

9.0 Complex Development Allocation Sites

9.1 Within Chesterfield there are potential development sites that are affected by a variety of complex land-use issues and physical measures such as flooding, poor access, ground conditions or noise. Sites like this will require comprehensive planning and intervention to bring these sites back into suitable and appropriate uses. Some of these sites are being addressed through major development proposals such as Chesterfield Waterside or the Staveley and Rother Valley Corridor Area Action Plan. Others are smaller sites, but no less important to those who live and work near to them. An example of such a site is the area around Clayton Street, which is constrained by flood risk from the convergence of the River Rother, the River Hipper and the Spital Brook, by limited road access and by noise from the surrounding uses, including the railway line and A617.

Issues

9.2 The difficulty with sites like Clayton Street is finding a use for the site that is appropriate to both national and local planning policy, that at the same time addresses these complex issues as well as being viable and developable for landowners.

Options

9.3 The council wishes to take a comprehensive approach to development on complex sites that results in the most sustainable outcome for all parties involved. This may involve allocating them for a mix of uses and the use of planning tools such as masterplans and development briefs.

Table 25 Complex Development Allocation Sites

Sites and Boundaries Ref:	Location:	Area (Ha)
SBCONDAS01	Clayton Street	1.81

Question for Consideration

Q31. Is this the correct approach to take with complex sites?

Q32. What potential uses or interventions could be suitable for Clayton Street?

Q33. Are there any other sites in the borough that could be classed as a 'complex development allocation site'?

10.0 Green Infrastructure and Biodiversity

- 10.1 Green Infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.
- 10.2 Green infrastructure refers to a wide variety of linked 'green assets' such as parks, open spaces, farmland, open countryside, woodlands, wildlife sites, allotments, private gardens, greenways (multi-user trails) and river/canal corridors. This type of network has multiple benefits and many functions, including biodiversity, recreation, sport, water management, walking, cycling, food growing and tranquility.

Issues

- 10.3 Whilst it is usually thought of as an urban area, almost half of Chesterfield Borough is open space and open countryside and contains a number of key or strategic green infrastructure assets such as large parks, areas of woodland, river/canal corridors, wildlife sites and greenways.
- 10.4 The key issue will be how the council can enhance, extend or improve the quality of the network. This is reflected in Core Strategy policy CS8 which puts forward the idea of a green infrastructure network, including green wedges and strategic gaps (the aim being to protect strategic areas of open countryside) and river and canal corridors to protect the connectivity of landscape for the benefit of people and wildlife.
- 10.5 This approach is consistent with the requirements of the National Planning Policy Framework (NPPF) which seeks to plan for biodiversity at a landscape scale across local authority boundaries and identify and map components of local ecological networks.

Ecological Networks

- 10.6 In the line with the NPPF paragraphs 109, 114 and 117, local planning authorities should promote the preservation, restoration and recreation of ecological networks.
- 10.7 Whilst Chesterfield Borough is to a large extent an urban area and consequently has a fragmented ecological network, it is possible to identify, particularly along the river and canal corridors, an existing or potential ecological network.
- 10.8 Chesterfield Borough is working with Derbyshire Wildlife Trust to identify an Ecological Network across the borough. Early indications suggest that this will mirror areas potentially identified as Green

Wedges or Strategic Gaps, River and Canal Corridors and other Green Infrastructure assets.

Questions for Consideration

Q34. Which areas in the borough could be seen as being part of an Ecological Network.

Note: You could also identify potential connecting areas in the districts of Bolsover and North East Derbyshire.

Green Wedges & Strategic Open Gaps

- 10.9 Green Wedge and Strategic Gap areas are being defined in line with Core Strategy policies CS1 and CS8 and paragraph 4.31 to maintain open space and enhance the borough's green infrastructure network.
- 10.10 The roles of both Green Wedges and Strategic Gaps crossover and are often interchangeable, but there are subtle differences in the two terms, which when applied to specific locales, are helpful in identifying the role of particular areas. Strategic Gaps are more concerned with preventing the coalescence of settlements whilst Green Wedges tend to be narrower and penetrate urban areas providing recreational facilities within easy reach of urban residents.
- 10.11 Over time, the need for Green Wedges and Strategic Gaps will be reviewed. The review would also provide the opportunity to identify new green wedge or strategic gap areas as a result of changing circumstances.

Table 26 Green Wedges and Strategic Open Gaps

Sites and Boundaries Ref:	Location	Area (Ha)
SBGW01	Hasland and Spital	16.22
SBGW02	Holme Hall and Newbold	42.26
SBGW03	Old Whittington and New Whittington	21.16
SBGW04	Walton River Corridor	31.18
SBGW05	Rother Washlands	9.17
SBSG01	Brimington and Tupton	121.1
SBSG02	Ringwood and Hollingwood	162.8
SBSG03	Lowgates, Woodthorpe and Netherthorpe	86.45
SBSG04	Brimington North	68.29

Questions for Consideration

Q35. Are the boundaries of the identified Green Wedges and Strategic Gaps appropriately drawn?

Q36. Are there any further areas of Chesterfield Borough that would require the designation of a Green Wedge or Strategic Gap either now or in the future as part of a review?

River & Canal Corridors

- 10.12 The allocation of river and canal corridors is being put toward to promote the notion of water corridors for wildlife protection and recreation. These corridors will be seen as key green infrastructure assets.

