.6 The proposed housing target forms a central building block of the Council’s Spatial Strategy in that it contributes to explaining how much residential development is planned during the plan period. A key starting point for the Local Plan is to establish the Objectively Assessed Need (OAN) for market and affordable housing over the plan period. The North Derbyshire and Bassetlaw Strategic Housing Market Assessment (SHMA) (November 2013) plus additional sensitivity testing (April 2014) identifies the full, objectively assessed need for housing, both across the Housing Market Area and each of the component authority areas.

4.7 The SHMA indicates a need for between 1,180 – 1,350 homes per year across the HMA; with the recognition that higher housing provision might be considered in order to support economic growth. For North East Derbyshire, the SHMA identified the Objectively Assessed Need as being between 270-310 new homes per year. This was amended to between 268-285 new homes per year by sensitivity testing.

4.8 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 relative to recent trends.

4.9 The NPPF states that to boost significantly the supply of housing, Local Plans should ensure that the full, objectively assessed need for their area is met. As a result, when establishing a target for housing provision the Council identified a minimum of 300 homes a year as the most appropriate target. Looking to the higher end of the range on the basis of seeking to more positively support economic growth and deliver affordable housing.

4.10 Since the SHMA was produced the Local Plan timescales have been rolled forward and the Government has released 2014-based population figures and
household projections which we need to reflect upon in setting our housing figure. In light of this we are currently working with our strategic partners within the Housing Market Area to look at updating the SHMA. This may affect the housing target set out with this draft Plan.

4.11 In developing the housing target, the Council must also have regard to the activities of the Local Enterprise Partnerships (LEPs). Both of the LEP Growth Plans and Economic Strategies are at an early stage of development in relation to the understanding of their impact upon population and housing. In addition, the combined effects of these Growth Plans upon authorities which fall within both LEPs have not been clarified. The figures for jobs growth are LEP-wide totals with no sub-regional breakdown. Consequently, it is difficult to determine whether there are any direct impacts of the LEP strategies upon the scale of housing in the Local Plan, although both strategies intend to assist with housing delivery. As they stand, their background information indicates that the job growth they aspire to would be possible from population growth already projected across the City Region and D2N2 areas.

Employment Land Provision

4.12 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)).

4.13 In addition to the relationship with the Sheffield City Region which has strong links with the north of the District, the south of the 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.

4.14 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 the district’s towns.

4.15 The 2013 Employment Land Update (ELU) recommended that employment land provision for North East Derbyshire should be between 35 & 75ha, with a
A mid-range figure indicated as being the most appropriate forecast. This figure would allow for significant losses of existing employment land but provide for an overall employment land increase in line with economic forecasts.

4.16 A minimum employment land provision target for North East Derbyshire is therefore identified at 50 hectares (net) for the plan period. However it is important to note that this evidence base work is in the process of being updated to take account of more recent data and this may have an impact on the overall target.

4.17 The Local Plan aims to safeguard and improve existing successful and attractive employment sites, and to allocate new sites 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 in accessible locations.

4.18 Opportunities have been explored to capitalise on development potential in and adjoining employment areas which have locational advantages due to their proximity to the M1 corridor and/or create opportunities to regenerate previously developed land. The focus is on existing large sites, both within the public and private sectors including:

- The Avenue, Wingerworth
- Former Biwaters, Clay Cross
- Markham Vale Enterprise Zone

The 64.8 hectare provision in policy SS3 resulting from the Plan’s allocations therefore allows for the loss of existing employment land where it is of lower quality and less attractive to the market and the improvement of the employment portfolio through these strategic sites.

4.19 New employment will also be encouraged in town and local centres, to support the objective of improving and enhancing their economic role.

**Balancing Housing and Economic Growth**

4.20 The Plan has an objective to support sustainable growth which brings about regeneration, recognising the housing and employment needs of a growing population. The North East Derbyshire Growth Strategy has been prepared in the light of the continued growth in population used in the Local Plan evidence base, including the Strategic Housing Market Assessment (SHMA). The results of the SHMA 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.

4.21 The Council’s 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 also to the existing
significantly low job densities, an increased growth in jobs would not directly lead to the need to increase planned housing provision.

4.22 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.

4.23 *The evidence underpinning the housing and employment targets is under review. The outcome of this work may amend the current targets and commentary set out in this Draft Plan and will be published in the next iteration of the Plan.*

Retail Provision

4.24 Existing evidence on shopping patterns and future retail needs is being updated through a new Retail Study. This work will be important in developing policies and defining the limits for the town centres of Dronfield, Clay Cross, Eckington and Killamarsh and the District’s other smaller local centres. The study will consider the need to identify sites for town centre uses, identification of primary shopping frontages and for setting local thresholds to trigger impact assessments.

4.25 The town centre boundaries shown on maps accompanying this draft Plan are those set out in the 2005 Adopted Local Plan. They will be retained until such time as they can be replaced and informed by the new evidence.

**Policy SS2 : Scale of Development**

For the period 2011 - 2033 the Local Plan will make sufficient housing and employment land provision to accommodate a minimum of:

- 6,600 dwellings; and
- 50ha of new employment land

**Key Evidence Base**

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

**You told us that...**

The Plan should assist in the creation of jobs and link this with housing growth. 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.

**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. (para 17)

Local plans should:

- meet the needs for retail, leisure, office and other main town centre uses and these should not be 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, D5, D6, D7, D8, D9, D11, D12, D13, D14, N1 & N3, W1, 2 & 3, S1 & 2, E 1 & 2.

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**How will the policy be monitored?**

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

**Indicator:** Employment land approved & completed (net developed area)  
**Target:** Annual employment land target  
**Trigger for Review:** performance against target (delivery behind target)
4.26 In accordance with the fundamental principles of sustainable development and the criteria outlined in Policy SS1 the Local Plan aims to direct new growth to the district’s most sustainable settlements based on the Settlement Hierarchy, and to Strategic Sites in suitable locations that promote the re-use of previously developed land. This will enable the integration of homes, jobs, services and facilities in the most accessible locations.

4.27 Table 4.1 below shows the Settlement Hierarchy, this is based on the findings of the Settlement Hierarchy Study (December 2016), which analyses the roles that different settlements perform for their communities. A settlement’s position in the hierarchy reflects its relative sustainability derived from scores associated with population levels, facilities and services, employment opportunities, and public transport provision.

4.28 **Level 1 Settlements** in the hierarchy comprising a) the Principal Towns of Clay Cross and Dronfield; and b) the secondary towns of Eckington and Killamarsh are considered to be the most sustainable locations for new development in terms of the range of services and facilities they provide and support and because they generate the greatest needs for new housing, jobs, services and facilities. In 2011, these four towns contained almost 50% of the district’s housing and 48% of the population.

4.29 The towns also have important roles in providing the economic, commercial and social hearts of the District and growth will be targeted to support and where possible enhance these roles. It is logical and reasonable therefore that we should look to these towns to maintain their importance and prominence and to seek to provide for a significant proportion of the District’s housing growth requirements, to accommodate any required retail growth within their town centres and provide a focus for new employment growth.

4.30 It is however recognised that there are specific issues affecting the location of employment growth and the district’s towns and regeneration sites do not necessarily provide the optimum locations for all types of employment development, particularly that which is attractive to a wider than local market. Sites in particularly accessible locations are also required in order to attract investment and compete effectively with neighbouring areas.

4.31 Four Strategic Sites have been identified at the Former Biwaters Site, Clay Cross, The Avenue, Wingerworth, Markham Vale, Duckmanton and Markham Vale Extension. Between them these sites have the potential to deliver approximately 2000 dwellings, of which just over half is expected to come forward within the lifetime of this Plan, along with 43ha of employment land and XXm2⁶ of retail floorspace.

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⁶ (figure to be inserted once results of the retail study are available).
4.32 It is envisaged that the 4 Towns and Strategic Sites together will accommodate the majority (i.e. over 50%) of the District’s housing growth requirements during the Plan period and all the new employment land provision.

4.33 **Level 2 settlements** will provide the locations for much of the remaining planned housing growth, which is expected to be in the region of 1950 dwellings. There will be no housing allocations in **Level 3 settlements** (over and above existing commitments), although windfall developments of appropriate scale may be acceptable in line with criteria based Policy SS12 or an adopted Neighbourhood Plan.

4.34 **Level 4 Settlements** are generally small in scale and lacking in services and facilities, there will be no allocations in these settlements. Development will be restricted to limited infill development to meet local needs, in line with criteria in Policy SS13 or an adopted Neighbourhood Plan.

4.35 In terms of housing, it is important to note that a proportion of the overall housing target has already been developed. At 31st March 2016, 1016 dwellings had been built since 2011, leaving land for 5584 dwellings remaining to be found (see Appendix A for breakdown per settlement). There is also a proportion of development already committed having secured planning permission. However, only those commitments that are compatible with the strategy approach set out in the Local Plan will be counted towards the housing requirement and shown as allocations on the Policies Map.
Table 4.1: Settlement Hierarchy

<table>
<thead>
<tr>
<th>Type of Settlement</th>
<th>Place</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Level 1a: Principal Towns</strong></td>
<td>Clay Cross</td>
</tr>
<tr>
<td></td>
<td>Dronfield</td>
</tr>
<tr>
<td><strong>Level 1b: Secondary Towns</strong></td>
<td>Eckington</td>
</tr>
<tr>
<td></td>
<td>Killamarsh</td>
</tr>
<tr>
<td><strong>Level 2: Settlements with good level of sustainability</strong></td>
<td>Calow</td>
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<tr>
<td></td>
<td>Grassmoor</td>
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<td></td>
<td>Holmewood</td>
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<td>Morton</td>
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<td>North Wingfield</td>
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<td>Stonebroom</td>
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<td></td>
<td>Tupton</td>
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<td></td>
<td>Wingerworth</td>
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<tr>
<td><strong>Level 3: Settlements with limited sustainability</strong></td>
<td>Apperknowle</td>
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<tr>
<td></td>
<td>Arkwright Town</td>
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<tr>
<td></td>
<td>Ashover</td>
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<tr>
<td></td>
<td>Barlow Commonside</td>
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<td></td>
<td>Barlow Village</td>
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<td></td>
<td>Cutthorpe</td>
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<td></td>
<td>Heath</td>
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<td></td>
<td>Higham</td>
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<td></td>
<td>Highmoor</td>
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<td>Holmesfield</td>
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<td></td>
<td>Holymoorside</td>
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<td></td>
<td>Kelstedge</td>
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<tr>
<td></td>
<td>Long Duckmanton</td>
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<td></td>
<td>Lower Pilsley</td>
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<td></td>
<td>Marsh Lane</td>
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<td></td>
<td>Mickley</td>
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<td></td>
<td>Old Brampton</td>
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<td></td>
<td>Ridgeway</td>
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<td></td>
<td>Spinkhill</td>
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<td></td>
<td>Stretton</td>
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<td></td>
<td>Temple Normanton</td>
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<tr>
<td></td>
<td>Unstone Crow Lane</td>
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<td></td>
<td>Unstone Green</td>
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<tr>
<td></td>
<td>Wadshelf</td>
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<tr>
<td></td>
<td>Walton</td>
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<tr>
<td></td>
<td>Wessington</td>
</tr>
<tr>
<td><strong>Level 4: Very small villages and hamlets with very limited sustainability</strong></td>
<td>Alton</td>
</tr>
<tr>
<td></td>
<td>Bolehill</td>
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<tr>
<td></td>
<td>Brackenfield</td>
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<td></td>
<td>Cock Alley</td>
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<tr>
<td></td>
<td>Fallgate</td>
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<tr>
<td></td>
<td>Handley near Stretton</td>
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<tr>
<td></td>
<td>Littlemoor</td>
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<tr>
<td></td>
<td>Sutton Scarsdale</td>
</tr>
<tr>
<td></td>
<td>Woolley Moor</td>
</tr>
</tbody>
</table>
Policy SS3 : Spatial Strategy and the Distribution of Development

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 6,600 dwellings over the period 2011-2033.

Housing growth will be focused on towns and the district’s other most sustainable settlements as set out in the Settlement Hierarchy in Table 4.1 and on the Avenue and former Biwaters Strategic Sites.

The distribution between settlements will be as set out in Table 4.2: Housing Requirement by Settlement.

Employment Provision

The Local Plan will make provision for 64.8ha of employment land for the period 2011-2033.

Employment growth will be focused on primary employment areas as identified in Policy WC2 and on Strategic Sites at: The Avenue, Former Biwaters, Markham Vale, and Markham Vale Extension.

Retail Provision

Text to be inserted if necessary to take account of new evidence

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 level 2 settlements with identified needs
3. Maintain the role of settlements by supporting their ability to sustain services and facilities through new development that is appropriate in scale and reflects their position in the Settlement Hierarchy.

Green Belt

The general area of the Green Belt will be retained subject to the release of land parcels for allocation (as shown on the Policies Map) to meet either the development needs of this plan period or as Safeguarded Land to meet development needs beyond 2033.
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 where possible. 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 Green Belt, 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 that growth need to take place in areas of demand and the needs of the North cannot be met by development in the South. Avoiding development in the Green Belt will lead to less sustainable development. 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 car 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
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)

How will the policy be monitored?

- **Indicator**: Employment land approved & completed (net developed area)
- **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 Provision by Settlement**

4.36 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 strongly influenced by Policies SS1 and SS3, in order to support regeneration and the creation of more sustainable communities.

**Level 1 & Level 2 Settlements**

4.37 Table 4.2 shows the housing requirement by settlement (including Strategic Sites). It includes an overall recommended growth level of 5740 dwellings, which combined with the 1016 dwellings already built is more than sufficient to meet the minimum provision of 6,600 dwellings, as set out in Policy SS2. This
along with commitments in areas that do not align with the strategy and on small sites below 10 dwellings provides an added level of flexibility. Thus ensuring that delivery issues associated with individual development sites would not affect the ability to deliver the overall minimum of 6,600 dwellings.

Table 4.2: Housing Provision by Level 1 & Level 2 Settlement

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Housing Provision 2011 - 2033</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Level 1 Settlements (Towns)</strong></td>
<td></td>
</tr>
<tr>
<td>Clay Cross (+ Biwaters Strategic Site)</td>
<td>477 (+560)</td>
</tr>
<tr>
<td>Dronfield</td>
<td>860</td>
</tr>
<tr>
<td>Eckington</td>
<td>553</td>
</tr>
<tr>
<td>Killamarsh</td>
<td>618</td>
</tr>
<tr>
<td><strong>Towns Total</strong></td>
<td><strong>2508</strong></td>
</tr>
<tr>
<td><strong>Strategic Sites</strong></td>
<td></td>
</tr>
<tr>
<td>The Avenue</td>
<td>710</td>
</tr>
<tr>
<td>Former Biwaters</td>
<td>560</td>
</tr>
<tr>
<td><strong>Strategic Sites Total</strong></td>
<td><strong>1270</strong></td>
</tr>
<tr>
<td><strong>Level 2 Settlements (Large Villages)</strong></td>
<td></td>
</tr>
<tr>
<td>Calow</td>
<td>82</td>
</tr>
<tr>
<td>Grassmoor</td>
<td>155</td>
</tr>
<tr>
<td>Holmewood</td>
<td>188</td>
</tr>
<tr>
<td>Morton</td>
<td>100</td>
</tr>
<tr>
<td>North Wingfield</td>
<td>165</td>
</tr>
<tr>
<td>Pilsley</td>
<td>175</td>
</tr>
<tr>
<td>Renishaw</td>
<td>270</td>
</tr>
<tr>
<td>Shirland</td>
<td>230</td>
</tr>
<tr>
<td>Stonebroom</td>
<td>85</td>
</tr>
<tr>
<td>Tupton</td>
<td>340</td>
</tr>
<tr>
<td>Wingerworth (+ The Avenue Strategic Site)</td>
<td>172 (+710)</td>
</tr>
<tr>
<td><strong>Large Villages Total</strong></td>
<td><strong>1962</strong></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>5740</strong></td>
</tr>
</tbody>
</table>
Level 3 & Level 4 Settlements (Smaller Villages and Hamlets)

4.38 No specific housing requirements are proposed for these settlements and therefore no allocations are proposed. The policy approach to dealing with proposals for new housing on unallocated land in these settlements is set out in Policies SS12 & SS13.

Strategic Site Allocations

4.39 In order to assist in the delivery of the Spatial Strategy (Policy SS3), the Plan allocates strategic sites which are considered critical to achieving the Plan’s strategy. This includes 4 Strategic Sites which are considered capable of delivering development within this plan period. A further site at Coalite is also identified as a priority regeneration area. Whilst this site is of strategic scale and has planning permission, there are concerns over its ability to deliver within the plan period and for this reason it is not included as a Strategic Site.

The Avenue, Wingerworth

4.40 The site area comprises 120ha of land located to the east of the A61, adjacent to Wingerworth and close to the administrative boundary with Chesterfield Borough. A significant proportion of the site comprises the former Avenue Coking Works and has a legacy of contamination that is currently the subject of a major remediation programme due to be completed in 2017.

4.41 The Avenue site was allocated for re-development in 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. Outline planning permission is in place for part of the site and includes the provision of 469 dwellings. It is expected that the wider site is likely to deliver around 700 dwellings during the plan period, with further development beyond 2033.

4.42 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.

4.43 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.
POLICY SS4: The Avenue

In order to deliver the growth requirements set out in the Spatial Strategy (Policy SS3), land at the former Avenue site, as shown on the Policies 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 (approximately 700 within the period up to 2033)
c) Provide for around 4-5 hectares of employment land
d) Include a range of local facilities, including a primary school, retail, sport and recreation facilities;
e) Protect and/or enhance existing open space, sport and recreation facilities
f) Promote and accommodate sustainable transport for pedestrians, cyclists, and public transport
g) 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
h) Do not prejudice the construction of a link road from the A61 to A617
i) Create development of the highest quality design and highly energy efficient, with appropriate low carbon technologies;
j) Maintain and improve existing known areas of wildlife habitat and species, and include measures for habitat creation
k) Incorporate an appropriate mix of house types and tenures, to reflect housing need and market considerations

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.

Existing sport & recreation facilities should be protected and/or enhanced and new facilities provided to meet needs of the development.

**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, D2, D5 & S2**

**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 (net) of new employment land
Former Biwaters Site, Clay Cross

4.44 The former Biwaters works is a 27.4 ha site, 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 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 incorporating employment, residential, commercial recreation and leisure uses.

4.45 Although part of the site to the eastern boundary lies within a high flood risk area, this land will not be built upon, instead creating a wildlife corridor and buffer zone to ensure minimum standards of flood defence are maintained, in accordance with the NPPF.

4.46 The site was originally allocated in the previous Local Plan (2001-2011). Since that time, the Council has adopted a Design Framework (as non-statutory planning guidance) for the site which will guide proposals coming forward and be a material planning consideration in determining planning applications for the site.

4.47 Outline planning permission has been secured for the site and includes site remediation, public open space, approximately 980 dwellings and 29,500 m² of employment land. Outline planning permission has also been secured for a foodstore for up to 2,086 m² and a drive-through restaurant for up to 394 m².

4.48 Work has commenced on site with the construction of a roundabout on the A61, a 100m length of road into the site and a new public house at the A61 site entrance. The planning application for the first phase of housing (120 units) is due early in 2017 and it is expected the site will deliver 560 new homes during the plan period.
In order to deliver the growth requirements set out in the Spatial Strategy (Policy 2), land at Former Biwaters, Clay Cross, as shown on the Policies Map, is allocated as a Strategic Development Site, for mixed use development.

Development proposals for a comprehensive mixed use redevelopment of this site will be guided by the Design Framework and 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 up to 1000 new dwellings (approximately 560 within the period up to 2033);
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;
f) Promote and accommodate sustainable transport for pedestrians, cyclists, and public transport and does not preclude the future 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) Provide a through road from the A61 to Furnace Hill/A6175;

i) Protect and where possible enhance the setting of heritage assets (including the Grade 1 listed St Lawrence Church in North Wingfield);

j) 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;

k) Provide structural landscaping, and public open space in accordance with PoliciesID2 and ID5; and

l) 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, D2, D5, S2

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 (net) of new employment land
Markham Vale, Long Duckmanton

4.49 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 10ha area 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. Enterprise Zone status was granted on part of the site in 2013.

Figure 4.3: Strategic Site Allocation – Markham Vale
POLICY SS6: Markham Vale

Land at Markham Vale, as shown on the Policies 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 in line with the Design Framework;
- b) Promote and accommodate sustainable transport for pedestrians, cyclists, and buses in accordance with Policy ID6;
- c) Provide structural landscaping, green infrastructure and public open space in accordance with Policies ID1 & ID3;
- d) Incorporate sustainable design principles, in accordance with Policy SS1 and Policy SDC14; and
- e) Protect the setting of heritage assets, in particular the Grade 1 Listed Bolsover Castle.

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, D2, D10, D11, D13 E1 & E2

**How will the policy be monitored?**

**Indicator:**
- Gross employment floorspace approved and completed

**Target:**
- 5 ha (net) of new employment land

**Land to South of Markham Vale, Long Duckmanton**

4.50 This 40 hectare site lies to the south of the A632 Chesterfield Road, Duckmanton and immediately east of the M1. The site lies wholly within North East Derbyshire, it is in close proximity to the administrative boundaries of Bolsover District and Chesterfield Borough and lies opposite the Coalite Priority Regeneration Area.

4.51 The site has been put forward for consideration as an employment allocation. The site’s promoters consider it to be a natural extension to the existing employment uses already developed at Markham Vale. The Markham Vale scheme is almost built out and the allocation of this site could be seen as the next phase. The site consists of agricultural land and is understood to be immediately available.

4.52 The site has the potential to address the outstanding employment land requirements in the District in an area that has a proven track record of delivery. However it is important to ensure that the allocation of this site does not undermine the delivery of the adjacent Coalite Site which is a Priority Regeneration Area, or the delivery of planned employment within neighbouring administrative areas.
POLICY SS7: Land to South of Markham Vale

Land to the South of Markham Vale, as shown on the Policies 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 site in line with an approved masterplan;
b) Provide approximately 120,000 m\(^2\) employment floorspace (B1, B2, B8);
c) Promote and accommodate sustainable transport for pedestrians, cyclists, and buses in accordance with Policy ID6;
d) Provide structural landscaping, green infrastructure and public open space in accordance with Policies ID1 & ID3;
e) Incorporate sustainable design principles, in accordance with Policy SS1 and Policy SDC14;
f) Protect the setting of heritage assets, in particular the Grade 1 Listed Bolsover Castle; and

Key Evidence Base
You told us that...

Alternative Options considered but not selected:
- Not to include a policy for this strategic site would fail to provide sufficient employment land in desirable and accessible locations that meet the needs of the district.

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, D2, D10, D11, D13 E1 & E2

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

Target:
- 25ha (net) of new employment land

Coalite Priority Regeneration Area

4.53 The Coalite Regeneration Area comprises the 61 hectare former Coalite Chemical Works site. This large area of previously developed land is located to the east of Junction 29A of the M1 motorway and the Markham Vale Enterprise Zone straddling the administrative boundary with Bolsover District Council and in close proximity to the boundary with Chesterfield Borough Council, making it an important cross-boundary strategic site.

4.54 The site is predominately brownfield with a legacy of contamination due to its historical uses associated with coal mining, and coal oil chemical processing. The site forms part of the setting of Bolsover Castle, and includes the Doe Lea Corridor and its important biodiversity, both of which would need to be effectively protected in any regeneration proposals. The site is being promoted by the land owner and outline permissions were secured for the North East Derbyshire part of the site in April 2016 (ref. NEDDC 14/00145/OL) and for the Bolsover District part of the site in December 2015 (ref. BDC 14/00089/OUTEA), subject to conditions relating to the clean-up of the site. The proposals include:
   a) the remediation of the site;
   b) approximately 660 dwellings;
   c) 70,000 sq.m. of employment land;
   d) a transport hub;
   e) an energy centre;
f) a visitor centre / museum;
g) a local centre;
h) land for a new primary phase school.

Figure 4.6 Coalite Strategic Regeneration Site – Approved Masterplan

4.55 Based on information provided, the proposal requires approximately 5 years of remediation works prior to the delivery of any built development with a potential first delivery of housing within North East Derbyshire in 2023. No information has been received in relation to the timescale for the employment development in Bolsover District.

4.56 It is noted that High Speed Two (HS2) Limited announced on 7th July 2016 alternative recommendations for HS2’s route and station proposals in South Yorkshire. This indicates that the proposed route for HS2 through the East Midlands has been realigned, with the consequence of running through the former Coalite site to a greater degree than previously expected. Whilst at the time of writing the Government’s response to the HS2 announcement is awaited, it is noted the new route proposals cast doubt over the above masterplan. The land owner has advised that from a very high level assessment, it would appear the route will prevent Plot R1.1 and Plot C4.0 from being developed. The route is also very close to the proposed roundabout access off Chesterfield Lane so this will likely need to be reviewed.

4.57 These concerns over the deliverability of the approved proposals, together with those relating to the substantial remediation required to make the land available for development, mean that the Council cannot be confident in relying on the housing land proposed to contribute to the delivery of the Local
Plan’s housing target. However, the Council still strongly supports the site’s remediation and development and therefore in accordance with the regeneration ambitions of the Local Plan, the Council will allocate the site as a Priority Regeneration Area and will prepare a Design Brief jointly with Bolsover District Council as a Supplementary Planning Document to guide the general planning principles for the development of the site.

4.58 This policy approach has been discussed and formulated jointly with Bolsover District Council to ensure that this strategic cross boundary site is addressed appropriately in line with the Duty to Co-operate.

Figure 4.7: Coalite Regeneration Area – Cross Boundary Strategic Site
POLICY SS8: Coalite Priority Regeneration Area

Whilst not part of the housing requirement for the District, land at the former Coalite Chemical Works site as indicated in Figure 4.8 and defined on the Policies Map is allocated as a Priority Regeneration Area within the Local Plan. As such, the site will be safeguarded from development which would jeopardise its comprehensive remediation, reclamation and redevelopment.

Proposals for the development of this priority regeneration area will be permitted where they are guided by the approved masterplan for the site (see Figure 4.6) or its successor and:

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 between North East Derbyshire District Council and Bolsover 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.

c) Protect the setting of heritage assets, in particular the Grade 1 Listed Bolsover Castle; and
d) Protect the biodiversity value of the Doe Lea Corridor.

These principles will be carried forward into a Supplementary Planning Document (to be prepared jointly with Bolsover District Council) to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan.

Key Evidence Base

- National Planning Policy Framework
- Land Availability Assessment, February 2017

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 allocate 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, there are uncertainties over the ability of the site to deliver 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: D1, D2, D10, D11, D13 E1 & E2

How will the policy be monitored?

Indicator:
Indicators: 1) Net housing completions
2) Delivery of required infrastructure
Target: Targets: 1) Site housing completion delivery target (based on housing trajectory)
2) By agreed development programme

Triggers for Review: 1) Performance against target
2) Performance against programme
4.59 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence, providing long term protection and certainty from inappropriate development, which is by definition harmful to the Green Belt. Green Belts can also assist in urban regeneration by encouraging the recycling of derelict and other urban land.

4.60 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 and a number of villages. It was first drawn up in 1955, 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).

4.61 The North East Derbyshire Green Belt has been an effective planning policy tool assisting in focussing development on brownfield sites and undeveloped land within settlements boundaries. However over time there have been unintended impacts such as localised unmet housing need and demand, development pressure on green spaces and employment land, increased house prices and affordability pressures in those towns and villages constrained by the Green Belt. As a consequence pressure for growth has been redirected to other areas of the district.

Green Belt Review

4.62 National Guidance is clear that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. In reviewing Green Belt boundaries authorities should have regard to their intended permanence in the long term, so they should be capable of enduring beyond the plan period.

4.63 The previous iteration of the Draft Local Plan (Part 1) published for consultation in 2015 sought to distribute development in a way that did not involve a review of the Green Belt. However evidence revealed a significant mismatch between the strategy and the proposed spatial distribution of housing, land availability and demand; such that the level of growth being planned for across the District could not be accommodated in a sustainable way or where demand and viability were highest.

4.64 This evidence led the Council to undertake a review of the Green Belt during 2016 and provides the exceptional circumstances necessary to justify alteration of the Green Belt boundaries.

4.65 The Green Belt Review provides an objective assessment of the role of individual land parcels in fulfilling the purposes and objectives of the Green Belt. Initial findings of the review reveal that all but a few parcels continue to
perform a valid Green Belt function. This means that if we wish to achieve a more sustainable pattern of development and provide a sufficient level of development in the North of the District to meet needs, we must accept that this will have an impact on the Green Belt.

4.66 Further supplementary assessment of the Green Belt land parcels has taken place to identify those parcels that would cause least harm to the strategic functions of the Green Belt. These sites have also been taken through the Council’s usual site assessment process to ensure that they are suitable for development. Maps in Appendix B identify those parcels of land which are proposed to be removed from the Green Belt to meet the development needs of the District during this plan period (as allocated sites) and beyond (through Safeguarded Land); or because they are not considered to perform a valid Green Belt function.

<table>
<thead>
<tr>
<th>Policy SS9: North East Derbyshire Green Belt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within the North East Derbyshire Green Belt as shown on the Policies Map inappropriate development will not be approved except in very special circumstances and where the potential harm to the Green Belt is clearly outweighed by other material planning considerations.</td>
</tr>
<tr>
<td>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:</td>
</tr>
<tr>
<td>a. Buildings necessary for the purposes of agriculture or forestry*;</td>
</tr>
<tr>
<td>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;</td>
</tr>
<tr>
<td>c. Limited and proportionate extensions or alterations to a building;</td>
</tr>
<tr>
<td>d. Replacement of an existing building for the same use, providing it is not materially larger than the one it replaces;</td>
</tr>
<tr>
<td>e. Limited affordable housing for local community needs in accordance with Policy LC3; or</td>
</tr>
<tr>
<td>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.</td>
</tr>
<tr>
<td>Other forms of development which may be appropriate in the Green Belt, provided it preserves the openness and does not conflict with its purposes include:</td>
</tr>
<tr>
<td>g. Mineral extraction</td>
</tr>
<tr>
<td>h. Engineering operations</td>
</tr>
<tr>
<td>i. Local transport infrastructure which can demonstrate a requirement for a Green Belt location</td>
</tr>
<tr>
<td>j. The re-use or conversion of buildings which are of permanent and substantial construction and</td>
</tr>
</tbody>
</table>
k. Development brought forward under a Community Right to Build Order.

*i.e where the development is necessary to support a genuine agricultural or forestry business where the majority of income is derived from the business

Key Evidence Base

- National Planning Policy Framework
- Green Belt Review

You told us that...

The Plan needs to recognise the importance of the Green Belt and preserve its openness 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: D6

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

Safeguarded Land

4.67 National guidance requires that when defining Green Belt boundaries authorities should have regard to their permanence in the long term, so that they are capable of enduring beyond the plan period\(^7\). The identification of ‘safeguarded land’ between the urban area and the Green Belt can help to meet longer-term development needs that extend beyond the current plan period, thereby avoiding the need for a review of the Green Belt with each Local Plan review.

4.68 The NPPF also identifies that safeguarded land is not allocated for development and planning permission for its permanent development should only be permitted following a Local Plan review which proposes the land for development. This suggests that some types of temporary uses may be acceptable. Given the nature of land proposed for safeguarding in this Plan, and the exceptional circumstances justifying its release, it is considered that any temporary uses of such land should be strictly controlled as if the land remained in the Green Belt.

4.69 Safeguarded land is considered necessary in North East Derbyshire District in order to provide a degree of permanence to the Green Belt boundaries put in place by the Local Plan and means that future reviews of the Green Belt may not be needed. Secondly, it ensures that the need to define Green Belt boundaries using defensible features on the ground does not result in large sites being developed all at once where this would cause problems for local infrastructure. Thirdly, it provides flexibility and allows for the non-delivery of allocated sites to be addressed without a fundamental review of the whole Local Plan.

Policy SS10: Safeguarded Land

Land south of Eckington as shown on the Policies Map is removed from the Green Belt and designated as Safeguarded Land to be protected from development for the plan period up to 2033 in order to meet longer term development needs.

Planning permission for the development of Safeguarded Land will not be granted except where:

i. The development is temporary or would otherwise not prejudice the ability of the site to be developed in the longer term;\(^,\) and

ii. It does not have a materially greater impact than the present use on the openness of the safeguarded land adjoining Green Belt.

\(^7\) National Planning Policy Framework, paragraph 85
Key Evidence Base

- National Planning Policy Framework
- Green Belt Review

You told us that...

The Plan needs to assess the role of the Green Belt to meet the needs of the current plan period and beyond.

Alternative Options considered but not selected...

To not safeguard land for future development needs. This was rejected on the basis that failure to provide for future needs as part of this Green Belt Review would not give the remaining Green Belt boundaries the necessary certainty of long term protection as a further Green Belt review would be likely to be necessary at the next Local Plan Review.

The NPPF tells us that...

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.

Policy implements Local Plan Objective: D1 & D6

How will the policy be monitored?
Indicator:
- Number of planning applications and type of development approved Safeguarded Land under this policy

Target:
- 0 planning applications approved on Safeguarded Land contrary to this policy

Trigger for Review:
Local Plan review or review of housing policies.
Local Settlement Gaps

4.70 Settlement identity has been identified as an important issue for the District, particularly in the south of the District where development pressure has led to the gradual erosion of settlement separation, blurring the distinction between communities.

4.71 The Local Settlement Gaps Study 2014 identifies that settlement pattern is an important contributor to the wider landscape character of the southern sub 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 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.

4.72 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.

4.73 In response to these issues the Local Plan seeks to protect settlement identity and avoid further settlement coalescence and erosion of character by identifying Local Settlement Gaps. These localised areas (identified on the Policies Map) have been identified as playing an important role in maintaining settlement identity and development within them will be restricted to that which would not erode the functionality of the settlement gap.

4.74 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.

4.75 Since the identification of the Local Settlement Gaps there have been instances where planning permission has been approved for new development within the defined area. The evidence base is being reviewed in light of these commitments to understand the implications for the affected areas.
Policy SS11: Local Settlement Gaps

Within those areas identified on the Policies Map as Local Settlement Gaps:

a) Development proposals will be permitted where they do not erode Local Settlement Gap functionality, such as:
   i. Small scale agricultural development or appropriate rural development;
   ii. Development which results in a net increase in the openness of the Local Settlement Gap;
   iii. Proposals which seek to improve the environmental value and permanence of the Local Settlement Gap whilst maintaining its undeveloped character; or
   iv. Proposals for the use of land for outdoor recreational or community uses.

b) Development proposals will not be permitted where they would serve to remove or reduce the settlement separation and identity functions of the Local Settlement Gap 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.
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

Settlement Development Limits

4.76 In addition to the development of sites allocated in the Plan, opportunities will exist throughout the plan period for additional development where it is sustainable development and 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 redevelopment of existing buildings. But may also cover proposals for development such as live/work units, specialist accommodation, small scale retailing, and employment uses not covered by policies elsewhere in the Plan.

4.77 Settlement Development Limits enclose the built framework of settlements and determine the extent of the countryside beyond, by taking into account existing, committed and allocated development and land uses. Within Settlement Development Limits identified on the Proposals Map the principle of development is acceptable provided it is in line with Policy SS12: Development on Unallocated Land within Settlements with defined Settlement Development Limits. Outside of these main built up areas there are some smaller villages and hamlets identified within Level 4 of the settlement hierarchy which do not have a Settlement Development Limit but where limited infill development may be appropriate. For example where they result in limit infill development of 1 or 2 dwellings, or where they are in line with the policies on an adopted Neighbourhood Plan as set out in Policy SS13 Development in Small Villages and Hamlets or SS14 (Development in the Countryside).

4.78 Outside Settlement Development Limits, countryside and/or Green Belt policies apply and all proposals for development will be considered against these requirements set out in Policies SS14: Development in the Countryside & SS9: North East Derbyshire Green Belt. This approach provides certainty to all those involved in the development management process and makes it clear which policies will apply.

4.79 This approach complies with the plan-led approach advocated in national policy (NPPF); since the Local Plan identifies sufficient housing provision for the District to meet both a five year supply of housing on adoption of the Plan and the development requirements for the Plan period. Further land outside Settlement Development Limits is therefore not required to meet this need.
The Settlement Development Limits identified on the Policies Map have been carried forward from the 2005 Adopted Local Plan. However this only applies to settlements that fall within categories 1, 2 and 3 as set out in Table 4.1. These boundaries are being reviewed to take account of changes that have taken place since 2005 and to allow for future development needs. Revised settlement boundaries will be published alongside the Publication version of the Local Plan.

**Policy SS12: Development on Unallocated Land within Settlements with defined 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 valued facilities or services 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; and

d) Accords with other policies of the Plan

**Policy SS13: Development in Small Villages & Hamlets**

Within very small villages and hamlets (defined under level 4 in the Settlement Hierarchy at Table 4.1) development will be restricted to limited infill development of 1 or 2 dwellings unless in accordance with the policies of an adopted Neighbourhood Plan.

Such development should:

a) be of a scale and type that is appropriate to the existing settlement and surrounding landscape character; and

b) be of a design that is sympathetic to the existing built form.

**Key Evidence Base – Policies SS12 & SS13**

- 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, D4, D7, D8, D9, & D13.

**How will the policy be monitored?**

**Indicator:**
- Number and percentage of housing units completed on unallocated sites, by settlement.

**Target:**
- None

**Development in the Countryside**

4.81 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 SS1 (Sustainable Development). Land which is not within a Settlement Development Limit, if not allocated for development, will be treated as ‘countryside’.

4.82 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.

4.83 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.

4.84 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.

### Policy SS14: Development in the Countryside

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

- a) It involves a change of use, replacement building, or re-use of vacant, derelict or previously developed land and accords with policy SDC1;
- b) It is 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) It involves small scale employment uses related to local farming, forestry recreation, or tourism;
- d) It would secure the retention and/or enhancement of a community facility; or
- e) It is in accordance with the policies of 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 siting, design and use of materials

### 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: D8, D9, D10, D11

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

4.85 The Key diagram summarises the key elements of the Spatial Strategy across the District.
5. LIVING COMMUNITIES

Introduction

5.1 The Local Plan aims to ensure that a wide choice of good quality housing is provided in the District to meet the needs of all sections of the community. This chapter will identify housing allocations to support the levels of sustainable growth identified in the Spatial Strategy Chapter, policies which address the range of household needs, such as affordable housing, type and mix of housing, specialist housing and agricultural, forestry and other occupational dwellings. It also addresses the needs of Gypsies, Travellers and Travelling Showpeople.

Housing Allocations

5.2 Allocating a site in the Local Plan establishes the principle that the development of the site for housing is acceptable. Site allocations 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.

5.3 The Local Plan must provide for a sufficient quantity, quality, and type of housing in the right locations, taking account of need and demand. Policies SS2: Scale of Development and SS3: Spatial Strategy and the Distribution of Development in Chapter 4 set out that the Local Plan will make provision for the delivery of a minimum of 6,600 dwellings over the period 2011-2033 (300 dwellings per annum). It describes that when deducting the dwellings that have already been built since 2011, 5584 dwellings will need to be found through allocations up to 2033. Chapter 4 also set out how this should be distributed by settlement.

5.4 Sites which have been allocated in the Local Plan to provide the supply of sites to meet the housing land requirement are listed in policy LC1: Housing Allocations. The Housing Trajectory at Appendix C shows how these housing allocations are expected to be delivered during the plan period, including the first five years.

5.5 Allocations have been made by balancing a range of considerations, such as the site’s availability, suitability and deliverability, and also the findings of the Sustainability Appraisal process. They include sites with or without planning permission.

5.6 Although historically windfalls have made a positive contribution to housing delivery in the District8, an allowance has not been factored into the calculation of housing supply, in order to provide more flexibility and with the

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8 329 dwellings have been completed on small sites between 2011 and 2016.
aim of boosting the supply of housing. Minor sites with planning permission are also not relied on. 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. The Council is also not relying on major sites with planning permission which do not accord with the spatial strategy.

5.7 There are also a number of sites across the District that have planning permission where there are deliverability concerns and/or a history of unimplemented permissions. As a result, for the purposes of the Local Plan this type of site is not being relied upon to deliver the housing land requirement.

5.8 The Plan will allocate only those housing sites which are capable of accommodating 10 or more dwellings. This threshold provides a good range of sites to be considered. Smaller sites can be allocated by Neighbourhood Plans, providing proposals conform to the relevant policies of the Local Plan.

5.9 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 LC1: Housing Allocations

The following sites are allocated on the Policies Map for housing to deliver the housing land requirement set out in policy SS3: Spatial Strategy and the Distribution of Development:

<table>
<thead>
<tr>
<th>Site</th>
<th>Approximate Capacity within Plan Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay Cross</td>
<td></td>
</tr>
<tr>
<td>SS5 Former Biwater Strategic Site</td>
<td>560</td>
</tr>
<tr>
<td>a. Clay Cross South</td>
<td>400</td>
</tr>
<tr>
<td>b. Land North of Clay Lane, Clay Cross</td>
<td>25</td>
</tr>
<tr>
<td>c. Former Danesmoor Infant School, Clay Cross</td>
<td>22</td>
</tr>
<tr>
<td>d. Land at Broadleys, Clay Cross</td>
<td>10</td>
</tr>
<tr>
<td>e. Land at 117 Pilsley Road, Danesmoor</td>
<td>10</td>
</tr>
<tr>
<td>f. 83A Clay Lane, Clay Cross</td>
<td>10</td>
</tr>
<tr>
<td>Dronfield</td>
<td></td>
</tr>
<tr>
<td>g. Land off Shakespeare Crescent &amp; Sheffield Road, Dronfield</td>
<td>235</td>
</tr>
<tr>
<td>h. Land at Hallows Lane, Dronfield</td>
<td>230</td>
</tr>
<tr>
<td>i. Land off Hilltop, Dronfield</td>
<td>190</td>
</tr>
<tr>
<td>j. Land north of Eckington Road, Coal Aston, Dronfield</td>
<td>180</td>
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<tr>
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<td>Eckington South</td>
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<td>m.</td>
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<td>n.</td>
<td>Land at Bolehill Lane, Eckington</td>
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<td>o.</td>
<td>Bradley Lomas Electrolok Ltd, Church Street, Eckington</td>
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<td>p.</td>
<td>Land at Westthorpe, Killamarsh</td>
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<td>Land off Boyle Lane, Killamarsh</td>
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<td>Land at Churchmeadows, Calow</td>
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<td>Land at Post Office, Top Road, Calow</td>
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<td>Land at Windwhistle Farm, Grassmoor</td>
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<td>Allotments at Hunloke Road, Holmewood</td>
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<td>ab.</td>
<td>Land to the South of, 205 Chesterfield Road, Holmewood</td>
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<td>Land North of Stretton Road, Morton</td>
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<td>North Wingfield Primary School and Land to the south</td>
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<td>ae.</td>
<td>Land at Holborn House, Chesterfield Road, North</td>
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<td>af.</td>
<td>Land at 103/105 Williamthorpe Road, North Wingfield</td>
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<td>ag.</td>
<td>Land South West of North Wingfield Junior School</td>
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<td>ai.</td>
<td>Land to the North East of Hague Lane, Renishaw</td>
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<td>Land at Hallfieldgate Lane, Shirland</td>
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<td>ak.</td>
<td>Land South of Park Lane, Shirland</td>
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Key Evidence Base

- Land Availability Assessment (February 2017)
- Sustainability Appraisal

You told us that...

Achieving sustainable growth in the District’s most sustainable settlements is important, provided they contribute to the local community’s infrastructure requirements.

Alternative Options considered but not selected...

The Council has considered several options for alternative site options to deliver the spatial strategy based on the Land Availability Assessment. These alternative options were subject to the Sustainability Appraisal process.

The NPPF tells us that...

Local planning authorities should boost significantly the supply of housing by identifying key sites which are critical to the delivery of the housing strategy over the plan period, i.e. years 1-5, years 6-10 and years 11-15 (paragraph 47).

Policy implements Local Plan Objective: D1, D5,

How will the policy be monitored?

Indicator:
- Net housing completions per year
Target:
- Annual housing delivery target

Trigger for Review:
- Consistent under delivery against the target

5.10 A brief description of the sites allocated for housing development is given below.

Clay Cross

SS5: Former Biwater Strategic Site

5.11 This strategic site is described in more detail at Policy SS5: Former Biwater Strategic Site.

a. Clay Cross South

5.12 This site is located to the south of Clay Cross, is approximately 36.84 hectares in size and is expected to deliver approximately 750 dwellings in total. However, it is anticipated that only 400 of these will come forward within the Plan Period, with the remaining 350 dwellings post Plan period. Options for the creation of suitable highway access need to be assessed. Development may result in the gap between Clay Cross and Stretton diminishing, which would need to be taken into account in the design of the scheme. The site lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

5.13 Additionally, the site includes existing allotments, which are expected to be retained or provided at an alternative location within the site area, in line with Policy ID3: Open Space, Sports and Recreation Facilities. The site may also have potential ecological constraints which would need to be assessed.

b. Land North of Clay Lane, Clay Cross

5.14 This site is located in the south-west of Clay Cross, is approximately 1.27 hectares in size and is expected to deliver approximately 25 dwellings within the first five years after adoption of the Local Plan. Options for the creation of suitable highway access need to be assessed. Furthermore, the site lies within an area that has been defined by The Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

c. Former Danesmoor Infant School, Clay Cross

5.15 This building and grounds are located in Danesmoor, Clay Cross, is approximately 0.64 hectares in size and is expected to deliver approximately 22 dwellings within the first five years. The site has outline planning permission for up to 20 dwellings and detailed planning permission for an additional 2 dwellings. The building is due to be demolished and a detailed planning application for 28 dwellings is currently pending decision.
d. Land at Broadleys, Clay Cross

5.16 This building and grounds are located within the centre of Clay Cross, is approximately 0.36 hectares in size and is expected to deliver approximately 10 dwellings towards the end of the Plan Period. Options for the creation of suitable highway access need to be assessed. The site may also have potential ecological constraints which would need to be assessed. It is located within Clay Cross Conservation Area and the design of any new development will need to reflect this.

e. Land at 117 Pilsley Road, Danesmoor

5.17 This site is located in Danesmoor, Clay Cross, is approximately 0.29 hectares in size and is expected to deliver 10 dwellings within the first five years. The site has outline planning permission for 10 dwellings and a detailed planning application is currently pending.

f. 83A Clay Lane, Clay Cross

5.18 This site is located in the south-west of Clay Cross, is approximately 0.52 hectares in size and is expected to deliver 10 dwellings within the first five years. The site has outline planning permission for 10 dwellings.

Dronfield

g. Land off Shakespeare Crescent & Sheffield Road, Dronfield

5.19 This site is located to the south east of Dronfield, is approximately 9.87 hectares in size and is expected to deliver approximately 235 dwellings. The majority is expected to be built within the first five years after adoption of the Local Plan. The site has a considerable sloping gradient down to Chesterfield Road, as well as a difference in levels between the site and the Highway. This would need to be given consideration in the layout and design of a development proposal. There are also trees protected by TPO No 7 along the north-western and western boundary of the site and in the southwest of the site. These would need to be retained within the layout of the development.

h. Land at Hallowes Lane, Dronfield

5.20 This site is located to the south of Dronfield, is approximately 10.05 hectares in size and is expected to deliver approximately 230 dwellings towards the end of the Plan Period. A development proposal for this site would need to show that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out. The site may also have potential ecological constraints which would need to be assessed. Furthermore, the site partially lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

i. Land off Hilltop, Dronfield

5.21 This site is located to the south of Dronfield, is approximately 7.91 hectares in size and is expected to deliver approximately 190 dwellings. The majority is expected to be built within years 6 to 10 after adoption of the Local Plan. Options for the creation of suitable highway access need to be assessed.
Furthermore, the site lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

j. Land north of Eckington Road, Coal Aston, Dronfield
5.22 This site is located to the north of Coal Aston, Dronfield, is approximately 14.39 hectares in size and is expected to deliver approximately 180 dwellings within the first five years after adoption of the Local Plan. The site includes sports grounds which are expected to be retained or provided at an alternative location, in line with policy Policy ID3: Open Space, Sports and Recreation Facilities. The site is located within the Moss Valley Conservation Area, and any impacts from the development proposal should be considered. Furthermore, the south and north-eastern part of the site lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

k. Land at Stubley Drive, Stubley Hollow, Dronfield
5.23 This site is located to the north of Dronfield, is approximately 1.76 hectares in size and is expected to deliver approximately 25 dwellings within the first five years after adoption of the Local Plan. Options for the creation of suitable highway access need to be assessed. The site may also have potential ecological constraints which would need to be assessed.

Eckington

l. Eckington South
5.24 This site is located to the south west of Eckington, is approximately 19.38 hectares in size and is expected to deliver approximately 400 dwellings. The majority is expected to be built within the first 10 years after adoption of the Local Plan. A development proposal for this site would need to show that satisfactory highway access can be achieved and that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out.

5.25 The site also has some sensitive ecological features along the southern boundary which would need to be addressed and a suitable buffer created. Furthermore, the site partially lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

m. Land at Staveley Lane, Eckington
5.26 This site is located to the south of Eckington, is approximately 4.66 hectares in size and is expected to deliver 90 dwellings within the first five years. The site has outline planning permission for 90 dwellings.

n. Land at Bolehill Lane, Eckington
5.27 This site is located in the west of Eckington, is approximately 1.42 hectares in size and is expected to deliver 35 dwellings. The site is expected to be built within years 6 to 10 after adoption of the Local Plan.
5.28 This site is located within the north east of Eckington, is approximately 1.3 hectares in size and is expected to deliver 28 dwellings within the first five years. The site has outline planning permission for 28 dwellings.

Killamarsh

5.29 This site is located to the south of Killamarsh, is approximately 15.6 hectares in size and is expected to deliver approximately 330 dwellings within the first ten years after adoption of the Local Plan. A development proposal for this site would need to show that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out. Consideration will also need to be given to the design of future junction(s).

5.30 The site may also have potential ecological constraints which would need to be assessed. Furthermore, the site partially lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

5.31 This site is located to the south east of Killamarsh, is approximately 3.98 hectares in size and is expected to deliver approximately 100 dwellings within the first five years after adoption of the Local Plan. A development proposal for this site would need to show that satisfactory highway access can be achieved and that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out. Furthermore, the site partially lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

5.32 This site is located to the north east of Killamarsh, is approximately 3.06 hectares in size and is expected to deliver approximately 70 dwellings towards the end of the Plan Period. A development proposal for this site would need to show that satisfactory highway access can be achieved and that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out. Furthermore, the site partially lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

5.33 This site is located to the north of Killamarsh, is approximately 2.13 hectares in size and is expected to deliver approximately 60 dwellings within the first five years after adoption of the Local Plan. A development proposal for this site would need to show that satisfactory highway access can be achieved and that the nearby highway network has sufficient capacity for this scale of
development, or that improvement works can be carried out. A small north-western part of the site is located within Flood Risk Zone 2, which would need to be taken into account in a development proposal. Furthermore, the site partially lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

5.34 The site is located in close proximity to the Chesterfield Canal. Development should protect the route of the canal and encourage proposals that enable the reinstatement of the canal in line with Policy SP4: Killamarsh.

t. Land off Primrose Road, Killamarsh

5.35 This site is located to the north of Killamarsh, is approximately 2.87 hectares in size and is expected to deliver 30 dwellings within the first five years after adoption of the Local Plan. The site is located in close proximity to the Chesterfield Canal. Development should protect the route of the canal and encourage proposals that enable the reinstatement of the canal in line with Policy SP4: Killamarsh. There is a resolution to grant planning permission for 30 dwellings, subject to the signing of the S106 agreement.

u. Land at 28 Ashley Lane, Killamarsh

5.36 This site is located within the east of Killamarsh, is approximately 0.47 hectares in size and is expected to deliver 14 dwellings within the first five years after adoption of the Local Plan. The site has had planning permission for 17 dwellings and currently a planning application is pending for 14 dwellings.

v. Land off Boiley Lane, Killamarsh

5.37 This site is located to the south of Killamarsh, is approximately 0.53 hectares in size and is expected to deliver 14 dwellings within the first five years after adoption of the Local Plan. The site has planning permission for 14 dwellings.

Calow

w. Land at Churchmeadows, Calow

5.38 This site is located to the west of Calow, is approximately 1.75 hectares in size and is expected to deliver 47 dwellings within the first five years after adoption of the Local Plan. A large part of the site is also designated as a Local Wildlife Site. However it is considered difficult to attribute significant weight to the protection of the site as a designated site when the grassland species for which it merits this status has been repeatedly ploughed up. There is a resolution to grant planning permission for 47 dwellings, subject to the signing of the S106 agreement.

x. Land at Top Road, Calow

5.39 This site is located to the east of Calow, is approximately 1.08 hectares in size and is expected to deliver 21 dwellings within the first five years after adoption of the Local Plan. The site has outline planning permission for 21 dwellings and a Reserved Matters application is pending for 20 dwellings.
y. Land at Post Office, Top Road, Calow

5.40 This site is located within the centre of Calow, is approximately 0.66 hectares in size and is expected to deliver 14 dwellings within the first five years after adoption of the Local Plan. The site includes the current Post Office. Any development proposal would be expected to retain this facility or provide it at an alternative appropriate location.

Grassmoor

z. Land at Windwhistle Farm, Grassmoor

5.41 This site is located to the south east of Grassmoor, is approximately 6.82 hectares in size and is expected to deliver a further 155 dwellings within the first five years. The site has planning permission for 159 dwellings and is currently under construction.

Holmewood

aa. Allotments at Hunloke Road, Holmewood

5.42 This site is located in the centre of Holmewood, is approximately 5.86 hectares in size and is expected to deliver a further 138 dwellings within the first five years. The site has planning permission for 160 dwellings and is currently under construction.

ab. Land to the South of, 205 Chesterfield Road, Holmewood

5.43 This site is located to the north west of Holmewood, is approximately 1.74 hectares in size and is expected to deliver 50 dwellings within the first five years after adoption of the Local Plan. The site has outline planning permission for 50 dwellings.

Morton

ac. Land North of Stretton Road, Morton

5.44 This site is located to the north west of Morton, is approximately 3.81 hectares in size and is expected to deliver approximately 100 dwellings within the first five years after adoption of the Local Plan. A development proposal for this site would need to show that satisfactory highway access can be achieved and that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out. Furthermore, the site lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

North Wingfield

ad. North Wingfield Primary School and Land to the south

5.45 This site is located in the centre of North Wingfield, is approximately 1.68 hectares in size and is expected to deliver approximately 50 dwellings within the first five years after adoption of the Local Plan. The southern part of site has had outline planning permission for 24 dwellings and currently an application for full permission is pending. The northern part of the site is
occupied by the former North Wingfield Primary and Junior School for which demolition has been approved.

5.46 A development proposal for this site would need to show that satisfactory highway access can be achieved and that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out. Furthermore, the site partially lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

ae. Land at Holborn House, Chesterfield Road, North Wingfield

5.47 This site is located to the north east of North Wingfield, is approximately 1.3 hectares in size and is expected to deliver 50 dwellings within the first five years after adoption of the Local Plan. The site has planning permission for 50 dwellings.

af. Land at 103/105 Williamthorpe Road, North Wingfield

5.48 This site is located to the east of North Wingfield, is approximately 0.99 hectares in size and is expected to deliver approximately 40 dwellings within the first five years after adoption of the Local Plan. A development proposal for this site would need to show that satisfactory highway access can be achieved and that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out. The site may also have potential ecological constraints which would need to be assessed. Furthermore, the site partially lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

ag. Land South West of North Wingfield Junior School

5.49 This site is located in close proximity to the centre of North Wingfield, is approximately 1.03 hectares in size and is expected to deliver approximately 25 dwellings towards the end of the Plan Period. The site may have potential ecological constraints which would need to be assessed. Furthermore, the site lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

Pilsley

ah. Land at Station Road, Pilsley

5.50 This site is located to the east of Pilsley, is approximately 9.89 hectares in size and is expected to deliver approximately 175 dwellings within the first ten years after adoption of the Local Plan. The western part of the site has planning permission for 77 dwellings. A development proposal for the entire site would need to show that satisfactory highway access can be achieved and that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out.
5.51 The site may have potential ecological constraints which would need to be assessed. Furthermore, the site partially lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

Renishaw

ai. Land to the North East of Hague Lane, Renishaw

5.52 This site is located to the south of Renishaw, is approximately 12.82 hectares in size and is expected to deliver approximately 270 dwellings within the first ten years after adoption of the Local Plan. A development proposal for this site would need to show that satisfactory highway access can be achieved and that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out. Furthermore, the site partially lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

Shirland

ai. Land at Hallfieldgate Lane, Shirland

5.53 This site is located to the north of Hallfieldgate Lane, Shirland, is approximately 4.46 hectares in size and is expected to deliver approximately 90 dwellings within the first five years after adoption of the Local Plan. The site has outline planning permission for 107 dwellings and a Reserved Matters application is pending for 92 dwellings.

ak. Land South of Park Lane, Shirland

5.54 This site is located to the south east of Shirland, is approximately 2.57 hectares in size and is expected to deliver approximately 70 dwellings within the first five years after adoption of the Local Plan. A development proposal for this site would need to show that satisfactory highway access can be achieved and that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out. The site may have potential ecological constraints which would need to be assessed.

al. Land North of Park Lane, Shirland

5.55 This site is located to the south east of Shirland, is approximately 2.69 hectares in size and is expected to deliver approximately 70 dwellings within the first five years after adoption of the Local Plan. A development proposal for this site would need to show that satisfactory highway access can be achieved and that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out.

5.56 The site may have potential ecological constraints which would need to be assessed. Furthermore, the site partially lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.
Stonebroom

an. Land to the rear of 21-55 Kingsley Crescent, Stonebroom

5.57 This site is located to the south east of Stonebroom, is approximately 3.27 hectares in size and is expected to deliver approximately 85 dwellings, some within the first five years after adoption of the Local Plan, with the remainder towards the end of the Plan Period. A development proposal for this site would need to show that satisfactory highway access can be achieved and that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out. The site may have potential ecological constraints which would need to be assessed.

Tupton

an. Land at Ankerbold Road, Tupton

5.58 This site is located to the east of Tupton, is approximately 10.13 hectares in size and is expected to deliver approximately 240 dwellings within the first five years after adoption of the Local Plan. A development proposal for this site would need to show that satisfactory highway access can be achieved and that the nearby highway network has sufficient capacity for this scale of development, or that improvement works can be carried out. The site may also have potential ecological constraints which would need to be assessed and any protected trees should be incorporated within the design of the development scheme. Furthermore, the site partially lies within an area that has been defined by the Coal Authority as high risk, containing potential hazards arising from former coal mining activity. A Coal Mining Assessment would need to be carried out.

ao. Land to the Rear of 10 to 52, Ashover Road, Old Tupton

5.59 This site is located to the west of Old Tupton, is approximately 2.36 hectares in size and is expected to deliver 68 dwellings within the first five years after adoption of the Local Plan. The site has planning permission for 68 dwellings.

ap. Land South of Sunningdale Park, Tupton

5.60 This site is located to the south of Sunningdale Park Tupton, is approximately 1.07 hectares in size and is expected to deliver 32 dwellings or park homes within the first five years after adoption of the Local Plan. The site has outline planning permission for 32 dwellings and full permission for 20 park homes, which would substitute part of the outline permission.

Wingerworth

SS4: The Avenue Strategic Site

5.61 This strategic site is described in more detail at Policy SS4: The Avenue Strategic Site.

aq. Land to the rear of 1 – 59 Adlington Avenue, Wingerworth

5.62 This site is located to the east of Wingerworth and the Adlington Estate, is approximately 5.17 hectares in size and is expected to deliver a further 172
dwellings within the first five years. The site has planning permission for 178 dwellings and is currently under construction.

**Housing Need, Range and Choice**

5.63 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. The key studies which have been used to inform this section of the Local Plan are:

- Housing Needs, Market and Affordability Study (HNMA), 2011
- The North Derbyshire and Bassetlaw Strategic Housing Market Assessment (SHMA), 2013
- SHMA Sensitivity Testing Analysis, 2014

5.64 The Council is currently working with its strategic partners within the Housing Market Area to update the Strategic Housing Market Assessment. An overall Plan Viability Assessment will also be carried out to inform the Publication Draft Local Plan. The outcome of these may affect the policies in this chapter.

**Affordable Housing**

5.65 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.

5.66 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.

5.67 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

5.68 The 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.
5.69 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 are possible to achieve within the confines of available government grant, or through cross subsidy from private housing development.

5.70 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. In view of the current market conditions the percentages established in the 2011 HNMA study are considered to be achievable at this time. However, the percentages will be updated with the addition of the Plan’s viability assessment.

5.71 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. The percentage of affordable housing required on larger development sites (>100 dwellings) will apply to the number of dwellings expected to be commenced within five years. A re-assessment of affordable housing provision on the site will be required at no more than three year intervals. Should housing be delivered more quickly than expected then the re-assessment will be brought forward, otherwise the initial percentage will be applied.

5.72 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 would deliver more affordable housing than if provision was made on-site, and this provision is assured, or where the site was in an area where there was already an oversupply of affordable homes.

5.73 The Housing and Planning Act 2016 has introduced a new legal framework for the delivery of Starter Homes. The Act defines Starter Homes as new dwellings only available for purchase by qualifying first-time buyers which are to be sold at a discount of at least 20 per cent of market value, and less than the price cap of £250,000 outside Greater London. The Government published a technical consultation document on the Starter Homes regulations in March 2016, but final Regulations have not been published yet. Amendments to policy LP12 may be necessary in light of these new Regulations. The Housing White Paper, February 2017, indicates a change in focus from starter homes to a wider range of affordable housing.
POLICY LC2: Affordable Housing

To contribute towards meeting the needs of North East Derbyshire’s existing and future residents, all new housing proposals of more than 10 dwellings will be required to provide a percentage of affordable housing in accordance with the table below.

<table>
<thead>
<tr>
<th>Part of District</th>
<th>Percentage required</th>
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<tr>
<td>West Sub-Area:</td>
<td>40%</td>
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<tr>
<td>North, South &amp; East Sub-Areas:</td>
<td>30%</td>
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An agreed mix of affordable housing 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.

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 housing 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; or

c. It can be demonstrated that it is not possible or appropriate to build affordable housing 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; or

d. For very large sites (>100 dwellings), the delivery of all dwellings on site would extend over a long period, within which market conditions may vary.
Key Evidence Base

- National Planning Policy Framework
- Strategic Housing Market Area Assessment (SHMA) 2013
- SHMAA Sensitivity Testing Analysis 2014
- 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 and based on up to date evidence.

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: D5

How will the policy be monitored?

Indicator:
- Percentage of affordable units delivered on and off site per eligible scheme
- Affordable housing units approved and completed by tenure type
- Loss of affordable housing by affordable units by tenure type

Target:
- Affordable housing targets in policy

Trigger for Review:
- Applications approved below target without an ‘open book’ procedure taking place
Exception Sites for Affordable Housing

5.74 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. 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. 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.

5.75 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. A local survey may also include (parts of) settlements in neighbouring authorities, where appropriate.

5.76 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.

5.77 Whilst policy LC3: Exception Sites For Affordable Housing seeks to provide 100% affordable exception sites, it also allows for a subsidiary element of market housing on sites outside the Green Belt and 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.
Policy LC3: Exception Sites for Affordable Housing

Development proposals for affordable housing which would be contrary to Policy SS14 (Development in the Countryside), and for limited affordable housing within the Green Belt will be permitted where:

a) They would provide affordable housing which would meet a proven need which is supported by an up to date local 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 have a close association with the built up part of settlements within level 1 to 3 or neighbouring authority areas; 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.

A small, subsidiary element of market housing may be permitted on sites outside of the Green Belt, 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.

Development proposals for specialist housing, including nursing homes and extra care schemes, which would be contrary to Policy SS14 (Development in the Countryside) will be permitted where there is an identified need and where they have a close association with the built up part of settlements within level 1 to 3 or neighbouring authority areas; and are modest in scale, in keeping with the form and character of the settlement, and local landscape setting.

Key Evidence Base

- National Planning Policy Framework

You told us that...
The Plan should address the need for affordable housing.

**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: D5. D13

**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 Authority Monitoring Report under past completions.

**Trigger for Review:**
- None
Type and Mix of Housing

5.78 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.

5.79 National policy is that local authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities.

5.80 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 SHMA recommends the following for North East Derbyshire (An update to the SHMA may amend these figures):

Table 5.1: Size Mix for New Market Housing

<table>
<thead>
<tr>
<th>The size mix for new market housing should comprise:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom homes</td>
<td>0-5%</td>
</tr>
<tr>
<td>2 bedroom homes</td>
<td>30-35%</td>
</tr>
<tr>
<td>3 bedroom homes</td>
<td>40-45%</td>
</tr>
<tr>
<td>4 or more bedrooms</td>
<td>20-25%</td>
</tr>
</tbody>
</table>

Table 5.2: Size Mix for Affordable Housing

<table>
<thead>
<tr>
<th>The size mix for affordable housing should comprise:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom homes</td>
<td>40-45%</td>
</tr>
<tr>
<td>2 bedroom homes</td>
<td>35-40%</td>
</tr>
<tr>
<td>3 bedroom homes</td>
<td>10-15%</td>
</tr>
<tr>
<td>4 or more bedrooms</td>
<td>5-10%</td>
</tr>
</tbody>
</table>

Table 5.3: Tenure Mix for Affordable Housing

<table>
<thead>
<tr>
<th>The tenure mix for affordable housing should comprise:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Intermediate (including shared ownership)</td>
<td>5%</td>
</tr>
<tr>
<td>Affordable Rent</td>
<td>35%</td>
</tr>
<tr>
<td>Social Rent</td>
<td>60%</td>
</tr>
</tbody>
</table>

5.81 It should be noted that these figures are indicators against which delivery is monitored rather than a target for each individual site. 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.

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The difference between supply and demand indicates any imbalance in the housing stock by housing type and size.
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.

5.82 In 2015 the Government announced a new approach to the setting of technical housing standards in England. This standard deals with internal space within new dwellings and is suitable for applications across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

5.83 The national technical standards can only be required through a Local Plan policy, which is based on a clearly evidenced need and consideration of their impact on viability. The Council is currently investigating whether there is a need to include a requirement to comply with the nationally described space standard within Policy LC4. If the need exists, the impact of its inclusion within the policy will also be assessed through the viability assessment.

5.84 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 recommends that Councils include specific policies in their plans supporting the provision of specialist accommodation to meet older people’s needs. and that Councils should consider the inclusion of specific policies requiring provision of homes for those with disabilities on major development sites where there is an identified local need.

5.85 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.

5.86 The SHMA indicates 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, 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. Access to high speed broadband will allow access to emerging online healthcare initiatives.
5.87 In order to support the ageing population and the specific needs of people with disabilities, the Council encourages all new dwellings to be made accessible and adaptable. However, on development proposals of 10 and above dwellings, the council expects 20% of all homes to be accessible and adaptable by meeting requirement M4(2) of the Building Regulations. This percentage may be updated with the addition of the Plan’s viability assessment.

5.88 In cases where mobile homes, residential caravans and chalets are occupied as a main residence, it will be subject to the same planning considerations as conventional housing. These dwellings require essentially the same range of services and utilities for their proper functioning as conventional housing. As a result, planning applications for this type of accommodation will be judged against the same Local Plan policies as applications for conventional dwellings in similar locations.

**POLICY LC4: 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.

Where practical and viable, the Council expects all new build market and affordable housing (across all tenures) to comply with the DCLG’s ‘Technical housing standards – nationally described space standard’ or any subsequent government standard.  

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, development proposals of 10 or more dwellings should provide 20% accessible and adaptable dwellings, unless viability evidence indicates it is not possible. These accessible and adaptable dwellings should meet requirement M4(2) of the Building Regulations 2015 or any subsequent government standard.

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10 The Council is currently investigating whether there is a need for this requirement within the policy. If a need is not evident, the requirement will be deleted from the policy.
Key Evidence Base

- National Planning Policy Framework
- Strategic Housing Market Area Assessment (SHMA) 2013
- 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, D5

How will the policy be monitored?

Indicator:

- Housing units approved and completed by dwelling type, size and tenure, per Sub-Area
- Percentage of approved and completed housing units that meet the specific needs of older people by tenure type.

Target:

- Compliance with policy requirement

Trigger for Review:

- Applications approved below target without an ‘open book’ procedure taking place
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. The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) defines self build and custom housebuilding as “the building or completion by -

a) Individuals,
b) associations of individuals, or
c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.

But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.” This is understood to mean that individuals or groups of individuals are directly involved in the design process of their house, rather than decisions being made for them.

The Council has set up a register of individuals and associations who are looking for serviced plots of land in the district on which to build their own homes. To date, very few people have expressed an interest in this type of house building in North East Derbyshire. However, the register has only recently been set up (April 2016), and it is therefore considered that it would be appropriate to make provision to enable this type of house building. Policy LC5 below includes the requirement for at least 5% of dwelling plots to be set aside as serviced plots for sale to custom or self builders. This percentage may be updated with the addition of the Plan’s viability assessment.

**Policy LC5: Custom and Self Build Dwellings**

For development proposals of twenty or more dwellings at least 5% of the dwelling plots shall be set aside as serviced plots for sale to custom or self builders, excluding dwellings that are apartments or involve the change of use or conversion of existing buildings.

These plots shall be made available and marketed appropriately for at least 12 months. Marketing should be through an appropriate agent as well as to those on the Council’s Custom and Self Build Register. If the plots have not been sold, they may either remain on the open market as custom build or be built out by the developer or landowner as appropriate. Evidence of the results of the sustained marketing strategy will need to be submitted.

**Key Evidence Base**

- National Planning Policy Framework
- NEDDC Custom and Self Build Register
You told us that...

Although no specific comments have been made regarding custom and self build dwellings, there are currently 4 entries on the Custom and Self Build Register.

Alternative Options considered but not selected...

None

The NPPF tells us that...

Local Authorities should help to deliver a wide choice of high quality homes, widen opportunities for home ownership and create inclusive and mixed communities, by planning for the needs of different groups in the community such as people wishing to build their own homes (para. 50)

Policy implements Local Plan Objective: D5

How will the policy be monitored?

Indicator:
- Number of custom and self build housing delivered

Target:
- Compliance with policy requirement

Trigger for Review:
- Applications approved below target

Residential Extensions

5.92 Additional space created by an extension to a dwelling and the erection or alteration to outbuildings and other structures, are recognised as acceptable means of meeting changes in household space requirements. However, extensions can also have a significant impact on the neighbours’ enjoyment of their property, as well as having an impact on character and appearance of the area.

5.93 Extensions should be properly integrated with the existing dwelling and respect the character of neighbouring properties and the street scene in general, whilst safeguarding the privacy and amenity of neighbouring properties.

5.94 In some instances, additional accommodation is required for a dependant person to enable them to live alongside a carer. This can take the form of an extension to the carer’s dwelling, the conversion of a suitable outbuilding or
the erection of a separate self-contained unit of accommodation. All the normal policy provisions will apply to all applications for ancillary accommodation. However, standards of privacy and amenity may be relaxed in relation to the main dwelling, but not in relation to neighbouring properties. In such circumstances the occupation of the accommodation will be tied by condition to the occupation of the main dwelling.

**Policy LC6: Residential Extensions**

Where planning permission is required, extensions and alterations to dwellings or outbuildings which are ancillary to the main residential use, will be permitted provided that the proposals:

a) respect the scale, proportions, materials and overall design and character of the existing property;
b) do not harm the street scene or local area, including the loss of characteristic boundary features, original estate layout and landscaping;
c) avoid significant loss of privacy and amenity for the residents of neighbouring properties; and
d) do not compromise highway safety.

**Key Evidence Base**

- NPPF

**You told us that...**

Extensions should not affect the privacy of neighbouring properties.

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

None

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

Planning should be a creative exercise in finding ways to enhance and improve the places in which people live their lives, as well as seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17).

Policy implements Local Plan Objective: D13

**How will the policy be monitored?**

**Indicator:**
Agricultural, Forestry, And Other Occupational Dwellings In The Countryside

5.95 Much of the district is rural in character. In many instances it will be possible for workers in agricultural and land-based occupations to live in a town or village near to their business location. However, occasionally the nature of agricultural and other rural businesses make it essential for someone to live on, or in close proximity to the business.

5.96 Such dwellings should be commensurate with the needs of the holding and not the person requiring the accommodation. Unusually large dwellings in relation to the needs of the unit, or expensive construction in relation to the income it can sustain, will not be permitted.

5.97 Where a new dwelling is permitted, this will be the subject of a condition ensuring the occupation will be limited to a person solely or mainly working, or last working in the locality in agriculture, horticulture, forestry, equestrian activities or other rural business (or a surviving partner of such a person, and any resident dependents). Policy LC7 aims to ensure the housing needs of people working in essential rural occupations are met.

Policy LC7: Agricultural, Forestry and Other Occupational Dwellings in the Countryside

Planning permission for a new dwelling in the countryside based upon the essential needs of agriculture and forestry shall be permitted where all of the following criteria are met:

a) an independent appraisal is submitted with the application demonstrating that there is a functional need for the proposed dwelling which cannot be met by existing suitable accommodation available in the area, or by rearranging duties and responsibilities between workers;

b) the size of the proposed dwelling is appropriate to its functional need;

c) in all cases a financial test is also submitted to demonstrate the viability of the business proposed or as proposed to be expanded;

d) the dwelling cannot be provided by adapting or converting an existing building on the holding;

e) the proposed dwelling is located within or adjacent to the existing farm buildings or other dwellings on the holding;

f) the proposed dwelling does not involve replacing a dwelling disposed of as general market housing;
g) the design of the proposed dwelling is in harmony with the landscape character type and appearance of the countryside; 

h) occupancy is limited by way of a planning condition or obligation.

Any proposal for a farm unit which has been subject to fragmentation, or is known to be about to be affected by it, shall be subject to planning obligations to tie the dwellings to adjacent farm buildings to prevent them being sold separately.

Key evidence base

- National Planning Policy Framework (March 2012)

You told us that...

This issue has not previously been the subject of specific consultation.

Alternative options considered but not selected...

None at this stage given the requirements of the NPPF.

The NPPF tells us that...

Council’s should avoid new isolated homes in the countryside unless there are special circumstances including the essential need for a rural worker to live permanently at or near their place of work in the countryside (paragraph 55).

Policy implements Local Plan Objective: D1

How will the policy be monitored?

Indicator: Compliance with policy

Target: All occupational dwellings in the countryside to be in accordance with this policy

Trigger for Review: Trend in appeals granted contrary to policy

5.98 In order to retain the property for its intended use, a restrictive condition will be included on any planning approval for a dwelling allowed under policy LC7: Agricultural, Forestry and Other Occupational Dwellings in the Countryside limiting its occupation to a person solely or mainly, or last working in agriculture, forestry or a rural enterprise.
However, it is accepted that there will be circumstances where these dwellings are no longer required for the purpose for which they were originally intended. Any application to remove a restrictive occupancy condition for any dwelling in the countryside will need to demonstrate that the need for which the dwelling was approved originally, no longer exists. Policy LC8 below sets out the criteria the Council will apply to any application to remove a restrictive condition to ensure that such dwellings can remain available. An applicant would be expected to appropriately market the dwelling for a reasonable period at a realistic market price for an agricultural tied dwelling to establish whether it could meet the existing functional needs of another local farm or rural business. Evidence demonstrating how this requirement has been investigated will need to be included to support any application to vary or remove a restrictive occupancy condition. Policy 9 aims to provide guidance on the removal of agricultural occupancy conditions, and avoid the proliferation of new dwellings in unsustainable locations.

**Policy LC8: Removal of Agricultural and Other Occupancy Conditions**

Planning permission for the removal of a restrictive occupancy condition for an agricultural, forestry or other similar worker on a dwelling will only be given where it can be evidentially shown:

a) That there is no longer a continued need for the property on the holding or for the business;

b) There is no long term need for a dwelling with restricted occupancy to serve a need in the locality;

c) The property has been marketed locally for an appropriate period (minimum 18 months) at an appropriate price and evidence of marketing is demonstrated.

**Key evidence base**

- National Planning Policy Framework (March 2012)

**You told us that...**

This issue has not previously been the subject of specific consultation.

**Alternative options considered but not selected...**

None at this stage given the requirements of the NPPF.

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

Council’s should avoid new isolated homes in the countryside unless there are special circumstances including the essential need for a rural worker to live permanently at or near their place of work in the countryside (paragraph 55).
Policy implements Local Plan Objective:D5

How will the policy be monitored?

Indicator: Compliance with policy

Target: Changes in the use of all former occupational dwellings in the countryside to be in accordance with this policy

Trigger for Review: Trend in appeals granted contrary to policy

Gypsies & Travellers

5.101 National Policy, ‘Planning Policy for Traveller Sites’ (PPTS) aims to ensure that local authorities increase the number of sites in suitable locations to address under provision, reduce tensions between the settled community and traveller communities in their plan making.

5.102 Local Plans need to provide for the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring authorities. In producing the Plan a local authority should identify a five year supply of deliverable sites and a six to ten year supply of developable sites\(^{11}\). The Local Plan also should include fair, realistic and inclusive policies. If there is a lack of affordable land to meet local traveller needs in rural areas, local planning authorities should consider using a rural exception site policy for traveller sites.

5.103 The estimated need for Gypsies, Travellers, and Travelling Showpeople in North East Derbyshire is set out in the Gypsies and Travellers Accommodation Assessment\(^{12}\), a study prepared jointly with neighbouring local authorities. It sets out a requirement for 15 additional pitches between 2014-2034; of these, 6 will be needed between 2014-2019, with 3 for each five-year period to 2034. The needs assessment recommends smaller sites (i.e. one or two pitches) to accommodate single or extended family groupings with good access to the strategic road network, services and facilities.

5.104 Land ownership and owners’ intentions are critical to identifying deliverable sites. The viability of site development is also problematic without subsidy or owner’s commitment. For this reason Council-owned land (including Derbyshire County Council) has been the focus of a search for potential sites. In addition opportunities to increase capacity at or adjoining existing Gypsy, Traveller and Showpeople sites have been investigated.

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\(^{11}\) The Local Authority, as at April 2016, does not have a supply of Traveller sites in line with the recommendations of the National Planning Policy for Traveller Sites.

\(^{12}\) Derbyshire Peak District and East Staffordshire Gypsies & Travellers Accommodation Assessment 2014
5.105 Discussions with the Derbyshire Gypsy Liaison Group (DGLG) have explored the suitability of potential sites and general locations from the traveller community’s perspective. Sites have been suggested by the DGLG and taken forward for more detailed assessment on the basis that ownership and availability are established. Discussion with the DGLG and recent experience indicates potential, viable and available traveller sites are mostly identified from within the traveller community.

5.106 To date, no site proposals for travellers sites have come forward which allow the council to propose site allocations. Work on identifying potential allocations is continuing and may bring forward, now or during the Plan period, sites in council or public ownership.

5.107 There is a recognition of the difficulties in identifying specific deliverable sites and also the recommendations in National Policy Guidance. Local Plan policy LC9 intends to increase the opportunity, where need can be demonstrated, for small-scale traveller sites within the countryside, with clearly set out criteria. In addition, proposals which are for the re-development or re-use of redundant uses will be encouraged.

5.108 For example the re-use of redundant farm buildings or small employment sites in countryside locations as amenity buildings in association with the siting of a small number of caravan pitches could be acceptable in certain circumstances. This would utilise previously developed land and provide a viable future in a similar way to employment re-use. Other policies of the Plan, especially Green Belt and countryside, would still need to be accounted for.

5.109 Where traveller sites are to be allocated or permission is sought for new or extended sites consideration will be given in order to overcome any issues that might otherwise mitigate against that use of the site. This may include consultation with the travelling community, discussion with applicants and community representatives and solutions including legal agreements (for example relating to access arrangements or limits on activities).
POLICY LC9: Provision for Traveller Sites

Sites to meet the accommodation needs of gypsies, travellers, or travelling show people will be allocated where possible to meet a need identified through an independent assessment.

Development proposals which would otherwise be contrary to Policy SS14 (Development in the Countryside) will be granted for sites for travellers including gypsies and travelling showpeople where the proposed development:

a) Meets a need identified in an independent assessment\(^\text{13}\);  
b) Would result in an acceptable living environment for its residents; and  
c) Is sympathetic to the scale of the adjoining settlement, its local services and infrastructure; and large enough to provide for adequate on-site facilities, including parking, storage, residential amenity, and, where appropriate, business use; and  
d) Is accessible to local services and facilities (including schools, healthcare, and other local facilities, including public transport; and  
e) Has safe highway access and adequate provision for parking and servicing; and  
f) Would not have a significant impact on the character of the area or the amenity of adjoining or nearby land, or the carrying out of employment activities; and  
g) Is designed to be sufficiently enclosed, including boundary treatments and buffer strips, so as to prevent encroachment on, and maintain the amenity and continued use of, adjoining land; and  
h) 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 to and from the site; and  
i) Will allow for mixed use yards and, for Travelling Showpeople, provide space for the storage of equipment; and  
j) Will only be for the accommodation of travellers (as defined in National Planning Guidance) in perpetuity, and  
k) Will only exceptionally and where need can be demonstrated be for more than 5 pitches.

Proposals for the re-use or limited redevelopment of redundant farm or employment buildings in the countryside will be encouraged, as long as the above criteria are met.

Applications for new sites and refurbishment of existing sites should meet the design guidelines as detailed in National Guidance, where possible and relevant.

\(^{13}\) This will be the current GTAA or its replacement.
Key Evidence Base

- National Planning Policy Framework
- Planning Policy for Traveller Sites (PPTS)
- Derbyshire Peak District and East Staffordshire Gypsies & Travellers Accommodation Assessment 2014

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: D5

How will the policy be monitored?

Indicator:
- Net additional Traveller pitches and plots approved and completed

Target:
- To meet identified need

Trigger for Review:
- No applications for Traveller pitches and plots approved within 5 years after adoption of the Local Plan
6. WORKING COMMUNITIES AND ECONOMIC DEVELOPMENT

Introduction

6.1 The Local Plan aims to support the District’s economy, an important contributor to the sustainable development of the District and the prosperity and quality of life of its residents. Economic development can help increase employment opportunities, regenerate communities and economic investment. As well as identifying new locations for employment and the means of protecting existing employment of all types, the Plan also supports the District’s town centres and tourism economy. This Chapter contains policies to support sustainable economic development.

6.2 The Plan provides for 64.8ha of employment land including that within the strategic sites identified in Chapter 4: Spatial Strategy. Existing employment sites will be protected for employment uses, with some safeguarded principally for B1, B2 and B8 uses, reflecting their importance to the District’s economy. In general non-employment uses on protected employment sites will not be allowed. Town centre uses will be encouraged in town centres, and elsewhere only where it would support the economic, community, and social role of Town Centres. In rural areas policies will support small-scale development aimed at diversification of the economy.

Background

6.3 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. 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. North East Derbyshire also surrounds Chesterfield, which effectively acts as a commercial centre to the District.

6.4 There have been significant changes to the local economy and business base following the decline of traditional engineering and mining-related activities in the 1980s although the District’s economy still contains significant manufacturing, construction and agricultural sectors. There has been growth in the business, professional services and the public sector (Education and Health), but starting from a low base. Thus, overall, the percentage of North East Derbyshire’s workforce based in these sectors is still relatively low.

6.5 In the decade to 2010 job growth in the authority area was above regional growth levels. However this is in a local economy with a relatively low base of employment. Furthermore the low job density figure\(^\text{14}\) reflects that resident jobs relate strongly to nearby employment centres such as Sheffield, Chesterfield and the M1 corridor.

\(^{14}\) Ne-Derbyshire's job density is 0.50, compared to 0.75 for the East Midlands
6.6 From 1987 to 2006 some 52.75 ha of commercial and industrial floor space was developed in the District. However this was in the context of significant losses of large industrial mining sites. Between 2006 and 2014 6.32 ha of employment land was developed in the District.

6.7 The District’s Growth Strategy & Action Plan and its Economic Development and Housing Strategy set out to unlock the capacity of major employment sites, maintain an appropriate supply of suitably located employment land and premises and work with partners to develop key strategic housing and employment areas. These are, for employment along the M1 Strategic Growth Corridor, the A61 Growth Corridor and principal employment growth locations at:

- Callywhite Lane, Dronfield
- Former Biwaters Site, Clay Cross
- The Avenue site, Wingerworth
- Markham Vale
- Former Coalite Site

6.8 Whilst unlocking these sites is an important element of the Strategy there are a number of key challenges associated with this including:

a) the need for significant remediation and investment of these large scale previously developed sites;

b) the marginal viability of commercial development in the context of particular site constraints and abnormalities; and

c) the need to ensure that sufficient employment land is available to meet future job growth forecasts.

6.9 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 and sustainable locations; and protecting sites in order to improve the attractiveness of the Council’s portfolio of employment land. In doing so, a comprehensive review of land allocated for employment, has been carried out through the Employment Land Availability Assessment, informed by the 2014 Employment Sites Review, in line with the NPPF.

**Economic Growth and Employment Land Provision**

6.10 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. Work commissioned by the Council in 2013 has informed the level and location of employment land provision. At the time of writing this Plan further work is on-going to update this evidence base which will inform the next iteration of the Plan.

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15 These are the 2008 Employment Land Review, the 2013 Employment Land Update and the 2014 Employment Sites Review & Employment LAA Review 2017.
6.11 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 most appropriate forecasts. For the present Draft Plan this broad range is being used as a context for establishing the employment land provision.

6.12 In terms of quality of employment land the 2013 Employment Land Update identified issues with poor quality stock and an imbalance in the location of the portfolio of sites, with further land needed in areas of stronger demand (such as in closer proximity to the M1 junction); and to cater for the continued demand for B2 floorspace (particularly from indigenous companies) and emerging digital and creative business service sectors. It also highlighted the physical constraints of the District’s potential land supply which would preclude a step-change in delivery.

6.13 The spatial distribution of existing employment land remains as it was for the previous Local Plan; the Clay Cross/Holmewood Corridor is currently the main location for industrial and commercial development land in the South & East. At Markham Vale the small amount of employment land allocation within the District remains mostly undeveloped, while outside the District much of the available land has been developed. Dronfield and Killamarsh are the main focus for employment (B1 & B2) in the North.

6.14 There is a need to safeguard and improve both existing employment sites and the employment land supply across the District. The 2014 Employment Sites Review includes assessments of the sites in the District in terms of their suitability and attractiveness to the current market. It presents a three-fold assessment of what the employment land portfolio can provide and assist with as follows:

- 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.

6.15 Employment opportunities are not confined to B1, B2 and B8 uses, and employment growth is increasingly provided by other commercial and public sectors such as leisure and the health service. This wider definition of economic development has been reflected in National Planning Policy Guidance. The 2005 Local Plan pre-dated this change and policies limited such uses on employment sites. In adjoining districts more recent Local Plans reflect the National Planning Policy Guidance relating to the increasing diversity of employment generating uses\(^\text{16}\).

\(^{16}\) Paragraph: 033 Reference ID: 2a-033-20140306
6.16 The types of location sought after by each non–B class will differ according to the needs of each use. It is possible that such uses will seek to locate on either allocated employment land, or to recycle sites within existing employment areas. The plan aims to adopt a positive approach to sui generis and other non B class job-creating uses on employment sites provided the use proposed is compatible with the predominant uses on the site, and it is appropriate in terms of its scale, nature and form.

Provision & Protection of Employment Land to Accommodate Growth

6.17 The 2013 Employment Land Review Update forecast a net increase in employment land across the District of around 8ha, based on employment forecasts. *This level of net growth is not expected to change a great deal, on the basis of the further updated work due in 2017.* The most significant element of their recommended employment land provision in the District, however, is to address anticipated losses over the Plan period. The 2013 review estimated a losses figure of approximately 32 ha for the 20 year plan period based on previous trends. *This estimate will be reviewed in the 2017 update.*

6.18 The employment land provision for North East Derbyshire can provide scope to improve the offer of employment sites in the District by allowing for a buffer against potential losses of employment land over the 20 year plan period. As it is not possible to predict where or how much loss of employment land to non-employment uses may occur, the Plan simply assumes a scale of forecast losses, which is likely to need to be replaced, and makes provision accordingly. If fewer losses occur in future this would indicate a more robust future and more growth in the District’s economy. If more losses than anticipated happen then this may trigger a review of employment provision and policy.

Employment Land Availability

6.19 The Plan provides for 64.8ha of employment land in line with the strategy to improve the offer of employment sites in the District. The majority of this provision is on the strategic site allocations outlined in Chapter 4. A number of sites are within existing partially developed employment areas. In addition to these is a single employment allocation. Taken together the sites listed in the table below will provide the employment land supply to meet the employment land target in Policy SS2.
### Table 6.1 – Employment Land Availability

<table>
<thead>
<tr>
<th>Site</th>
<th>Hectares ¹</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Within Existing Employment Areas</strong></td>
<td></td>
</tr>
<tr>
<td>Coney Green Industrial Estate, Clay Cross</td>
<td>11.7</td>
</tr>
<tr>
<td>Westthorpe Fields, Killamarsh</td>
<td>0.35</td>
</tr>
<tr>
<td>Markham Vale (part former Coalite Works), Long Duckmanton</td>
<td>1.25</td>
</tr>
<tr>
<td>Ravenshorn Commercial Park, Renishaw</td>
<td>2.50</td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td>15.8</td>
</tr>
<tr>
<td><strong>Strategic Site Allocations</strong></td>
<td></td>
</tr>
<tr>
<td>The Avenue</td>
<td>5.0</td>
</tr>
<tr>
<td>Former Biwaters Site, Clay Cross ²</td>
<td>8.0</td>
</tr>
<tr>
<td>Markham Vale, Long Duckmanton</td>
<td>5.0</td>
</tr>
<tr>
<td>Land South of Markham Vale, Long Duckmanton</td>
<td>25.0</td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td>43.0</td>
</tr>
<tr>
<td><strong>Employment Allocations</strong></td>
<td></td>
</tr>
<tr>
<td>Callywhite Lane Industrial Estate Extension, Dronfield</td>
<td>6.0</td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td>6.0</td>
</tr>
<tr>
<td><strong>Total Provision</strong></td>
<td>64.8</td>
</tr>
</tbody>
</table>

¹ The areas identified reflect the estimated net developable area for each site. The policies map shows the gross area allocated.

² The Avenue, and Former Biwaters site forms part of mixed use developments (see housing allocations)

6.20 The effect of this provision in terms of scale is that it provides for future employment land losses, or stronger growth. The strategic sites and the allocation at Callywhite Lane in particular will provide a significant improvement to the quality of the employment land portfolio of the District.

6.21 A further effect of the review of employment allocations is the de-allocation of one site in the 2005 Adopted Plan, land South of Norwood Industrial Estate, Killamarsh. This land has significant development issues and access issues and is not expected to be deliverable for employment within this plan period.

**Employment Land Allocations**

6.22 Most of the future employment land supply will be delivered through the strategic site allocations covered by Policies SS4, SS5, SS6 and SS7. Policy WC1 allocates 6 hectares (net) of land for B1, B2 and B8 uses at Callywhite Lane as an extension to the existing industrial estate.

**Callywhite Lane Extension, Dronfield**

6.23 This is a long-standing allocation from the 2005 Adopted Plan, the northern end of which has been partly developed. Despite lack of progress on this site.
it represents an important extension to a valuable industrial area in the North Sub-Area. Issues over access in particular need to be resolved but there is a likelihood that with the anticipated electrification of the East Midlands Main Line and (in the longer term) HS2, such issues will be resolved. The development of the site is limited by the presence of a Local Wildlife Site and flood risk issues so a net developable area of 6ha has been assumed in this draft Plan. Although at an early stage, a development brief for the site is being prepared, which aims to guide the future development of the site.

**Policy WC1 Employment Land Allocation**

**Land shown on the Policies Map for the extension of Callywhite Lane Industrial Estate, Dronfield is allocated for B1, B2 and B8 uses.**

**Key Evidence Base**

- National Planning Policy Framework
- Employment Land Reviews (2013 & 2017)
- Employment Land Availability Assessment

**You told us that...**

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...**

None

**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).

**Policy implements Local Plan Objectives: D1, D4, D9, D12, D13, N1, N3, S1, S2, E1, E2**

**How will the policy be monitored?**

**Indicator:**

1. Amount of employment land approved and completed

**Target:**

1. In accordance with provision in Policy SS2
Protection of Employment Sites

6.24 Although future losses of employment land are accounted for in the overall employment land target set in Policy SS2 these losses must nevertheless be subject to some control. The Plan recognises that many existing sites provide an important contribution to the local and strategic portfolio of employment sites and should be retained\footnote{The retention of employment sites is currently informed by the 2014 Employment Sites Review and a 2017 update to that work will inform the next iteration of the Plan.}.

6.25 The Plan seeks to secure and retain the sites identified for employment use. These areas, which are existing employment sites and allocations, have been identified as the most appropriate employment locations and will be safeguarded from potential redevelopment or change of use to a non-employment use, for example housing or retail. Certain sites, listed under policy WC2 as Priority Employment Sites, are identified as being particularly important for the retention of the District’s B-class employment base, either strategically, or locally for that settlement.

6.26 Some sites currently in use are considered less important to retain solely for B1, B2 or B8 uses. In line with guidance in the NPPF and the wider definition of employment, redevelopment for other appropriate employment generating uses will be considered under Policy WC3, in line with the Plan’s Objectives to support the District and local economy. Proposals for main town centre uses will be considered also in the light of policy WC6, the scale of the proposal and size of settlement, and in relation to the market being served by the proposal.

POLICY WC2: Primary Employment Areas

The following sites as shown on the Policies Map are protected for office, light industrial and research and development (Use Class B1), general industrial (Use Class B2) and storage and distribution (Use Class B8).

**Clay Cross/Danesmoor**
- Coney Green Industrial Estate
- Bridge Street Industrial Estate/Upper Mantle Close
- Pilsley Road

**Corbriggs**
- Industrial Estate, Mansfield Road

**Dronfield**
- Callywhite Lane Industrial Estate
- Stubley Lane/Wreakes Lane Industrial Estate
Eckington
Rotherside Road

Holmewood
Holmewood Industrial Estate
Holmewood Industrial Park
Holmewood Business Park

Killamarsh
Norwood Industrial Estate
Rotherham Close
Sheffield Road/Forge Lane
Westthorpe Fields, off Green Lane

Long Duckmanton
Markham Vale, NE of Chesterfield Road (part former Coalite wks)

Renishaw
Ravenshorn Commercial Park

Temple Normanton
Temple Normanton Business Park

Key Evidence Base

- National Planning Policy Framework
- Employment Land Reviews (2013 & 2017)
- Employment Land Availability Assessment

You told us that...

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.

Employment sites should be protected against their loss, but considerations should be made over whether a site should be protected where it is clear that employment uses cannot / will not come forward.

Alternative Options considered but not selected...

None

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 Objectives: D1, D4, D9, D12, D13, N1, N3, S1, S2, E1, E2

How will the policy be monitored?

Indicator:

1. Amount of employment land approved and completed
2. Amount of allocated and protected employment land lost to other uses

Target:

1. In accordance with provision in Policy SS2
2. None lost to other uses

POLICY WC3: Secondary Employment Areas

The following areas are protected as Secondary Employment Areas on the Policies Map.

Clay Cross
Derby Rd (East & South)
West of Derby Road

Dronfield
Gunstones Bakery, Stubley Lane
Sheffield Road

Eckington
Littlemoor Business Park

Stonebroom
Stonebroom Industrial Estate

Tupton / North Wingfield
Station Road (Hepthorne Lane)

Morton
Morton Ind Est
Within Secondary Employment Areas the Council will support development proposals for employment uses where they:

a) Demonstrate that they will maintain or increase local employment opportunities,

b) Maximize opportunities for employing local people and developing skill

c) Do not prejudice the future development of the viable existing uses on the site or nearby employment sites.

Proposals for Main Town Centre Uses on these sites will be considered also in the light of policy WC5, the scale of the proposal and size of settlement, and in relation to the market being served by the proposal.

Development which would involve the full or partial loss of sites or buildings to a non-employment use within the defined secondary employment areas will only be permitted if the applicant can demonstrate that:

d) 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

e) there is no demand for the building or redevelopment of the site as evidenced through unsuccessful active marketing for employment use over a period of 2 years; and

f) the proposed use does not prejudice the future development of the viable existing uses on the site or nearby employment sites.

Key Evidence Base

- National Planning Policy Framework
- Employment Land Reviews (2013 & 2017)
- Employment Land Availability Assessment

You told us that...

The Plan should encourage job growth by providing a sufficient supply of available employment land and prevent or provide alternatives for loss of

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18 The recommendations of the forthcoming (2017) Employment Sites Study will be referred to when considering this criterion.
Employment sites should be protected against their loss, but considerations should be made over whether a site should be protected where it is clear that employment uses cannot / will not come forward.

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

None

**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)

**How will the policy be monitored?**

**Indicator:**

1. Amount of employment land approved and completed
2. Amount of allocated and protected employment land lost to other uses

**Target:**

1. In accordance with provision in Policy SS2
2. None lost to other uses

**Ancillary Development on Employment Sites**

6.27 The Council will support development proposals which are ancillary to, or support the economic viability of employment sites and the local economy. Therefore ancillary development including workplace nurseries and catering facilities, education and training facilities, and other sui-generis uses which create jobs will be encouraged. However care will be taken to ensure such development does not prejudice the operation of neighbouring employment activities and sites.
### Policy WC4 Ancillary Development on Employment Land

In addition to Policy WC2 proposals for the redevelopment of existing employment sites, or for the use of those sites for other employment generating uses will be permitted:

a. Where the proposed use would be ancillary to the main employment use of the application site; or

b. Where the proposed use will directly support the functioning of the application site for employment purposes and would not prejudice the future development of the viable existing uses on that or nearby employment sites.

Any proposal will need to accord with other policies in this Plan.

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### Key Evidence Base

- National Planning Policy Framework
- Employment Land Reviews (2013 & 2017)
- Employment Land Availability Assessment

### You told us that...

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.

Employment sites should be protected against their loss, but considerations should be made over whether a site should be protected where it is clear that employment uses cannot / will not come forward.

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

The scale and 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 Objectives: D1, D4, D9, D12, D13, N1, N3, S1, S2, E1, E2

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 Policy SS2
- None lost to other uses

Retail and Town Centres

6.28 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.

6.29 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.

6.30 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.

6.32 Existing evidence on shopping patterns and future retail needs is being updated through a new Retail Study commissioned jointly with Bolsover District Council and Chesterfield Borough Council. This work will be important in developing policies and defining the limits for the town centres of Dronfield,
Clay Cross, Eckington and Killamarsh and the District’s other smaller local centres. The study will consider the need to identify sites for town centre uses, identification of primary shopping frontages and for setting local thresholds to trigger impact assessments.

*The outcome of this work and any implications for policies and allocations will be included in the next iteration of the Plan.*

**Town Centre and Local Centre Boundaries**

6.33 The town centre boundaries shown on the Policies Maps accompanying this draft Plan have been carried forward from the 2005 Local Plan. They will be retained until such time as they can be replaced and informed by the new evidence.

**Retail Development Outside Centres**

6.34 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 local threshold for such development, beyond which an impact assessment would be required, to ensure that development is of a scale appropriate to its location.

**Policy WC5: Retail Hierarchy and Town Centre Uses**

**Retail Hierarchy**

The Council will protect and enhance the following hierarchy of Town, and Local Centres in the District:

Principal Town Centres - Dronfield and Clay Cross.

Secondary Town Centres – Eckington and Killamarsh.

*Local Centres – to be defined*

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.

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.*
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 ID6 (Social Infrastructure).

Proposals for retail or town centre use development in the countryside will only be permitted where they accord with Policy SS14 (Development in the Countryside) and where they are of an appropriate scale for their location.

Local Threshold for Impact Assessment
*To be defined*

Key Evidence Base

- National Planning Policy Framework
- Chesterfield Borough and North East Derbyshire District Retail Study (2008 and 2017)

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. Retail policies should be informed by an updated joint retail study.
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)

The NPPF defines Main Town Centre Uses as follows:
Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Policy implements Local Plan Objectives: D1, D2, D3, D4, D9, D12, D13, N1, W1, W3, S1,

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

6.35 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.

*Information on LEP tourism policies/strategies still awaited and will be inserted in the next version of the document*

6.36 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. 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\(^{19}\). A strong tourism economy will help to support and maintain communities and community facilities, especially in rural areas, and maintain attractive environments.

6.37 The Local Enterprise Partnership strategies both give attention to growing the tourism economy. In particular the visitor economy is one of eight key sectors of the D2N2 Growth Plan. D2N2 is working on developing the visitor economy by increasing opportunities and markets. It is supporting ‘Visit Peak District and Derbyshire’ which has developed 6 aims within its own Growth Strategy.

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

6.39 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.

6.40 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

\(^{19}\) North East Derbyshire Housing & Economic Development Strategy 2015-2020
significantly affect key assets, including protected sites and species, landscape character and historic buildings and conservation area

Policy WC6: 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

c) Are appropriate to the role of the settlement respecting the character and appearance of the open countryside; and

d) Do not have a significant adverse impact on any environmental designation.

Proposals for tourism development will particularly be encouraged subject to a - d above where they would:

i. enhance the tourism offer within towns and villages

ii. assist in the restoration and enhancement of Chesterfield Canal

iii. support the promotion of the District’s industrial heritage

iv. Build on links with the Peak District National Park

v. Extend and/or upgrade the District’s Green Infrastructure and network of multi-user trails.

vi. Provide a viable and appropriate use for under-used buildings

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 Chesterfield Canal in particular should be restored and developed for visitor use.

Proposals for tourism development should be encouraged to provide a viable and appropriate use for existing under-used buildings including heritage assets. Tourism development in less accessible locations should be more readily allowed where it uses existing buildings and/or would contribute to rural diversification, enjoyment of the countryside or access to heritage.
Alternative Options considered but not selected...

None

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 Objectives: D1, D3, D4, D9, D12, D13, N1, N2, W2, W3, S1

How will the policy be monitored?

Indicator:

1. Number of completed new or improved tourist attractions in the District

Target:

None identified

Tourist Accommodation

6.41 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.

6.42 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, or within settlements. 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.

6.43 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 WC7: 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 SS14: Development in the Countryside; or

Proposals for new, and extensions to existing, sites for chalets, camping, and touring caravans, including for caravan storage, will be permitted where they meet criteria a to d; 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. The Chesterfield
Canal in particular should be restored and developed for visitor use.

Proposals for tourism development should be encouraged to provide a viable and appropriate use for existing under-used buildings including heritage assets. Tourism development in less accessible locations should be more readily allowed where it uses existing buildings and/or would contribute to rural diversification, enjoyment of the countryside or access to heritage.

**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 Objectives: D1, D3, D4, D9, D12, D13, N1, N2, W2, W3, S1

**How will the policy be monitored?**

**Indicator:**

1. Number of completed new or improved tourist attractions in the District
2. Net additional bed spaces

**Target:**

1. No target
2. No net loss
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7. SUSTAINABLE PLACES

Introduction

7.1 This chapter presents the most sustainable places within the district which are the principal towns of Clay Cross and Dronfield and the secondary towns of Eckington and Killamarsh. It shows their specific characteristics and needs and points out their strength and distinctiveness.

Dronfield

7.2 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.

7.3 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.

7.4 The Local Plan aims to direct new growth to the district’s most sustainable settlements based on the Settlement Hierarchy, and to Strategic Sites in suitable locations. Dronfield is the largest of the four towns within the district, and is an area of high demand for growth. The tight constraints of the Green Belt have restricted development in recent years leading to rising house prices and unmet housing needs. The lack of available land within the existing settlement means that meaningful levels of housing growth can only be accommodated by looking around the edge of the town within the Green Belt. Following a review of the Green Belt a selection of land parcels have been identified for release from the Green Belt. These have been selected on the basis that they would cause least harm to the strategic functions of the Green Belt and could provide for at least 860 dwellings by 2033.

7.5 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 will be addressed through housing provision in order to establish a more balanced mixed and sustainable community.
7.6 Based on 2011 population figures and using the current standards (Dronfield is significantly lacking in green space, outdoor sports and children’s play space. This means that the existing green spaces within the Settlement Development Limit, including the large green places such as Sindelfingen Park, will need to be very strictly protected.

However, it is important to note that this evidence base work is in the process of being updated to take account of more recent data and this may have an impact on the overall target.

Dronfield Town Centre

7.7 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.

However, it is important to note that this evidence base work is in the process of being updated to take account of more recent data and this may have an impact on the overall target. The outcome of this work will be published in the next iteration of the Plan.

7.8 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.

Dronfield Regeneration Framework

7.9 In January 2017 the Council adopted a Regeneration Framework for Dronfield. This document was prepared together with local residents and identifies key opportunities for improvement within the town, sets a strategic approach to delivering improvements and attracts investment. It will also be used to coordinate the delivery of projects and ensure that they are of the highest quality.
### Table 7.1: Dronfield Regeneration Framework Key Themes & Proposals

1. **Access and movement**
   - Improvement of public transport through linked ticketing and timetabling between bus and rail as well as review of bus services within the town.
   - Improvements to Callywhite Lane Industrial Estate through improvement of the junction at Callywhite Lane/Chesterfield Road and provision of a new link road between the eastern end of Callywhite Lane and Chesterfield Road.
   - Improvement of routes for safe walking and cycling.
   - Improved public realm for High Street and Church Street, the Civic Centre and Dronfield Bottom – Station and Sheffield Road.
   - Improved balance between car & pedestrian space. This could be achieved through audit of vehicle speeds in town centre.
   - Improvement of facilities for pedestrian and increase of the number of pedestrian crossings.
   - Improvement of car parking through connection of the two town centre car parks and work with Network Rail to facilitate improvement of the station car park.

2. **Green routes and spaces**
   - Improve green routes and facilities through Mapping and auditing of existing cycleways and greenways through:
     - Development of a ‘Connection Strategy’
     - Improved lighting and surfaces
     - Carrying out a feasibility study for a cycle route to new attractions such as Peak Resort
     - Improvement of walking/cycling route to the station

3. **The Town Centre**
   - Improve the Civic Square through:
     - Improvement of the market offer
     - Move the Post Office to the Civic Centre
     - Re-surfacing and consider the planting of trees and shrubs
     - New street furniture and improved lighting
     - New canopy to the shopping precinct.
     - Increase social use of the Civic Square.
     - Wholesale redevelopment of the shopping precinct.

4. **Heritage and Character**
   - Make more of existing heritage assets through:
     - Review and consolidation of previous audits and studies of the town’s historic assets.
     - Identification of historic buildings and spaces that would benefit from new uses.
     - Making Dronfield’s history come alive for children and other residents and visitors, using on-line and other resources.
• Make the heritage assets work together through:
  o Improved connections between the key clusters of buildings and spaces in the historic centre of Dronfield,
  o Improvement of quality of streets and spaces to match the quality of historic buildings.

5. Community and Social Networks
• Raise awareness and increase participation through:
  o a town team to maximise the benefits arising from the Peak Resort and Callywhite Lane Industrial Estate expansion proposals.
• Improve co-ordination for smarter working through:
  o Development of a virtual ‘platform’ for groups and networks to book rooms and physical space
  o Connecting groups to allow more integration between them and to share/use resources more efficiently.

Policy SP1: Dronfield

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

b) Provision will be made for at least 860 more homes by 2033 and employment land in accordance with Policy WC1, WC2 and WC3.

c) 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.

d) 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.

e) In order to maintain Dronfield as a Principal town, the Council will:
  i. Support proposals that maximise the benefits from, and protect and improve access to, the railway station
  ii. Help to re-balance the local housing market through the provision of affordable housing in line with Affordable Housing Policy (LC2 & LC3)
  iii. Encourage proposals that facilitate the provision of new green space, indoor and outdoor sports facilities and children’s play space to meet identified needs
  iv. Encourage uses within the town centre that enhance the offer of the town as an evening destination, particularly leisure facilities

f) Where appropriate development proposals will be expected to
demonstrate how they contribute to the successful delivery of the Dronfield Regeneration Framework’s key themes and proposals set out in Table 5. In particular, the Council will support proposals that:

i. improve the highway junction at Callywhite Lane/Chesterfield Road and provide a new link road between the eastern end of Callywhite Lane and Chesterfield Road to improve access to Callywhite Lane

ii. Improve the public realm for High Street and Church Street, the Civic Centre/Square and Dronfield Bottom – Station and Sheffield Road

iii. Secure improvements to the station car park and connect the lower civic centre car park so it becomes the town centre main parking area

iv. Improve the existing network of footpaths and cycleways and connect identified gaps in the network.

v. Encourage new uses for historic buildings which are unused or underused

Key Evidence Base

- National Planning Policy Framework
- The Northern Settlements Housing Capacity Study 2012
- Dronfield Regeneration Framework (2016)
- Housing Needs, Market and Affordability Study (HNMA) (2011)
- North East Derbyshire Strategic Green Belt Functionality Study (2014)
- North East Derbyshire Green Belt Review (2016)

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. However, it is also mentioned that the provisional housing target should be much higher with regards to the size and importance of the town. There is a need for a Neighborhood Plan in Dronfield. There should be given support to the provision of outdoor sports facilities which needs a robust and up to date evidence base. The policy should be formulated with a more positive notion in regards to Dronfield town centre which is relatively buoyant.

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:
  - None identified
Target:
  - No target
Figure 7.1: Dronfield Town Map

(Insert Map)
Clay Cross

7.10 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.

7.11 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 Biwaters 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.

7.12 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 ID7 Provision & Safeguarding of Transport Infrastructure). Provision of a railway station as part of the development of the Biwaters site is a priority of the Council. (See Policy SS5 Biwaters).

7.13 Clay Cross is the second largest town within the district and is an area of high demand for growth. Future residential development would also support and accelerate the regeneration of the town centre as laid out in the Clay Cross Regeneration Framework. The lack of available land for housing within the existing settlement means that meaningful levels of growth can only be accommodated by looking around the edge of the town which could provide for at least 477 dwellings by 2033 (without housing provision on the Former Biwaters site).

7.14 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. This
could be achieved through implementation of the Biwaters scheme to the north and new housing development proposed in the south of Clay Cross. The town falls within the top 20% nationally of most deprived communities as identified in the national Indices of Multiple Deprivation. There are also 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.

However, it is important to note that evidence base work on outdoor sport facilities is in the process of being updated to take account of more recent data and this may have an impact on the overall target.

Clay Cross Town Centre

7.15 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 7000sqm, 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.

7.16 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.

However, it is important to note that this evidence base work is in the process of being updated to take account of more recent data and this may have an impact on the above figure. The outcome of this work will be published in the next iteration of the Plan.

Clay Cross Regeneration Framework

7.17 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:
   1. Town Centre: consolidating strengths.
2. High Street: reinforcing gateways.
5. Coney Green: growing employment opportunities.

Table 7.2: Clay Cross Regeneration Framework Key Priorities and Projects

- 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 SP2: Clay Cross

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

b) Provision will be made for at least 477* more homes by 2033 and employment land in accordance with Policy WC2 and WC3.

c) Where appropriate development proposals will be expected to demonstrate how they contribute to the successful delivery of the Clay Cross Regeneration Framework’s key priorities and projects set out in Table 6. In particular, the Council will support proposals that:

i. Reuse previously developed land within and on the edge of Clay Cross where appropriate, including sites within the Town Centre and living above shops.

ii. Seek to provide a new outdoor sports facility in Sharley Park in line with Policy ID3

iii. Protect, implement and maintain the route of the esplanade as shown on Map 7.2.

iv. Protect sites/land for the future provision of a railway station

v. Protect and enhance the church of St Bartholomew’s including views to and from the church

vi. Protect the existing urban quality within the conservation area

vii. Safeguard/allocate land off the A61 for parking provision

viii. Identify/allocate Bridge Street triangle as an employment area in accordance with policy WC2

ix. Take a flexible approach to uses to encourage proposals for development that will help to secure the regeneration of land north of Market Street

x. 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

xi. Continue to work with partners to deliver regeneration projects to benefit the most deprived members of the community

xii. Ensure that Local Labour Agreements are secured on major developments in order to provide employment and training opportunities to local people

d) 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 SS5.

* Figure excludes housing commitment on the Biwaters Strategic Site
Key Evidence Base

- National Planning Policy Framework
- Housing Needs, Market and Affordability Study (HNMA) (2011)
- 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. Clay Cross should have far more housing than has been first proposed including the Biwaters site. No reference to the Clay Cross Conservation Area has been made which is potentially at risk from development. Kenning Park and Meadow Farm Pond should be developed as a hub for green educational use and could be designated as a wildlife and conservation site. Green buffer zones should also be defined more including Kenning Park and Meadow Farm Pond.

- The retail policies are not supported by an up to date evidence base.

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: S1

How will the policy be monitored?
Indicator:
- None identified

Target:
- No target
Figure 7.2: Clay Cross Town Map

Insert Map
Eckington

7.18 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 market street. The town also benefits from many historic buildings, protected by the Eckington and Renishaw Conservation Area. The town is surrounded by the Green Belt which limits development opportunities.

7.19 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. In order to try to redress the imbalance in tenures it is very important to achieve the best mix on any sites that do come forward, either as allocations or windfalls.

7.20 Eckington is one of the secondary towns within the district and is an area of high demand for growth. The tight constraints of the Green Belt have restricted development in recent years leading to rising house prices and unmet housing needs. The lack of available land within the existing settlement means that meaningful levels of housing growth can only be accommodated by looking around the edge of the town within the Green Belt. Following a review of the Green Belt a selection of land parcels have been indentified for release from the Green Belt. These have been selected on the basis that they would cause least harm to the strategic functions of the Green Belt and could provide for at least 553 dwellings by 2033.

7.21 An area of Safeguarded Land to the south of Eckington is also proposed in order to provide for development need beyond the plan period. This will also give a degree of permanence to the Green Belt boundaries put in place by the Local Plan and means that future reviews of the Green Belt may not be needed. The Safeguarded Land is an area of approx. 31ha as shown on the Policies Map (without existing allotment site) which would in particular ensure that future residential development would support and accelerate the regeneration of the town centre as laid out in the Eckington Town Centre Development Framework.

7.22 There is a deficiency of green space and children’s play space in Eckington, based on 2011 population figures and using the current standards. This means that the existing green spaces within the Settlement Development Limit will need to be very strictly protected.

However, it is important to note that this evidence base work on green space is in the process of being updated to take account of more recent data and this may have an impact on the overall target.
Eckington Town Centre

7.23 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.

7.24 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).

7.25 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 is currently investigated through an ongoing retail study.

However, it is important to note that this evidence base work is in the process of being updated to take account of more recent data and this may have an impact on the above figure. The outcome of this work will be published in the next iteration of the Plan.

7.26 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.

Eckington Town Centre Development Framework

7.27 The Eckington Town Centre Development Framework, adopted as a Supplementary Planning Document (SPD) 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 7.3: Eckington Framework Strategic Objectives

<p>| | |</p>
<table>
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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>
</tr>
<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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<tr>
<td>7.</td>
<td>To support local employers and employment initiatives which can stimulate development</td>
</tr>
<tr>
<td>8.</td>
<td>To integrate the town into its context through public transport and green links</td>
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7.28 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.

Policy SP3: Eckington

a) 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.

b) Provision will be made for at least 553 more homes by 2033 and employment land in accordance with Policy WC2 and WC3.

c) Where appropriate development proposals will be expected to demonstrate how they contribute to the successful delivery of the Eckington Town Centre Development Framework’s Strategic Objectives set out in Table 7. In particular, the Council will support proposals that:

   i. Facilitate the provision of green space, indoor and outdoor sports facilities and children’s play space to address identified deficiencies
   ii. Provide a mix of housing tenures including open market, private rented and affordable housing
   iii. Improve the accessibility of the town centre for pedestrians and cyclists
   iv. Incorporate public realm improvements within the town centre
   v. Protect and enhance the role of the Civic Campus
   vi. Facilitate the regeneration of Northgate House
vii. Promote and protect heritage assets including historic buildings and sites

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)
- North East Derbyshire Green Belt Review (2016)

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. No reference to the protection and enhancement of heritage assets within the Eckington Policy has been made. Support to the provision of outdoor sports facilities should be given which needs a robust and up to date evidence base.

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:
- None identified

Target:
- No target
Figure 7.3: Eckington Town Map

Insert Map
Killamarsh

7.29 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 surrounded by the Green Belt which limits development opportunities.

7.30 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 is not navigable and some sections have been built upon. However it continues to act as an important recreation and green infrastructure route, along with the Trans Pennine Trail to the west of Killamarsh. The Council alongside other Partners (through the Chesterfield Canal Partnership) is committed to protecting the Chesterfield Canal as a recreational route and restoring it to full navigation acknowledging the economic and regeneration benefits this can bring to communities along its length.

7.31 In 2004, the Chesterfield Canal Partnership commissioned a study to analyse the social, environmental and economic costs and benefits of possible alternative routes through Killamarsh. Following extensive public consultation a preferred route was identified and was subsequently safeguarded in the 2005 Local Plan, in order to protect the route from development that would prejudice its implementation. Further information is now available concerning the problematic and extensive engineering requirements for the preferred alternative route; and opportunities that have arisen along a second potential route. The Chesterfield Canal Partnership is currently re-examining the options and subject to further consultation with the community is likely to suggest that a different route be safeguarded. The outcome of this would be included in the next iteration of the Local Plan, however in the meantime the original preferred route will continue to be safeguarded in line with Policy ID2.

7.32 Killamarsh is one of the secondary towns within the district and is an area of high demand for growth due to its close proximity to Sheffield. The tight constraints of the Green Belt have restricted development in recent years leading to rising house prices and unmet housing needs. The lack of available land within the existing settlement means that meaningful levels of housing growth can only be accommodated by looking around the edge of the town within the Green Belt. Following a review of the Green Belt a selection of land parcels have been indentified for release from the Green Belt. These have been selected on the basis that they would cause least harm to the strategic functions of the Green Belt and could provide for at least 618 dwellings by 2033.
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.

There is a significant deficiency of green space and outdoor sports facilities in Killamarsh, based on 2011 population figures and using the current standards. This means that the existing green spaces and outdoor sports within the Settlement Development Limit will need to be very strictly protected.

However, it is important to note that this evidence base work is in the process of being updated to take account of more recent data and this may have an impact on the overall target.

A 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.

However, it is important to note that this evidence base work is in the process of being updated to take account of more recent data and this may have an impact on the overall target. The outcome of this work will be published in the next iteration of the Plan.

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.

In January 2017 the Council adopted a Regeneration Framework for Killamarsh. This document was prepared together with local residents which identifies key opportunities for improvement within the town, sets a strategic approach to delivering improvements and attracts investment. It will also be
used to coordinate the delivery of projects and ensure that they are of the highest quality.

Table 7.4: Killamarsh Regeneration Framework Key Themes and Proposals.

<table>
<thead>
<tr>
<th>1. Access and movement</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Improved public realm for Sheffield Road and Bridge Street through removal of clutter, improved lighting/street furniture and resurfacing.</td>
</tr>
<tr>
<td>• Speed reduction measures to the east and south of the town.</td>
</tr>
<tr>
<td>• Improvement of car parking in the town centre.</td>
</tr>
<tr>
<td>• Improvement of footpath quality through housing areas through review of condition of surfaces and maintenance, lighting and litter.</td>
</tr>
<tr>
<td>• Improvement of facilities for pedestrians and cyclists through audit of pavements and pedestrians crossings, improvement of access for people with mobility issues and identification of improvements of the street scene.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Green routes and spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Improvement of access to Rother Valley Country Park through audit of existing routes and identification of improvements.</td>
</tr>
<tr>
<td>• Creating and connecting greenways through and around the village, in particular a major new greenway around the western edge of the town.</td>
</tr>
<tr>
<td>• Improvement of parks and green spaces through audit of green spaces and play spaces, preparation of a programme of improvements and creation of a “family activity” area on the east side of the town.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. The Town Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Improvement of appearance and attraction of the village centre through promoting the ‘Cleaner Killamarsh’ campaign, increase of police presence, promotion of a face-lift of the precinct and local business support.</td>
</tr>
<tr>
<td>• Improved environment of the Community Campus through re-introduction of a direct access to the Sports and Community Centre from Sheffield Road, new street furniture, signs and lighting and preparation of a tree planting and landscape scheme.</td>
</tr>
<tr>
<td>• Comprehensive re-development of the Community Campus. This could be achieved if other uses such as affordable or sheltered housing would be included.</td>
</tr>
<tr>
<td>• Provision of additional facilities for younger people through a new youth shelter at the skate park and creation of a drop-in centre/youth club/skills and training centre.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Heritage and Character</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Promotion and interpretation of Killamarsh’s heritage through coordination of local knowledge.</td>
</tr>
</tbody>
</table>
• Improvement of key aspects of Killamarsh’s industrial heritage to bring historic buildings back in to use and identify funding.
• Development of a western greenway to interpret the heritage of the town.

5. Community and social networks
• Raising awareness, connecting groups and increasing participation.
• Link levels of local government and other service providers.
• Support community action to preserve local history and heritage.
• Address environmentally and socially negative behaviour.

Policy SP4: Killamarsh

a) Killamarsh 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.

b) Provision will be made for at least 618 more homes by 2033 and employment land in accordance with Policy WC2 and WC3.

c) In order to maintain Killamarsh as a sustainable town with a healthy vibrant centre, the Council will support proposals that:

   i. Facilitate the provision and improvement of green space and outdoor sports facilities to address identified deficiencies
   ii. Facilitate the restoration of the Chesterfield Canal and upgrades to the towpath through Killamarsh along the original route or the preferred alternative route as defined by Policy ID2
   iii. Improve facilities for cyclists in the Town Centre
   iv. Focus new social infrastructure in the Community Campus area as shown on Figure 7.4.

d) Where appropriate development proposals will be expected to demonstrate how they contribute to the successful delivery of the Killamarsh Regeneration Framework’s key priorities and projects set out in Table 8. In particular, the Council will support development that would:

   i. Improve the public realm for Sheffield Road, Bridge Street and the Community Campus
   ii. Improve the appearance and maintenance of the Town Centre
   iii. Support the comprehensive redevelopment of the Community Campus.
   iv. Promote more efficient use of car parking in the town centre
   v. Secure improvements to pavements, pedestrian crossings
and footpaths to encourage walking in and around the town centre and connection to the Canal and Rother Valley Country Park

vi. Secure a major new greenway around the western edge of Killamarsh

vii. Support initiatives/projects to bring historic buildings back into use

Key Evidence Base

- National Planning Policy Framework
- The Northern Settlements Housing Capacity Study 2012
- Housing Needs, Market and Affordability Study (HNMA) (2011)
- Killamarsh Regeneration Framework
- North East Derbyshire Strategic Green Belt Functionality Study (2014)
- North East Derbyshire Green Belt Review (2016)

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 and both the original and the proposed new routes should be protected instead of just the original. The proposed housing target for Killamarsh is insufficient in light of an objective assessment of housing requirements.

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:
- None identified

Target:
- No target
Figure 7.4: Killamarsh Town Map

Insert Map
8. SUSTAINABLE DEVELOPMENT AND COMMUNITIES

Introduction

8.1 National planning policy makes it clear that local plans should reflect the presumption in favour of sustainable development and Policy SS1 in Chapter 4 responds to this requirement.

8.2 This chapter supplements this policy by setting out the Council's planning approach on a range of issues underpinned by the principles of sustainable development. This includes a number of policies in relation to protecting and enhancing the environment, addressing climate change, and delivering successful development to achieve sustainable patterns and forms of development at the local level.

Protecting & Enhancing the Environment

Re-Use of Buildings in the Green Belt and Countryside

8.3 The re-use of existing buildings can help to provide new job opportunities and homes in rural areas. It also re-uses existing resources and reduces the pressure for new buildings in the countryside. Consequently, as an exception to the restrictions on development in the Green Belt and the Countryside the re-use or adaptation of agricultural and other rural buildings for new uses will be acceptable in principle provided that the criteria in Policy SDC1 are met.

Policy SDC1: Re-use of Buildings in the Green Belt and Countryside

Proposals for the re-use of buildings in the Green Belt and Countryside will be permitted provided:

a) they are of permanent and substantial construction;

b) they are structurally sound, and capable of re-use without major alterations, adaptations or re-construction;

c) their form, bulk and design is, or can be made to be, in keeping with their surroundings;

d) conversion or adaptation will not be detrimental to the character of the building itself or its setting;

e) there is no materially greater impact than the present use on the openness and character of the Green Belt and Countryside;

f) the new use would not result in a proliferation of replacement farm buildings or inappropriate outside storage of any materials, machinery and / or vehicles;

g) provision is made for nesting boxes and roosts for protected
species such as barn owls and bats, where necessary.

Key Evidence Base:
- National Planning Policy Framework

You told us that...
Although this is a new detailed policy the principle of the re-use of rural buildings in the Green Belt and countryside was supported through the previous consultation on the draft Plan.

Alternative options considered but not selected...
None

The NPPF tells us that:
Planning policies should support business development in rural areas through the conversion of existing buildings\(^{21}\), and promote sustainable development in rural areas by locating housing where it enhances or maintains the vitality of rural communities. Isolated new homes in the countryside should be avoided unless there are special circumstances.\(^{22}\)

Policy implements Local Plan Objective: D1, D3, D5, W1 & W3

How will the policy be monitored?
**Indicator:**
- Number of planning applications approved within Green Belt and Countryside contrary to policy exceptions.

**Target:**
- No applications approved contrary to policy exceptions.

**Trigger for Review:**
- More than 10% of applications approved contrary to policy exceptions.

\(^{21}\) NPPF(2012), paragraph 28, 1\(^{st}\) bullet
\(^{22}\) NPPF(2012), paragraph 55
Trees, Woodland and Hedgerows

8.4 Trees, woodland and hedgerows are key features which can define landscape character and contribute to the quality and enjoyment of the environment. They can have great nature conservation, amenity and recreational value, as well as help to reduce noise and atmospheric pollution.

8.5 The district contains large areas of woodland including ancient woodland (semi-natural and replanted) dating from the Middle Ages or earlier, and a substantial number of scattered trees in rural and urban areas. Trees and woodlands take many years to mature and so ancient woodlands, aged and veteran trees in particular are an irreplaceable resource. Development proposals that would result in the loss, or damage, to aged or veteran trees, or areas of mature or ancient woodland will not normally be permitted.

8.6 Other individual trees, tree groups and woodland can also be, and often are, protected by Tree Preservation Orders. Protection is also given if they are located in a Conservation Area. When necessary, the Council will use Tree Preservation Orders as a means of protection if their loss would be significant in landscape, visual amenity or nature conservation terms. In addition, the Hedgerow Regulations 1997 affords special protection to substantial hedgerows which are considered to be ‘irreplaceable’ due to their age, and their archaeological, historical, landscape or wildlife significance.

8.7 Other trees, woodlands and hedgerows worthy of protection are similarly sensitive to the impacts of development, either directly through their removal or indirectly through the impacts of construction. Due to the contribution they can make to the quality of development, they should always be considered at the outset of the design process, and retained and protected, wherever possible.

8.8 Where their loss is unavoidable they should be replaced with suitable new planting either within the site or in the locality if this is more appropriate. Development can make a positive contribution to the local tree and hedgerow resource through new planting or the restoration and improved management of existing features. Planting schemes which use species and varieties native to the area, are locally sourced, and maximise the benefits to the local landscape and wildlife, will be preferred.

8.9 In order to properly assess impacts, where there are trees that could affect, or be affected by a planning application, the Council will require a tree survey and assessment to be carried out to recognised standards and submitted in support of the application. Such assessment which should be carried out early in the design process should make clear which trees are to be retained and how these will be protected during the construction phase. Conditions will be imposed to secure the implementation of any necessary protective measures to secure their retention.
Policy SDC2: Trees, Woodland and Hedgerows

Proposals for development should provide for the protection and integration of existing trees, woodland and hedgerows for their wildlife, landscape, and/or amenity value.

Development that would result in the unacceptable loss of, or damage to, or threaten the continued well-being of protected trees, hedgerows, orchards, veteran trees or woodland (including those not protected but considered worthy of protection), will not be permitted.

Where trees, woodland or hedgerows will be lost to development and this is considered to be acceptable, suitable replacement planting on site where it is practicable to do so, or off-site if not, will be required.

Key Evidence Base:

- National Planning Policy Framework
- A Greenprint for Biodiversity in North East Derbyshire

You told us that...

Although this is a new policy the Plan should seek to protect landscape features such as trees and hedgerows as integral part of the network of green infrastructure.

Alternative options considered but not selected...

None

The NPPF tells us that:

Planning permission should be refused for development resulting in the loss of 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, the development clearly outweigh the loss.\(^{23}\)

Under primary legislation the Council has a wider statutory duty when determining planning applications to include appropriate and adequate provision for the preservation and planting of trees.\(^{24}\)

Policy implements Local Plan Objective: D11 & W2

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\(^{23}\) NPPF (2012) paragraph 118, 5\(^{th}\) bullet point

\(^{24}\) Section 197 of the Town and Country Planning Act 1990
How will the policy be monitored?

Indicator:
• Number of planning applications approved contrary to policy.

Target:
• No applications approved contrary to policy.

Trigger for Review:
• More than 10% of applications approved contrary to policy.

Landscape Character

8.10 The character of the District’s landscape is one of contrast and diversity. The western part of the District extends up to and into 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. In contrast 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 its own distinctive local character.

8.11 The beauty and diversity are important both to the quality of life of local communities and the economic prosperity of the District as a whole often being a central factor in attracting business and tourism. National policy states that valued landscapes should be protected and enhanced, and requires Local Plans to include criteria based policies against which proposals for any development on or affecting local landscape areas will be judged.

8.12 The characteristics of the District’s landscape are assessed in detail in ‘The Landscape Character of Derbyshire’ which is supported by the ‘Derbyshire Historic Landscape Characterisation Study’. The assessment systematically classifies the landscape into distinctive areas based on the interaction between a range of factors including topography, geology, ecology, soils, land use and tree cover. The Derbyshire Landscape Character Area Assessment subdivides the district into 12 Landscape Character Types (LCT’s) over 4 National Character Areas (NCA’s).

25 NPPF(2012), paragraph 109, 1st bullet
26 NPPF(2012), paragraph 113
Table 8.1: 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>

8.13 A part of the far west of the District lies within the Peak District National Park which has its own separate landscape character assessment. If the special qualities of the National Park are to be protected, careful control needs to be exercised over development outside, but which may have a harmful impact upon it. Proposals should therefore take account of the adopted Peak District National Park Authority Landscape Strategy and Action Plan, and will not be permitted when it is considered to be harmful to the valued characteristics of the National Park.

8.14 Using the approach of Landscape Character Assessment the Derbyshire County Council has identified ‘Areas of Multiple Environmental Sensitivity’ (AMES) based upon three key indicators - ecology, historical landscape and visual unity.

8.15 The Study identifies Areas of ‘Primary Sensitivity’\(^ {27} \), 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

\(^ {27} \) 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.
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). In North East Derbyshire, the AMES study identifies the key areas of primary sensitivity in the Peak Fringe.\(^{28}\)

**Figure 8.1 Landscape Character Map of Derbyshire**

\(^{28}\) The GI Study includes a map showing the Derbyshire-wide results of the Areas of Multiple Environmental Sensitivity. (page 21)

Policy SDC3: 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 be informed by, and be sympathetic to, the distinctive landscape areas identified in the Derbyshire Landscape Character Assessment and the Areas of Multiple Environmental Sensitivity (AMES), or any successor document(s), and contribute, where appropriate, to the conservation and enhancement, or restoration and re-creation of the local landscape taking into account its wider landscape character type.

Planning permission will not be granted for development outside the Peak District National Park which would damage or significantly affect the national park purposes or its valued characteristics.

Key Evidence Base

- National Planning Policy Framework
- Derbyshire Landscape Character Assessment
- Areas of Multiple Sensitivity

You told us that...

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: D11 & W2

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

8.16 Biodiversity is defined as the variety and diversity of life-forms and the role that they play in the natural world. Biodiversity includes all species of plants and animals and the natural systems that support them.

8.17 The NPPF states that the planning system should contribute to and enhance the natural and local environment by:

- recognising the wider benefits of ecosystems services (i.e. in terms of food, water, and recreation, for example);
- minimising the impact of development on biodiversity, and
- providing net gains in biodiversity, where possible, so as to contribute to halting the overall decline in biodiversity.\(^{29}\)

8.18 The Plan area has a rich biodiversity which comprises a network of nationally, regionally, and locally designated sites important for their nature conservation and geodiversity value. It contains:-

- 7 Sites of Special Scientific Interest (SSSI) - which are nationally recognised for their wildlife and geological interest;

- just over 200 Local Wildlife Sites (LWS) – which are the most important non-statutory wildlife sites in Derbyshire and cover a wide variety of habitats such as ancient woodland, grassland and wetlands - the value of which is recognised in the Lowland Derbyshire Biodiversity Action Plan. The Action Plan identifies the most important species and habitats in Derbyshire outside the Peak Park and is a key document to underpin the application of Policy SDC4.

\(^{29}\) NPPF(2012), paragraph 109, 2\(^{nd}\) & 3\(^{rd}\) bullet points
• 2 Local Nature Reserves (LNR’s) – the Williamthorpe Ponds on the edge of Holmewood, and The Green at Wessington – which have been declared for the benefit of both people and wildlife, and offer convenient access for people to enjoy and learn about nature. Both are also LWS’s; and

• a number of Regionally Important Geological Sites (RIGS) identified by Derbyshire County Council as the most important places for geology and geomorphology outside statutorily protected sites such as SSSI’s. Like wildlife sites they are important as an educational, historical and recreational resource.

8.19 In addition, outside the Plan area there also are parts of designated sites of international importance for nature conservation in the form of Peak District Moors Special Protection Area (SPA), the South Pennine Moors Special Area of Conservation, the Peak District Dales SAC, and the Gang Mine (SAC). These SPA’s and SAC’s are afforded the highest level of protection in order to conserve the priority habitats and species that exist within them.

8.20 Certain species of flora and fauna (plants and animals) are also present across the district that is specifically protected by European or national legislation. The level of protection will vary according to the species and the particular legislation. In addition, the England Biodiversity List\(^{30}\) records species of flora and fauna and habitats considered to be of principal importance for the purposes of conserving biodiversity. These are known as Priority Habitats and Species and some of these may be protected under other designations e.g. SSSI’s, or protected species legislation.

8.21 Where appropriate and in particular where there is likely to be an adverse effect on sites identified in the district as being of local or regional importance for biodiversity, or Protected Species and/or Priority Habitats or Species are known or likely to be present, planning applications should be accompanied by ecological assessment from suitably qualified and experienced persons. Scoping surveys (often called phase 1 surveys) can be useful for assessing whether a specific survey is needed. Ecological surveys and assessments should be proportionate to the nature and scale of the development proposed and the likely impact upon biodiversity. All surveys should be carried out at the right time of the year, using methods that are right for the species and the area.

8.22 Policy SDC4 seeks to protect the biodiversity and geodiversity resources of the Plan area. All statutory and non-statutory sites will be shown on the policies map to accompany the Publication Draft Plan at the next stage of the plan process.

\(^{30}\) List published by the Secretary of State under Section 40 of the Natural Environment and Rural Communities Act 2006
Policy SDC4: Biodiversity and Geodiversity

Development proposals should seek to conserve biodiversity and geodiversity, and actively enhance biodiversity in order to provide net gains wherever possible.

The Council will seek to ensure new development maintains, enhances, and extends networks of natural habitats. Proposals for improved access, recreation and tourism within such networks will be encouraged where they are compatible with biodiversity aims.

Development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland, and species and habitats of importance identified in the United Kingdom and Derbyshire Biodiversity Action Plan.

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 inside and outside the district) 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 Local Nature Reserve, a Derbyshire Local Wildlife Site, a Regionally Important Geological Site, or Priority Habitats 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)
- Lowland Derbyshire Biodiversity Action Plan (2011)

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...
The planning system should contribute to and where possible enhance the natural and local environment; and minimise impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity.

Local Authorities should set out a strategic approach in their Local Plans, to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and that they should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. 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.

Policy implements Local Plan Objective: D11

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

**The Historic Environment**

8.23 National planning guidance advises that local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

8.24 North East Derbyshire is fortunate to have a wealth of heritage assets which are a unique and irreplaceable resource and valued by local communities throughout the District. 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.

8.25 The Derbyshire County Council maintained Historic Environment Record also contains a large number of known non-designated assets that contribute to the local distinctiveness of the district. It is important to recognise that these heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance. The Council believes that a positive and proactive strategy should be established for the conservation, enjoyment and if possible enhancement 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.

8.26 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. Much of these findings are still relevant however in light of recent changes to the policy context this study has been reviewed and an addendum published. The Study found the towns in 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 as such retain distinct vernacular architecture. It noted that ‘gap’ sites exist within these towns that diminish the legibility of the historic street network which represents both a weakness as well as an opportunity.
8.27 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 and the beginning of the 21st 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.

8.28 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. Beyond the east of the district in Bolsover both Bolsover Castle and Hardwick Hall are acknowledged to be heritage assets of national significance, and the Council will help to protect them by making efforts to protect their settings from inappropriate development.

8.29 Development proposals affecting heritage assets will be permitted if they do not detract from the significance, character and setting of an asset, and will be particularly supported where they better reveal the significance of the asset. All proposals will be expected to explain the significance of the asset; and, provide a clear justification for the work, including (where relevant) identification of public benefits.

8.30 Where permission is granted, appropriate conditions and/or planning obligations may be secured to ensure that heritage assets are appropriately conserved and/or enhanced. This may include provision for the recording of assets prior to commencement of any works.

**Conservation Areas**

8.31 Conservation areas are those parts of the district which have been recognised as having special architectural or historic interest which is worthy of preservation and enhancement. When considering planning applications for developments within them, a duty is placed on the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
8.32 Designation of an area as a conservation area does not mean that no change or development will be allowed, but rather that new buildings and uses should respect the established character of the area. Policy SDC5 aims to ensure that conservation areas do not stifle development, but that new development complements the existing character of these special townscapes.

Policy SDC5: Development within Conservation Areas

Development proposals within or impacting upon Conservation Areas will be permitted where they conserve and enhance the character or appearance of the area and its setting.

Applications will be considered in relation to how well the design and location of the proposal has taken account of:

a) the development characteristics and context of the area, in terms of important buildings, spaces, landscapes, walls, trees, and views into or out of the area;

b) the form, scale, size and massing of nearby buildings, together with materials of construction.

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: D10
How will the policy be monitored?

**Indicator:**
- No. of planning applications approved contrary to policy.

**Target:**
- No applications approved contrary to policy.
- No appeals upheld against policy.

**Trigger for Review:**
- Increasing trend of appeals being upheld against this policy.

Listed Buildings

8.33 Listed Buildings are those that appear on the Secretary of State’s ‘List of Buildings of Special Architectural or Historic Interest’, prepared by the Department of Culture, Media and Sport. In England the statutory body responsible for maintaining ‘the list’ is Historic England. The National Heritage List for England (NHLE) is the only official and up to date database of all listed and designated heritage sites.

8.34 Listed buildings are grouped into three grades, indicating their relative importance. These are Grade I, II* (two-star) and II, with Grade I the most important. The majority of listed buildings in the District are Grade II. All three grades are subject to the same legislation.

8.35 The listing of a building confers on it a significant degree of protection and special attention must be paid to maintain the character of listed buildings. Permission, in the form of Listed Building Consent, is also required for any works of demolition, extension, or alteration which affect the character of the building as one of special architectural or historic interest. This Consent is entirely separate from any need to obtain planning permission.

Policy SDC6: Development affecting Listed Buildings

Proposals for alterations to or changes of use of listed buildings (including its setting) will be supported where they protect the significance of the heritage asset including impacts on the character, architectural merit or historic interest of the building. Proposals should consider factors such as materials, layout, architectural features, scale and design.

Proposals which allow for viable uses that are compatible with the conservation of the fabric of the building and its setting will generally be supported.
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). It notes that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification including the contribution of their setting.

Policy implements Local Plan Objective: D10

How will the policy be monitored?

Indicator:
- No. of planning applications approved contrary to policy.

Target:
- No applications approved contrary to Policy. No appeals upheld against policy.

Trigger for Review:
- Increasing trend of appeals being upheld against this policy.
Scheduled Ancient Monuments and Archaeology

8.36 The District contains a wealth of archaeological remains which constitute an irreplaceable resource for, and record of, the District’s evolution. If properly protected and managed they will contribute greatly to understanding the past, and contribute to the district’s tourism and recreational potential. To protect the integrity of archaeological remains, preservation should take place in situ wherever possible.

8.37 The Derbyshire Historic Environment Records (HER) is maintained and updated by Derbyshire County Council and contains details of all known sites, structures, landscapes or other areas of archaeological interest in North East Derbyshire. The HER should be consulted on all planning applications within or near to areas of known archaeological interest.

8.38 The District also includes a number of Scheduled Ancient Monuments. These are remains, buildings or structures of national importance protected under the Ancient Monuments and Archaeological Areas Act, 1979. Any work affecting a monument will require Scheduled Ancient Monument Consent from Historic England, in addition to any permissions or consents required from the Council under the Planning Acts.

8.39 Policy SDC7 below, provides policy at the local level which aims to ensure that these important sites are preserved and where possible enhanced.

<table>
<thead>
<tr>
<th>Policy SDC7: Scheduled Ancient Monuments and Archaeology</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposals that preserve or enhance the significance of scheduled monuments or archaeological sites, including their setting, will be supported.</td>
</tr>
<tr>
<td>Where development proposals are likely to affect non-designated archaeological sites, appropriate measures should be taken to ensure their protection in-situ, based upon their significance.</td>
</tr>
<tr>
<td>Where development would involve demolition or removal of archaeological features, this must be fully justified and provision made for excavation, recording and archiving prior to work commencing.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Key Evidence Base</th>
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</thead>
<tbody>
<tr>
<td>• National Planning Policy Framework</td>
</tr>
</tbody>
</table>

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. It notes that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification including the contribution of their setting.

Policy implements Local Plan Objective: D10

How will the policy be monitored?

Indicator:
• No. of planning applications approved contrary to policy

Target:
• No applications approved contrary to policy. No appeals upheld against policy.

Trigger for Review:
• Increasing trend of appeals being upheld against this policy.

Registered Parks and Gardens

8.40 In addition to buildings and archaeological sites, parks and gardens make a contribution to the historic environment. One such area included on Historic England’s Register of Historic Parks and Gardens of special historic interest is the park and gardens associated with Renishaw Hall.

8.41 Policy SDC8 below aims to ensure that this asset is preserved, whilst development proposals which conserve and opportunities to enhance the character, appearance and significance of such assets are treated positively.
Policy SDC8: Registered Parks and Gardens

Planning permission for development that preserves or enhances the special historic landscape character and interest of a registered park and garden including its setting will be granted.

Applications must seek to protect original or significant designed landscapes, their built features, and setting.

Proposals which seek to restore or reinstate historic landscape features to original designs, using appropriate evidence, or better reveal their setting will be encouraged.

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. It notes that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification including the contribution of their setting.

Policy implements Local Plan Objective: D10

How will the policy be monitored?

Indicator:

- No appeals upheld against policy.

Target:
• No applications approved contrary to policy.

**Trigger for Review:**
• Increasing trend of appeals being upheld against this policy.

**Non Designated Local Heritage Assets**

8.42 In addition to the above designated historic assets the district contains a number of buildings, structures and facades that, whilst not nationally considered suitable for statutory listing or having the protection conferred by being situated with a conservation area, nonetheless have local historic or architectural importance to warrant retention and protection.

8.43 The Government recognises such heritage assets as noted in its guidance (NPPF), and the Council will aim to identify and establish a list of locally important buildings and structures.

8.44 Policy SDC9 below aims to ensure that these assets are preserved, whilst development proposals which conserve and take the opportunity to enhance the character, appearance and significance of such assets are treated positively.

**Policy SDC9: Non-designated Local Heritage Assets**

Development proposals which positively sustain or enhance the significance of any local heritage asset and its setting will be permitted.

Alterations, additions and changes of use should respect the character, appearance and setting of the local heritage asset in terms of the design, materials, form, scale, size, height and massing of the proposal.

Proposals involving full or partial demolition of, or significant harm to a local heritage asset will be resisted unless sufficient justification is provided on the proposed scheme and its public benefits to outweigh the harm caused by the loss of the asset.

**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. It notes that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification including the contribution of their setting.

Policy implements Local Plan Objective: D10

How will the policy be monitored?

Indicator:
• No appeals upheld against policy.

Target:
• No applications approved contrary to policy.

Trigger for Review:
• Increasing trend of appeals being upheld against this policy.

Mitigating and Adapting to Climate Change

Decentralised, Renewable and Low Carbon Energy Generation

8.45 Climate change is now a widely accepted scientific fact, and everyone has a part to play in reducing the possible impacts associated with Climate Change. The Government has reviewed the delivery of national energy policies and has recognised that there are two major long term challenges to tackling climate change and delivering secure, clean energy at an affordable price. Renewable energy sources are key to a sustainable, economic and environmental future. The development of clean sources of electricity is essential to cutting down carbon dioxide emissions which is a major contributor to climate change and global warming.

8.46 The 2008 Climate Change Act was published with the aim of encouraging Britain’s transition to a low carbon economy, with this to be done through
unilateral legally binding emissions reduction targets. 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 8.2.

Figure 8.2: The Energy Hierarchy

8.47 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.

8.48 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.

8.49 National guidance 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.

8.50 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.
In terms of wind energy the Study found that the practical potential for wind energy is limited principally by the commercial value of a very small number of available sites in the district. More recently Government policy has been less favourable towards wind turbine development where communities oppose schemes on valid planning grounds. The plan does not therefore identify suitable areas for large scale commercial wind energy and such proposals will be considered against the Government’s latest policy guidance. However, there may be instances where the development of small scale wind turbines which generate power principally for the operation of a farmstead, other rural business, or local settlement may be acceptable subject to the planning impacts having been properly addressed. For the purposes of Policy SDC1 small scale turbines are defined as those measuring up to 35 metres in total height.

8.51 The Study also identifies areas of potential for district heating, based on the towns and in close proximity to new major development sites. The Council recognises that there are variety of other 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 better CO2 savings are achieved at less cost by reducing the overall energy use of development through its design and layout rather than by generating energy use from renewable energy technologies this could also lead to the savings being more cost effective. This issue is addressed in Policy SDC11 (Low and Zero Carbon Development).

Policy SDC10: Decentralised, Renewable and Low Carbon Energy Generation

Proposals for the generation of renewable energy including biomass power generation, combined heat and power, small scale wind turbines, and other micro generation systems will be permitted where either individually or cumulatively with other renewable energy development, there would be no significant adverse effects on:

a. the visual amenity and character of the area;

b. the amenity of local residents, in terms of noise, dust, odour, reflected light, traffic or visual intrusion;

c. the ecology of the area, in particular in relation to protected species and to any sites of biodiversity value, ancient woodland, and veteran trees

d. the historic environment, including the effect on the significance of heritage assets and their setting and important views associated with valued landscapes and townscape

e. airport radar and telecommunications systems.

In the case of proposals for small-scale wind turbines they must be directly related to, and generate power principally for, the operation of a farmstead, other rural business, or local settlement.

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 connect in the future 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 taking into account flood risk.

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 are 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: D8

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

Zero and Low Carbon Development

8.52 The Climate Change Act 2008 has put in place legally binding targets for the UK to achieve an 80% reduction in greenhouse gas emissions by 2050 with reductions of 34% by 2020, against a 1990 baseline. Whilst emissions from the residential and industrial sectors reduced during 2013-14 they still account for about one third of all emissions nationally.

8.53 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 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 committed to ensuring that all new developments are as low carbon as possible.

8.54 The Council acknowledges that the Building Regulations through its control over the construction of new buildings will be the primary means of ensuring energy efficiency in buildings, but believes that the planning system has a role to play in promoting zero and low carbon development through good design practices. The Council will therefore support proposals for development which through their design and layout make a positive contribution towards helping to reduce energy consumption, utilise solar gain and provide for development that is most resilient to climate change.

8.55 In order to help move towards a low carbon future as advocated in national policy the Council will expect proposals to fully utilise the assets of a site including its landform, orientation and landscape features and be designed in such a way as to maximise building orientation, massing and landscaping to help reduce overall energy consumption. In designing schemes the Council encourages applicants to consider how the development makes effective use
of sustainably sourced resources, materials and minimises waste and CO2 emissions, and how the building form and construction might allow for retrofitting renewable and decentralised energy technologies during its lifetime.

8.56 Proposals that seek to achieve highly efficient zero or low carbon development to recognised standards beyond current Building Regulations such as PassivHaus, and BREEAM Excellent or Outstanding for non-residential development, will be acknowledged by the Council as achieving sustainable design excellence and afforded strong support with a presumption in favour of development.

Policy SDC11: Zero and Low Carbon Development

The Council will fully support proposals for development which through their design and layout promote the efficient use of energy, make effective use of sustainably sourced resources and materials, minimises waste and CO2 emissions, and include measures to allow further viable subsequent reduction in a development’s carbon footprint.

Key Evidence Base

- National Planning Policy Framework (NPPF)

You told us that...

The intent of a policy to promote sustainable design and construction is welcomed, but that it was excessive in its detail and sought to cover matters more appropriately addressed through other legislation.

Alternative Options considered but not selected...

None, given the emphasis in the NPPF on sustainable development.

The NPPF tells us that...

Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change...and plan for new development in locations and ways which reduce greenhouse gas emissions

Policy Implements Local Plan Objectives: D8

How will the policy be monitored?

Indicator:

- The number of developments constructed in compliance with this policy.

Target:
Flood Risk

8.57 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.

8.58 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.

8.59 The Strategic Flood Risk Assessment (SFRA) carried out in 2009 classified all land within the District into one of four Flood Zones. This classification has been undertaken at the strategic level and is intended primarily for guidance purposes in the overall planning process. 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). The Environment Agency has flood risk management responsibilities over sections of main river such as the River Rother, River Drone, River Doe Lea, River Amber, Alfreton Brook, River Erewash and River Meden.
8.60 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 be reviewed in collaboration with water infrastructure providers as part of the work on the forthcoming Infrastructure Study and Delivery Plan to support the next stage of the plan process.

8.61 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. As of April 2015, the surface water elements of the Flood Risk policy became the responsibility Derbyshire County Council as the LLFA.

Policy SDC12: 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 that the development, including access, will be safe, without increasing flood risk elsewhere and where possible will reduce flood risk overall.

31 In Flood Zone 1, and FRA will only be required for sites over 1ha
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

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 ID8 (Infrastructure Delivery and 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: D8

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

Trigger for Review:
- Where applications are granted contrary to EA advice.
Contributing to Successful Development

High Quality Design and Place-Making

8.62 Successful places tend to be those that have a distinct identity or sense of place. Good design and the creation of attractive places are not just about how buildings look. It is also about taking the opportunities available for improving the character and quality of the area as well as the way it functions as a place. Respect needs to be given to local character and context, the quality of the buildings and the spaces around them, both public and private.

8.63 Good design can help to improve quality of life, equality of opportunity and economic growth. All development should therefore contribute positively to the creation of well designed buildings and spaces as well as aiding resilience to the impacts of climate change.

8.64 Policy SDC13 sets out the criteria to be taken into account to ensure quality, distinctive, and functional design and to ensure developments are satisfactorily assimilated within the existing local context reinforcing local character and a sense of local identity. It also aims to ensure that development through its design meets the challenges of climate change. This set of criteria is not intended to stifle originality but rather forms a broad framework within which sustainable design concepts can be developed.

8.65 The policy should also be read in conjunction with the Council’s adopted Interim Supplementary Planning Document Successful Places: A Guide to Sustainable Housing Layout and Design. This document primarily supports the creation of locally distinctive, well designed places to live. In particular it sets out the design process which is expected to be followed in order to demonstrate development proposed is based upon a clear appreciation of the site and its wider context.

8.66 On major schemes and/or those located within particularly sensitive locations the Council may seek input from specialist urban designers at an early stage in the design process. It may also seek to refer scheme designs for independent assessment through a Design Review Panel(s). Where relevant the Council will expect the recommendations made by the Council’s appointed urban designer and/or a Design Review Panel to have been taken into consideration in the final scheme design.

8.67 Applications for new major development must be accompanied by a full Sustainability Statement\(^3\), demonstrating how proposals will make a positive contribution to the character and sustainability of North East Derbyshire.

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\(^3\) A template of a Sustainability Statement can be found in the Sustainable Design Supplementary Planning Document
Policy SDC13: High Quality Design and Place-Making

The design of new development should contribute to the creation of high quality, distinctive, functional and sustainable places.

In determining whether the design is acceptable account will be taken of whether the development:

**BUILDINGS**

a. Respects and reinforces an area’s character and identity in order to maintain locally distinctive communities;

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

c. Responds 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 any new buildings into their local setting;

d. Contributes to the resilience of buildings and communities in the face of climate change impacts;

e. Safeguards the amenity of existing occupiers and creates a high quality environment for future occupiers in terms of privacy, overlooking, overshadowing and/or any overbearing impacts;

f. Makes use of locally sourced, sustainable high quality materials, appropriate for the development and its surroundings, including recycled materials wherever possible;

**PLACES AND SPACES**

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

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

i. Promotes legibility through the provision of recognisable and understandable routes, intersections and landmark features;

j. Makes 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, as well as providing adequate green infrastructure.

k. Conserves heritage assets including historic buildings and their settings, and historic landscapes;

l. Addresses opportunities for biodiversity, conservation, and enhancement ensuring that local semi-natural features are created and enhanced as integral elements of the design;

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

n. Ensures space is multifunctional and where, appropriate, includes provision for SuDS and shading, and the use of green and brown roofs;

o. Makes provision for the storage of waste and recycling materials in locations that would not harm local amenity and that enable collection from the public highway;

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

In addition, where relevant the Council will expect a scheme’s design to have fully taken into account the recommendations of a Design Review Panel

Key Evidence Base

- National Planning Policy Framework
- Successful Places design guidance (2014)

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
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.

Policy implements Local Plan Objective: D9

How will the Policy be monitored?

Indicator:
- The number of developments constructed in compliance with this policy.

Target:
- All to comply

Trigger for Review:
- More than 40% appeal losses against the application of this policy.

Environmental Quality

8.68 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.

8.69 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 therefore 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

8.70 Clean air is an essential element of a good quality life. The existing, and likely future, air quality in an area should be considered through Local Plans. It may also be material in considering individual planning applications where air pollution considerations arise.
8.71 The National Air Quality Strategy aims to ensure a level of air quality which poses no significant risk to health or quality of life. Where there is a likelihood of a national air quality objective being exceeded the Council has to declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures we intend to put in place in pursuit of air quality objectives. Whilst there are currently no AQMA’s in the district, 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.

8.72 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 impacts on the sites and habitats in question.

Noise and tranquillity

8.73 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 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.

Light Pollution

8.74 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 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 in order to cut down on light pollution and the impacts that it causes.

8.75 The Council will seek to where possible reduce light pollution by encouraging the installation of appropriate lighting and only permitting lighting proposals which would not adversely affect amenity or public safety. Lights should be appropriately shielded, directed to the ground and sited to minimise any impact on adjoining areas, and of a height and illumination level of the minimum required to serve their purpose.

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Water Quality

8.76 The Water Framework Directive (WFD) is the primary European legislation for matters relating to the water environment and sets out how water bodies will be managed within the context of River Basin Districts. A high proportion of the rivers in the North East Derbyshire District are headwaters or tributaries of larger rivers and are highly sensitive to water quality impacts. As they are headwaters that ultimately flow into other catchments, water quality in this area has the potential to affect water bodies over a much larger area.

8.77 A joint Water Cycle Study Scoping Study was carried out in 2010 for North East Derbyshire alongside Bolsover and Chesterfield Borough. The study found that development in the district may generate a need to upgrade wastewater treatment works in order to increase capacity whilst at the same time ensuring that discharges meet water quality objectives.

8.78 It is important to consider the protection of water resources from pollution, which can affect the District’s watercourse network consisting of rivers, streams, ditches, drains and canals. However it can also affect groundwater for many decades and may be impossible to remove completely, even after the source of the pollution has been cleared up. Policy SDC14 aims to ensure water quality issues are addressed and that development helps to assist improvements in the ecological status of the district’s watercourse network.

Policy SDC14: Environmental Quality

All development proposals will be expected to prevent unacceptable levels of air and water quality, as well as noise and light pollution from being created particularly in rural areas.

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, light, air or water 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. You also told us that water quality and light pollution should be included within the policy.

**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. (paragraph’s 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: D13 & E3**

**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.

**Contaminated and Unstable Land**

8.79 Sustainable development includes the recycling of previously developed land (brownfield sites) for new uses. This includes sites affected by contamination.

8.80 New development can provide the opportunity to address the risks to health, and the environment associated with contaminated and unstable land by bringing about its improvement through remediation. National guidance 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\textsuperscript{34} 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.

8.81 National guidance states that if there is a reason to believe contamination could be an issue, developers should provide 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.\textsuperscript{35}

8.82 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 being within ‘Development High 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.\textsuperscript{36} It is therefore necessary to demonstrate how new development proposals will be safe and stable.

8.83 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.

\textsuperscript{34} 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.

\textsuperscript{35} Xx reference to other regimes (Guidance para

\textsuperscript{36} Further information about the Coal Authority’s Risk Based Approach can be found on the Coal Authority’s website: http://coal.decc.gov.uk/en/coal/cms/services/planning/strategy/strategy.aspx.
### Policy SDC15: 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.

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 (NPPF)
- Groundwater protection: Principles and practice (GP3)

### You told us that...

The Plan should give particular attention to dealing with the historical legacy of land contamination particularly on sites proposed for new development in the Plan.

### 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: D9 & E2

How will the policy be monitored?

Indicator:
Number of schemes determined in accordance with Environment Agency and Coal Authority advice.

Target:
• 100%

Trigger for Review:
• Permissions granted contrary to Environment Agency or Coal Authority advice.

Hazardous Installations

8.84 The NPPF states that planning policies should be based on up to date information on the location of major hazards and on the mitigation of the consequences of major accidents. The Health and Safety Executive (HSE) provide planning advice to local authorities on developments which fall within the consultation zones of hazardous installations.

8.85 There are three hazardous consultation zones which affect the District, one of which relates to an operation just outside of the District. These installations are regulated by the Health and Safety Executive in accordance with Control of Major Accident Hazards (COMAH) regulations:

• Veolia Environmental Services, Norwood Industrial Estate, Killamarsh
• Caldic UK Ltd, Holmewood Industrial Estate, Holmewood
• EPC UK Ltd, Rough Close Works, South Normanton

8.86 Each installation has consultation zones around it which are determined by the HSE depending upon the materials stored and the technology operated at the site; these are periodically updated by the HSE. When considering applications for development in or near a hazardous installation or pipeline regard has to be given to the most up to date consultation zones.

8.87 Where proposals fall within the HSE consultation zones then the local planning authority will consult the HSE and apply its methodology and advice. This will normally result in either a “Do not Advise Against” or “Advise Against” determination based on the level of risk proposed to prospective occupants of the development.

8.88 Should the HSE revise its methodology on which it bases its advice with regard to developments within the proximity of Hazardous Installations then the Council will accept the advice emerging from this revised methodology.
Policy SDC16: Development near Hazardous Uses

Development proposals will be assessed in accordance with the Health and Safety Executive (HSE) guidance where they fall within a consultation zone for one or more hazardous installations. Where the HSE advises against the development proposed then permission will be refused.

Key Evidence Base:

- National Planning Policy Framework
- Planning Practice Guidance

You told us that...

The Plan should recognise the issues associated with hazardous sites and include relevant policies dealing with the compatibility of development within the associated safeguarding zones.

Alternative options considered but not selected...

None

The NPPF tells us that:

Planning policies should be based on up to date information on the location of major hazards and on the mitigation of the consequences of major accidents.

The NPPG then goes on to say that in view of its acknowledged expertise in assessing the off-site risks presented by hazardous substances, any advice from the Health and Safety Executive that planning permission should be refused for, at or near to, a hazardous installation or pipeline should not be overridden without the most careful consideration.

Policy implements Local Plan Objective: D13

How will the policy be monitored?

Indicator:
- Number of planning applications approved contrary to advice from the Health and Safety Executive.

Target:
- No applications approved contrary to Health and Safety Executive advice.

Trigger for Review:
- Application approved contrary to Health and Safety Executive advice.
Safeguarding Mineral Resources

8.89 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.

8.90 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.

8.91 The new Derbyshire and Derby Minerals Local Plan will review the Mineral Safeguarding Areas (MSAs) and Mineral Consultation Areas (MCAs) shortly to prevent the unnecessary sterilisation of surface mineral resources. 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.

8.92 Within the MSAs and MCAs, defined by the Derbyshire and Derby Minerals Local Plan, the presence of the mineral resource will be considered by the Council as part of the determination of planning applications. 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.

8.93 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.
9. INFRASTRUCTURE & DELIVERY

Introduction

9.1 This section of the Plan addresses infrastructure that will be needed to support the development identified in the Plan and how it will be funded. In order to achieve sustainable development it is essential that new development is supported by the necessary infrastructure it needs to function, and that it does not place undue strain on the district’s existing infrastructure, services and facilities.

9.2 The term infrastructure is broadly used for planning purposes to define all of the requirements that are needed to make places function efficiently and in a way that creates sustainable communities. 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.

9.3 In general, infrastructure requirements relate to strategic and local need. Strategic infrastructure refers to facilities or services serving a wide area that may include several communities, the whole District, or further afield. For example improvements to the M1, or investment in water, sewerage, and ITC networks. The infrastructure may be required where broader strategies are pursued to accommodate the cumulative impacts of growth, for example in a sub-region, rather than simply to accommodate the needs of the development proposals of a particular town or village.

9.4 Local infrastructure includes facilities or services that are essential to meet the day-to-day needs of specific communities - for example schools, health facilities, community facilities and local green spaces. These are often essential for a development to occur and/or are needed to mitigate the impact of development at the site or neighbourhood level and to help integration into local surroundings.

9.5 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.

**However, it is important to note that the Council’s Infrastructure Delivery Plan will be carried out after consultation on the Draft Local Plan in February/March 2017. The outcome of this work will be published in the next iteration of the Plan.**

9.6 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 ID8 (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**

9.7 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 and canal corridors, moorland, and woodland. Collectively these areas contribute to the ecological network of the District.

9.8 Green Infrastructure fulfils a numbers 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 releasing 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

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

However, the evidence base for this Study will be updated to take account of more recent data. The outcome of this work will be published in the next iteration of the Plan.

Greenways & Multi-User Routes

9.10 As part of the development of a co-ordinated network of high quality multi-user routes for walking, cycling and horse riding across the County Derbyshire County Council has sought to promote the Derbyshire Greenways Network. Since the publication of the Derbyshire Greenways Strategy (1998), Derbyshire County Council has with various partners brought back into beneficial use as greenways a number of disused railway lines including the Five Pits Trail and Trans-Pennine Trail. These routes have been carried forward from the 2005 Adopted Local Plan and are shown as multi-user routes on the Policies Map and as part of the Green Infrastructure Network the Policy ID1 applies to them.

9.11 However, a fully linked network is yet to be established. A number of future strategic routes were prioritised in the 1998 Derbyshire Greenways Strategy including a route linking Dronfield, Eckington and Killamarsh in the north of the District. Such a route would meet the need for a link between the three towns, but could also feed a route to Chesterfield and the Staveley-Long Eaton via Pinxton route. It would also act as a link from the Trans-Pennine Trail to Hardwick Hall, Chesterfield and the southern part of the Peak District. As part of the preparation of the Infrastructure Delivery Plan the Council will collaborate with Derbyshire County Council to identify proposed routes that are considered to be deliverable over the plan period.

9.12 Beyond the Greenways network, Public Rights of Way (PROWs) provide considerable opportunities for people to enjoy the countryside. Where they exist within settlements they can provide good links between areas of housing, places of employment, shops and community facilities. It is important to ensure that development does not have an adverse impact upon the integrity of these routes.
9.13 The Council will support the use and improvement of all public rights of way and encourage additional provision and links as opportunities arise and safeguard them against development likely to prejudice their integrity. If an alternative route for a footpath is sought an application for footpath diversion must be made. Approval of a planning application affecting the route of a footpath cannot be implemented without first obtaining and implementing a diversion order.

Policy ID1: Green Infrastructure

Development proposals should conserve and where appropriate 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; or
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 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:

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

e) Enhance connectivity between green spaces and improve public access to green infrastructure particularly within walking distance of housing, employment, health, education and community facilities

f) Contribute to the character and creation of high quality and locally distinctive places

g) 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,
h) Protect ancient and other woodland and trees and hedges, and increase tree cover wherever possible and appropriate
i) Incorporate native species and habitats appropriate to the surrounding landscape character and contribute to local ecological networks
j) Capitalise on any opportunities provided by rivers, streams, ditches, drains and canals in order to improve their ecological status.

Key Evidence Base

- National Planning Policy Framework
- Green Infrastructure Study (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 also address requirements for open space, sports facilities and play spaces, and prevent the loss of existing facilities and spaces. This should be based on an evidence base and considered whether a Neighbourhood Plan designation is in place or not.

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 75, 99, 109, &114).

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

How will the policy be monitored?

Indicator:
- Quantity of new GI that is approved and completed

Target:
- None

Trigger for Review:
- None

Indicator:
- Protection of existing GI

Target:
- No loss of existing GI

Trigger for Review:
- Significant loss of existing GI within short term

Chesterfield Canal

9.14 Generally, 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.

9.15 The Chesterfield Canal is a route of cross boundary strategic significance passing through Nottinghamshire, Derbyshire and South Yorkshire. In North East Derbyshire the Chesterfield Canal crosses the north east of the District and runs through Killamarsh and Renishaw. The Chesterfield Canal Partnership, formed in 1995, is a working group whose membership includes the Canal & River Trust, the Chesterfield Canal Trust and the Local Authorities through which the canal passes. The Partnership ensures a co-ordinated approach to the restoration, protection and management of the canal route. Work on restoration is well underway and a significant part of the route is now navigable and once fully restored could be reconnected to the national network.

9.16 The Council alongside other Partners (through the Chesterfield Canal Partnership) is committed to securing the restoration of the canal through the district and improving the canal towpath as an important part of the GI network. Both the original route of the Chesterfield Canal through the District and the identified preferred alternative route from the 2005 Adopted Plan through Killamarsh are identified on the Policies Map under Policy ID2 in order to ensure they are protected from development that could prejudice the restoration of the Chesterfield Canal.
The Chesterfield Canal Partnership is currently re-examining the alternative route through Killamarsh in light of further information concerning the problematic and extensive engineering requirements associated with the current preferred alternative route. Following further consultation with the community it is likely that a different route will be recommended for safeguarding. The outcome of this would be included in the next iteration of the Local Plan, however in the meantime the original preferred route will continue to be safeguarded in line with Policy ID2.

**Policy ID2: Chesterfield Canal**

The original route of the Chesterfield Canal as identified on the Policies Map will be safeguarded from development likely to prejudice its future restoration and its existing function of providing a quality green space and leisure route.

The preferred alternative route through Killamarsh as identified on the Policies Map will be safeguarded from development that is likely to prejudice its implementation.

Proposals for development associated with the recreational, leisure, nature conservation and historical potential of the Chesterfield Canal will be encouraged along its route.

**Key Evidence Base**

- National Planning Policy Framework

**You told us that...**

**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 and restoration of the Chesterfield Canal. Therefore, an own policy is included.

**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;

Policy implements Local Plan Objective: D11

**How will the policy be monitored?**

Indicator:

- Protection of the original route of
Open Space, Sports and Recreation Facilities

Existing Facilities

9.18 Open space, sports and recreation facilities all contribute to the health and well-being of communities in and around North East Derbyshire. A key aim of the Council’s Corporate Plan 2015-2019 is focussed on “Supporting Our Communities to be Healthier, Safer, Cleaner and Greener”. To achieve this the Corporate Plan prioritises “contributing to improving health and well-being” and “increasing participation in sport and leisure activities”. The planning system has an important role to play in ensuring that there are sufficient facilities, that they are in the right location and that they are of high quality.

9.19 The Council is committed to the protection and enhancement of open space, sports and recreation facilities which contribute to creating high quality environments and sustainable communities. This will be achieved by the implementation of Policy ID3 which seeks to protect and enhance existing sites and secure additional provision to meet identified needs.

9.20 In some cases a development related to the use of a recreation facility, such as changing rooms, may improve the quality of the facility overall and may be acceptable. However, such proposals should be of a high standard and respect the character of the facility and the area in which it is located. In addition, some recreation facilities include land that cannot be used for recreational purposes because of its nature, for example where the land includes a steep slope. In these cases, it might be acceptable to use the land for non-recreational purposes.

9.21 Outdoor sport facilities include a wide range of formal outdoor facilities such as pitch sports (eg football), hard court sports (eg tennis, basketball), bowls, water sports and athletics, or less formal facilities such as kick about areas. It also includes school playing fields which are open to the general public outside school hours. These facilities are identified on the Policies Map and covered by Policy ID3.

9.22 Indoor sports facilities include mainly sports halls and swimming pools which are located in the district’s towns like Dronfield Sports Centre, Killamarsh Sports Centre and Sharley Park Leisure Centre. The Council has
commissioned a Playing Pitch Strategy and an Indoor Sports Facilities Strategy to assess current levels and quality of provision in relation to demand. The Council is also in the process of reviewing open spaces, recreation sites and facilities. The outcome of this work will inform the next iteration of the Local Plan. However in the meantime the sites identified on the Policies Map have been carried forward from the 2005 Local Plan, this includes Urban Green Spaces and recreation facilities such as children’s play spaces and outdoor youth facilities.

9.23 Urban Green Spaces are larger informal open spaces that contribute to the form and character of the settlement, often providing a pleasant setting or view. These include parks, green corridors, woodland, churchyards and cemeteries and amenity green space and commons. In addition to these areas, smaller informal open spaces such as incidental open spaces associated with housing estates (housing green spaces), highway verges and small pockets of open space are not shown on the Policies Map. However, the Council seeks to protect all forms of informal open space provision from inappropriate development.

9.24 Children’s play spaces are designated areas of equipped play for children and outdoor youth facilities are areas designated for play and social interaction of young people, such as skate parks, BMX tracks, Basketball hoops and teenage shelters.

9.25 Allotments, when in active use, are important to those residents with little or no garden space relating to their homes. A flexible supply of allotment space should be retained in order to accommodate fluctuating demand. A recent survey shows that demand for and the supply of allotments varies significantly between settlements in North East Derbyshire and is linked to the type and tenure of housing. Therefore, any development proposal that would result in the loss of an allotment site would be required to demonstrate to the Council’s satisfaction that the allotment is no longer in active use and is surplus to local requirements. The Council will require evidence of the survey work, including the sample size, response rate and survey results.

9.26 If in active use, it would be necessary to demonstrate that a compensatory amount of allotments of an equivalent or better quality can be provided in the local area that is equally accessible to users. Quality will be measured in terms of size, usefulness and attractiveness. The replacement facility should be made available prior to the loss of the existing facility.

However, it is important to note that this evidence base work is in the process of being updated to take account of more recent data. The outcome of this work and any policy implications will be published in the next iteration of the Plan.
New Facilities

9.27 New major residential developments and employment and educational developments will be required to provide or contribute towards open space, sports and recreation facilities in line with the standards set out in the North East Derbyshire Recreation and Open Space Supplementary Planning Document (SPD), including:
- Green open spaces,
- Outdoor sports facilities,
- Equipped children's play spaces, and
- Outdoor youth facilities

9.28 The North East Derbyshire Recreation and Open Space SPD seeks to ensure that the district has sufficient provision of recreation facilities and open spaces for existing and future residents and provides facilities that are accessible by means other than the private car. It includes local recreation and open space standards which determine the existing level of open space and recreation provision in the District against that required. The Recreation and Open Space SPD also contains a methodology for calculating recreation and open space provision and determining whether on-site facilities, financial contributions towards off-site facilities, or financial contributions for the enhancement of an existing facility are required and determines which types of facilities are needed.

Policy ID3: Open Space, Sports and Recreation Facilities

The Council will seek to protect and enhance existing open spaces, sports and recreation facilities, shown on the Policies Map as:

i. Urban Green Spaces,
ii. Outdoor Sports Facilities,
iii. Indoor Sports Facilities,
iv. Equipped Children's Play Spaces,
v. Outdoor Youth Facilities, and
vi. Allotments

Development proposals that would result in the loss or isolation of existing open spaces, sports and recreation facilities will not be permitted unless:

a) An assessment has been undertaken that clearly shows the open space, land or facilities to be surplus to requirements; or

37 The current Recreation & Open Space SPD was adopted in October 2007. This will be updated to take account of new evidence derived from the Playing Pitch Strategy, Indoor Sports Facilities Strategy and the current survey of open spaces, recreation sites and facilities once available.
b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss; or

d) The proposed development is ancillary to the recreational use of the site and does not adversely affect the quality of the sites in terms of its recreational use; or

e) The proposed development only affects land that is incapable of performing a recreational function.

Major development proposals should provide or contribute towards new or upgraded open spaces, sports and recreation facilities in line with the North East Derbyshire Recreation and Open Space Supplementary Planning Document.

Key Evidence Base

- National Planning Policy Framework
- National Planning Practice Guidance
- Sport England’s Playing Pitch Strategy Guidance

You told us that...

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 open space, outdoor sports and recreation facilities. The initial approach of including these facilities within Policy ID1: Green Infrastructure was rejected because open space, outdoor sports and recreation facilities are connected closely with development proposals. Therefore, they need own policies for protection and provision.

The NPPF tells us that...Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of open space, sports and recreation facilities and should identify specific needs and deficits and surpluses. They also should indicate which open spaces, sports and recreation facilities are required in future. The Planning Practice Guidance refers to Sports England’s guidance on how to assess the needs for sports and recreation facilities. On existing open space, sports and recreation facilities should not be built on unless specific criteria are fulfilled (paragraphs 73 and 74).
Policy implements Local Plan Objective: D2, D18

**How will the policy be monitored?**

**Indicator:**
- Protection of existing open space, sports and recreation facilities

**Target:**
- No loss of existing facilities, unless in line with policy

**Trigger for Review:**
- Significant loss of existing open space, sports and recreation facilities within short term

**Indicator:**
- Improvement to quality of existing open space, sports and recreation facilities

**Target:**
- Open space local standard/recreation survey report
- Playing Pitch Strategy/Indoors Sports Strategy

**Trigger for Review:**
- No improvement of quality within the next 5 years from adoption

**Indicator:**
- Amount of new open space, sports and recreation facilities that is completed

**Target:**
- Open space local standard/recreation survey report
- Playing Pitch Strategy/Indoors Sports Strategy

**Trigger for Review:**
- Despite new provision below local standard/quantitative deficit remains within the next 5 years from adoption

**Local Green Spaces**

9.29 ‘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.

9.30 Where new Green Infrastructure is proposed, clear funding and delivery mechanisms must be in place for its long term management and maintenance.
Policy ID4: Local Green Spaces

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

a) It is for essential facilities for sport and recreation which do not compromise the function(s) of the Local Green Space; or

b) It consists of the replacement or limited extension of existing structures upon the site

Key Evidence Base

- National Planning Policy Framework
- National Planning Practice Guidance

You told us that...

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 land which has a special value for a local community.

The NPPF tells us that...

Local Green Spaces are special protection green areas which rule out new development other than in very special circumstances. Identifying Local Green Space should be consistent with planning and provision of new homes, jobs and other essential services. The designation should only be used where it is in close proximity to the community it serves, where the green area is demonstrably special to a local community and where the green area concerned is local in character (paragraphs 76 and 77).

Policy implements Local Plan Objective: D2, D13 and D18

How will the policy be monitored?

Indicator:
- Protection of existing Local Green Space that is designated

Target:
- No loss of existing Local Green Space

Trigger for Review:
- Significant loss of Local Green Space within short term
**Social infrastructure**

9.31 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.

9.32 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.

9.33 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 in the local area, (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 and not protected by other policies in the Local Plan.

9.34 The 2016 Settlement Hierarchy Study identifies the extent of existing provision of facilities and services in each settlement across the District. 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 Hierarchy Study.

9.35 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 ID5: Social Infrastructure

New Social Infrastructure

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 facility, or other social infrastructure will not be permitted unless:

c) it can be shown that the facility is 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
d) It can be demonstrated through a viability assessment that the current use is not economically viable and all reasonable efforts have been made to let or sell the facility 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. There is a need for a comprehensive evidence base for indoor and outdoor sport facilities. Changes to the policy in accordance to the NPPF paragraph 74 have been suggested.

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:
- Protection of existing local community facilities

Target:
- No loss of existing local community facilities

Trigger for Review:
- Significant loss of existing social infrastructure within short term

Sustainable Travel

9.36 The rural nature of North East Derbyshire, 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.

9.37 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 be 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.

9.38 Derbyshire County Council is responsible for transportation, which includes producing the Local Transport Plan. The Derbyshire Local Transport Plan 3 (LTP3) sets out the transport vision, goals and challenges, covering the period 2011 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.

9.39 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), the Council would require a Transport Assessment (TA). The necessary requirements are laid out in the 6Cs Design Guide. A TA will focus on reducing the need to travel (especially by car), promoting access to the development by all sustainable modes of travel and dealing with residual car trips and how their impacts can be mitigated or reduced. Smaller developments will require a Transport Statement which should normally be a relatively short document, indicating amongst other things, the steps taken to reduce car travel and promote sustainable modes of travel.

9.40 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.

9.41 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

9.42 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 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

40 The 6Cs Design Guide is a regional design guide, which deals with highways and transportation infrastructure for new developments across the region of Derbyshire, Leicestershire and Nottinghamshire. http://www.leics.gov.uk/index/6csdg/the_6cs_design_guide_6csdg_foreword.htm

local attractors, such as schools and shops, thereby negating the need for short trips by car.

9.43 Cycling provides great potential to reduce reliance on the private car. The Local Transport Plan 3 identifies walking and cycling as a priority, including for new infrastructure provision, focusing on strategic and local cycle networks. The recently published Derbyshire Cycling Plan 2016-2030 has great ambitions to promote and support cycling in Derbyshire. This should be mainly achieved through improvements to the connectivity of cycle infrastructure as well as measures to increase participation such as through marketing, communication and lobbying for change. Where appropriate, opportunities should be taken to link with strategic cycle routes for Chesterfield.

Public Transport

9.44 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.

9.45 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.

9.46 The Government’s National Infrastructure Delivery Plan 2016 – 2021 prioritises the Network Rail enhancement programme. This includes ongoing development work to allow further electrification to Nottingham, Derby and Sheffield in Control Period 6 (2019 – 2024). Overall Network Rail plans to spend nationwide over £15 billion on enhancement during Control Period 5 (2014 – 2019).

Highways

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

9.48 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 plays an important role to deliver housing and employment growth in the south of the district. 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. Instead, the Strategy recognises the need for a balanced approach, a combination of sustainable transport measures and highway improvements.

9.49 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 SS5 and SS6 respectively).

Car Parking

9.50 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 D12). 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.

9.51 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 Guide.

**Alternative Fuel Vehicles and Car Sharing**

9.52 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 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.

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**Policy ID6: 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:

- Prioritising, accommodating and promoting pedestrian and cycle access, and providing convenient and secure cycle parking;
- Protecting and improving the pedestrian and cycle network in line with the Derbyshire Cycling Plan 2016-2030;
- Protecting and improving public transport provision and facilities;
- 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;
- Providing charging infrastructure for electric vehicles where appropriate; and
- 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.

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**Key Evidence Base**

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

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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 and on the impact of increased vehicle movements on country lanes. 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.

The provision of pedestrian and cycle routes may allow for opportunities to link to the wider green infrastructure network through green verges and natural footpaths. A need for more parking at Dronfield railway station and the improvement of bus connectivity to and from the station has also been suggested.

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: D12

How will the policy be monitored?

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

Target:
• 100%

Trigger for Review:
• Permissions granted contrary to current parking standards
Provision of New Transport Infrastructure

9.53 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.

9.54 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. The Council is committed to working in partnership with Derbyshire County Council and other neighbouring authorities to ensure a co-ordinated approach to transport infrastructure, recognising that transport issues do not stop at administrative boundaries.

9.55 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 D2N2 LEP. The County Council is leading on the production of strategy and investment plan for the A61 Growth Corridor, looking at the impacts of future planned development on the strategic transport network. This will identify priority projects and interventions and a programme of funding to support growth. This District Council will continue to work in partnership with the County Council and Chesterfield Borough Council to support and develop this work.

9.56 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.

9.57 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 ID7: 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

b) Support economic growth or unlock future development sites; and

c) Minimise and mitigate any harmful impact on the environment and the amenity of local communities; and

d) 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.

Key Evidence Base

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

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.

There are concerns over how the growth to the east of Chesterfield Borough has the potential to significantly increase traffic on key routes including the A617, A619 and A632. It is suggested that these routes be acknowledged in the plan as sustainable travel improvements.

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

Trigger for Review:
- None

High Speed Rail (HS2)

9.58 The Government is committed to delivering High Speed Rail Phase 2 (HS2) and announced on 15th November 2016 the preferred route for Phase 2b. The route runs from the West Midlands to Leeds (Eastern leg) and Manchester (Western Leg), with connections onto the existing network and new stations in Manchester, Leeds and the East Midlands.

9.59 The Eastern Leg passes through North East Derbyshire affecting the eastern parishes of North East Derbyshire running roughly parallel with the M1 to the east of Heath & Holmewood and Sutton-Cum-Duckmanton and Killamarsh. A connection is also proposed into the existing rail network with a link to the Midland Mainline to the east of Stonebroom serving Chesterfield and Sheffield.

9.60 In order to protect the preferred route from conflicting development, the Secretary of State for Transport has safeguarded this section of HS2 using safeguarding directions. The route and safeguarded area are identified on the Policies Map for information, however they are not proposals of the LPA and the route will not be determined through the development plan process. The route will be considered in Parliament under hybrid Bill procedures, which will provide appropriate opportunities for petitions to be made to Parliament by those directly affected by the scheme.

9.61 Safeguarding provides a statutory mechanism by which Local Planning Authorities (LPAs) must consult High Speed Two (HS2) Ltd on new and undecided planning applications which fall within the safeguarded area, and provides HS2 Ltd with a statutory remit to comment on such applications. The Safeguarding Directions also put in place statutory blight provisions, whereby

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44 The safeguarding maps and a copy of the formal Safeguarding Directions can be found at: https://www.gov.uk/government/collections/hs2-safeguarding.
owners of land or property within the safeguarded area can serve a blight or purchase notice on the Secretary of State for Transport or LPA respectively.

**Midland Mainline Improvements and Electrification**

9.62 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**

9.63 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**

9.64 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.

9.65 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 S106 Agreements, on a case by case basis. As a guide, development
proposals of around 1,000 dwellings will normally require provision of a new single 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.

9.66 The Derbyshire Infrastructure Plan identifies that strategic growth at the former Avenue (a strategic site allocation in Policy SS4) would require a new single 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

9.67 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.

Plan Delivery and the Role of Developer Contributions

9.68 Where new development necessitates new or improved infrastructure or where mitigation is required to make a development acceptable in planning terms the Council will require developers to contribute towards any necessary site specific infrastructure and planning obligations in line with policies ID1, 3, 5 to 7. Depending upon the application this may include contributions towards infrastructure needs generated by development such as highway improvements, new open space, schools, GP facilities, or other requirements such as contributing to local employment, skills and training initiatives. Requirements for affordable housing are separate to this and are covered in Policy LC2.

9.69 Developer contributions help to fund the infrastructure that is needed to make development acceptable in planning terms. 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, but wherever possible, provision should be made on-site for facilities required through a planning obligation. All infrastructure improvements, where appropriate, will also need to be in accordance with Policy SS1 to ensure that any potentially adverse impacts are mitigated and the goal of sustainable development is achieved.
In order to provide clarity to the development industry, stakeholders and local communities regarding the basis on which planning obligations will be sought the Council has adopted the Developer Contributions Supplementary Planning Document (SPD). This SPD provides further guidance on the Council’s approach for using planning obligations to seek developer contributions. Once the Local Plan is adopted the Council will review and update this SPD as necessary taking account of any related decisions regarding the introduction of a Community Infrastructure Levy (CIL).

**Infrastructure Delivery Plan**

National policy states that the Local Plan should be supported by evidence of what physical, social and green infrastructure is needed to support the overall quantum and distribution of growth proposed in the Plan. To this end, the Council will before the publication version of the Plan prepare an Infrastructure Delivery Plan (IDP). The IDP will provide a detailed assessment of the infrastructure needs of North East Derbyshire, and give indication of the specific requirements for the different types and scales of infrastructure needed across the district, within its neighbourhoods, and at a site-specific level.

Delivering infrastructure does not stand still and infrastructure requirements may change over time as development is brought forward and new infrastructure requirements are identified. Therefore, once prepared the IDP will be regularly monitored, reviewed and updated as a ‘live’ document during key stages in the plan period.

**Community Infrastructure Levy**

The preparation of the IDP will be the first step in determining whether the introduction of a Community Infrastructure Levy (CIL) would be appropriate for the district. 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. In tandem with the IDP the Council will therefore also carry out work to assess the viability of the Plan as a whole, and whether there would be enough economic incentive to provide new development with infrastructure requirements in place. This work will help to inform whether a levy will be introduced and what rates would be applied.

The Council will make a decision on whether to implement CIL in advance of the publication version of the Local Plan on the basis of detailed evidence in the IDP on the types and scales of infrastructure needed to support new development and an assessment of viability to deliver it.
Viability and Developer Contributions

9.75 In circumstances where the viability of a development is in question, the developer will be required to demonstrate that this is the case through a site specific financial evaluation undertaken to the Council’s satisfaction at the earliest possible stage in the application process.

9.76 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 clauses will be built into Section 106 Agreements to ensure that the planning obligations can be periodically reviewed and updated to reflect any changes in circumstances or changes to market conditions.

9.77 In cases where essential site specific infrastructure and mitigation cannot be secured because of viability concerns and the infrastructure is an essential prerequisite to enable the development to proceed, schemes will not be supported.

Policy ID8: Infrastructure Delivery and Developer Contributions

Proposals for development will only be permitted provided they can be made acceptable through:-

a) the provision of necessary physical, social and green infrastructure in accordance with Policies ID1, 3, 5 to 7;

b) suitable measures to mitigate the impacts of development.

Where new development will necessitate the provision of new or improved infrastructure, and/or when suitable mitigation is required the developer will be required:-

c) to make direct provision of such infrastructure on-site within the development, or

d) make a financial contribution to its funding through the use of a Planning Obligation, or the Community Infrastructure Levy (CIL), or any subsequent financial / levy based system that the Local Planning Authority may adopt in the future.

Such infrastructure should be provided in advance of, or alongside, the development unless it can be proven that there will be sufficient existing capacity. The appropriate phasing for the provision of infrastructure will however be determined on a case by case basis.

The Council will use the adopted Planning Obligations SPD, Section 106 agreements, unilateral undertakings, planning conditions, and if and when adopted the Council’s CIL Charging Schedule to secure necessary infrastructure.
In all cases contributions must be necessary and ensure the viability of the development is maintained. Developers will be required to provide sufficient information to allow for independent assessment of site viability if necessary.

Key Evidence Base

- National Planning Policy Framework
- Planning Practice Guidance

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...

Pursuing sustainable development requires careful attention to viability and costs. Plans should be deliverable, and planning obligations should not threaten viability. However, it is also important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion.

Policy implements Local Plan Objective: D1 and D4

How will the policy be monitored?

Indicator:

- The number of successful appeals against requirement to deliver necessary infrastructure

Target:

- None

Trigger for review:

- Trend of successful appeals against developer contributions
10. MONITORING & IMPLEMENTATION

10.1 The Local Plan period covers a 16 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 in order to respond to continuously changing circumstances. The delivery of this 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.

The monitoring framework is being developed alongside the Local Plan. Currently draft indicators, targets and triggers are set out in the information boxes following each policy. In the next iteration of the Local Plan all monitoring information will be included in this chapter.
## APPENDIX A

### Housing Completions 2011 - 2016

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APPENDIX B
Green Belt Maps – Area to be Removed from Green Belt

Dronfield, Eckington, Renishaw and Killamarsh Green Belt Map
  Dronfield Green Belt Map
  Eckington Green Belt Map
  Killamarsh Green Belt Map
  Renishaw Green Belt Map
  Cutthorpe Green Belt Map
  Holymoorside Green Belt Map
## APPENDIX C

### Estimated Housing Completions for period 2016 – 2033

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GLOSSARY

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
BREEAM (BRE Environmental Assessment Method) is the leading and most widely used environmental assessment method for buildings. It sets the standard for best
practice in sustainable design and has become the measure used 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.

**Coalescence**
The merging or coming together of separate towns or villages to form a whole entity.

**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)

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.

Energy Hierarchy
A hierarchy which priorities the conservation and efficient use of energy, and then the generation of energy from renewable and low carbon sources

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.

Exception Test
The test provides a method of managing flood risk while still allowing necessary development to occur. The Exception Test is only appropriate for use when there are large areas in Flood Zones 2 and 3, where the Sequential Test alone cannot deliver acceptable sites.

Geodiversity
The range 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 in a substantially built up area.

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.

Landscape Character
The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape and give it recognisable identity. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

Local Enterprise Partnership (LEP)
North East Derbyshire falls within two LEP areas, the Sheffield City Region (SCR) and Derby & Derbyshire and Nottingham & Nottinghamshire (D2N2).

Local Development Scheme (LDS)
The Local Planning Authority's programme for preparing the Local Plan.

Local Green Spaces
Green areas of particular local importance identified for special protection according to criteria set out in the NPPF.

Local Wildlife Sites
Local wildlife sites are non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites.

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.

Local Settlement Gap (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.

National Park
The statutory purposes of national parks are to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities. National parks are designated by the Countryside Agency, subject to confirmation by the Secretary of State under the National Parks and Access to the Countryside Act 1949.

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

Office for National Statistics (ONS)
The Office for National Statistics (ONS) is the executive office of the UK Statistics Authority, a non-ministerial department which reports directly to Parliament. ONS is the UK Government's single largest statistical producer.

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

Planning & Compulsory Purchase Act 2004
  - a statutory system for regional planning
  - a new system for local planning
• reforms to the development control and compulsory purchase and compensation systems
• removal of crown immunity from planning controls.

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 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.

Planning Permission
Formal approval sought from a local planning authority (such as the NEDDC) to allow a proposed development to proceed, often granted with conditions. Permission may be sought in principle through outline planning applications, or be brought in detail through full planning applications.

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.

Protected Species
Plants and animal species afforded protection under certain Acts of Parliament and Regulations.

Public Open Space
Urban space, designated by a council, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).

Public Realm
The publicly accessible external space including pavements, streets, squares, parks.

Registered Parks and Gardens
These are designated heritage assets of national importance and are registered for their special historic interest.

Renewable and Low Carbon Energy
Is energy that can help reduce emissions of CO2 and other ‘greenhouse’ gases
(compared to the conventional use of fossil fuels). Renewable and low carbon energy supplies include, but not exclusively, biomass and energy crops; combined heat and power; heat pumps, such as ground-source and air-source heat pumps; energy from waste including from solid recovered fuel; hydro; solar thermal and photovoltaic generation and wind generation.

S.106 Agreements
A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain necessary extra works related to a development are undertaken.

Saved Policies
Policies within unitary development plans, local plans and structure plans that are saved for a time, pending their replacement through production of Local Development Documents.

Setting (of a Heritage Asset)
Is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Scheduled Ancient Monument (SAM)
Nationally important monuments that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Sheffield City Region (SCR)
A Local Enterprise Partnership that brings together the eight local authorities of Barnsley, Bassetlaw, Bolsover, Chesterfield, Doncaster, North East Derbyshire, Rotherham and Sheffield to work with businesses and other partners towards a common goal of encouraging growth and economic activity to create a prosperous and sustainable City Region.

Specialist Housing
Housing to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.

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.
**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)

**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 planning principle that seeks to identify, allocate or develop certain types or
locations of land before others. For example, brownfield housing sites before
greenfield sites, or town centre retail sites before out-of-centre sites.

In plan-making, local planning authorities can also apply a sequential approach to
site selection so that development is, as far as reasonably possible, located where
the risk of flooding (from all sources) is lowest, taking account of climate change and
the vulnerability of future uses to flood risk.

**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.

**Social Infrastructure**
Facilities enabling social interaction and well being including community, leisure,
cultural, education and children’s services, adult care and health buildings and other
facilities such as local shops, places of worship, allotments, pubs and post offices.

**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 rare 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.

Strategic Site
A site allocated in a Local Plan which is central to the achievement of the Plan strategy.

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 a 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.

Tree Preservation Order (TPO)
A mechanism for securing the preservation of single trees or groups of trees of acknowledged public amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

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.

**Urban Design**
The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, to create successful 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, *viability* is a measure of a centre’s capacity to attract ongoing investment for maintenance, importance and adaptation to changing needs.

**Vitality**
In terms of retailing *vitality* is a measure of how busy a *centre* is.

**Water-compatible development**
Development which is ‘compatible’ with water for example flood control infrastructure, amenity open space or nature conservation and biodiversity.

**Windfall Site**
A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context. They tend to be small sites for one or a small number of homes.

**Wildlife corridor**
A strip of land (for example, along a hedgerow) conserved and managed for wildlife, usually linking more extensive wildlife habitats.
POLICIES MAPS

Calow Policies Map
Clay Cross Policies Map
Dronfield Policies Map
Eckington Policies Map
Grassmoor Policies Map
Holmewood Policies Map
Killamarsh Policies Map
Long Duckmanton Policies Map
Morton Policies Map
North Wingfield Policies Map
Pilsley Policies Map
Renishaw Policies Map
Shirland Policies Map
Stonebroom Policies Map
Tupton Policies Map
Wingerworth Policies Map
Thank you for reading this Document
This consultation runs for 6 weeks from Friday 24th February to Friday 7th April 2017.
We will consider the feedback we receive and we will use it to draw up the next version of the Local Plan. You will then have another opportunity to comment before the Plan is sent to the Secretary of State.

Your views are important to us
Please give your comments by:
Visiting www.ne-derbyshire.gov.uk/local-plan and comment online.
More detail along with the supporting documents can be obtained online or from the Planning Policy Team at:
North East Derbyshire District Council, District Council Offices, 2013 Mill Lane, Wingerworth, Chesterfield S42 6NG
Email: local.plan@ne-derbyshire.gov.uk
Tel: 01246 217169/70

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