Table 27 River and Canal Corridors

Sites and Boundaries Ref:	Location	Area (Ha)
SBRIVCA01	Whitting	2.92
SBRIVCA02	Trough Brook	5.55
SBRIVCA03	Hipper	23.4
SBRIVCA04	Spital Brook	15.90
SBRIVCA05	Brearley Park	7.07
SBRIVCA06	Drone	5.36
SBRIVCA07	Holme Brook	22.067
SBRIVCA08	Doe Lea and Pools Brook	105.15
SBRIVCA09	Rother and Chesterfield Canal	268.04

Question for Consideration

Q37. Do you think the canal and river corridor boundaries are drawn appropriately, if not why?

Open Space and Allotments

Borough and Community Parks

- 10.13 Borough and Community Parks are the larger parks and tend to provide a variety of natural features or are large enough to accommodate a wide range of uses. As expressed in Core Strategy policy CS8, the council wishes to protect and enhance these parks, but will not be seeking to create any further Borough or Community Parks presently.

Table 28 Borough and Community Parks

Sites and Boundaries Ref:	Location	Area (Ha)
SBBCP01	Station Road Recreation Ground	3.59
SBBCP02	Eastwood Recreation Ground	1.82
SBBCP03	Tapton Park	16.22
SBBCP04	Manor Road Recreation Ground	1.58
SBBCP05	Badger Recreation Ground	1.95
SBBCP06	Eastwood Park, Hasland	5.85
SBBCP07	Ringwood Park	9.82
SBBCP08	Inkersall Playing Field	4.18
SBBCP09	Wickins Place	1.33
SBBCP10	Pools Brook Country Park	73.92
SBBCP11	King George Playing Field	2.01
SBBCP12	Stand Road Park	7.03
SBBCP13	Holmebrook Valley Park	58.19
SBBCP14	Brearley Park & Wetlands	17.27
SBBCP15	Whitecotes Playing Field	7.1
SBBCP16	Langer Lane Playing Field	2.64
SBBCP17	Highfield Park	9.66
SBBCP18	Hady Playing Field	5.26
SBBCP19	Somersall Park	15.65
SBBCP20	Wasps Nest (Inkerman)	4.64
SBBCP21	Loundsley Green & Flood Water Storage Area	11.97
SBBCP22	Queen's Park & Annexe	12.74
SBBCP23	Rother Recreation Ground & Washland	9.13

Question for Consideration

Q38. Is it appropriate to continue to protect all the identified Borough and Community Parks?

Q39. Are there any other potential Borough and Community Parks within the borough that has not been identified?

Allotments and Smallholdings

- 10.14 Policy CS8 in the Core Strategy also generally protects allotments from development for other uses.
- 10.15 Across the borough there are 45ha of allotments (33ha council owned and 12ha privately owned) which in plot terms equates to a provision

of around twice the national average. But there is an uneven distribution of allotment sites throughout the borough. Areas of deficiency are:

- Linacre Ward
- Loundsley Green Ward
- Dunston Ward
- Walton Ward
- South of Rother Ward
- South of Hasland Ward
- Hollingwood and Inkersall Ward

Given the likely rise in demand for home produced food during the plan period, there may be a need to identify new allotment or communal garden sites to meet this demand over the plan period.

10.16 The list below shows all allotments and smallholdings in the borough:

Table 29 Allotments and Smallholdings

Sites and Boundaries Ref:	Location	Area (Ha)
SBALL01	Ashgate Allotments	0.9
SBALL02	Avenue Road Allotments	0.5
SBALL03	Barrow Hill Allotments	1
SBALL04	Bellhouse Allotments, Lowgates	0.7
SBALL05	Boythorpe Allotments	1.2
SBALL06	Brockwell No 1 Allotments	0.6
SBALL07	Brockwell No 2 Allotments	0.3
SBALL08	Calow Lane Allotments	3.1
SBALL09	Goldwell No 1 Allotments	1.2
SBALL10	Goldwell No 2 Allotments	0.7
SBALL11	Westfield Allotments	1.1
SBALL12	Grove Allotments	3.7
SBALL13	Hady Hill Allotments	0.8
SBALL14	Horns Bridge Allotments	1.5
SBALL15	Hartington Allotments	0.6
SBALL16	Hunloke Avenue Allotments	0.4
SBALL17	Inkersall Allotments	1.7
SBALL18	Littlemoor Allotments	0.5
SBALL19	Mastin Moor Allotments	1.4
SBALL20	Middlecroft Allotments	1
SBALL21	Old Whittington Allotments	2.2
SBALL22	Penmore Allotments	1.4
SBALL23	Rufford Close Allotments	0.5
SBALL24	St Augustines Allotments	0.8
SBALL25	Staveley Town	0.9

SBALL26	West Ward Allotments	0.8
SBALL27	New Whittington	2.6
SBALL28	Old Road	1.1
SBALL29	Stonegravels/Highfields	4.2
SBALL30	Coronation Road	1
SBALL31	Netherthorpe School	0.5
SBALL32	Campbell Drive	2
SBALL33	King Street	2.8
SBALL34	Durley Chine, Off Storforth Lane	0.7
SBALL35	Tapton	0.8
SBALL36	Swaddale Allotments	0.8

- 10.17 There is also an issue over the quality of existing allotments with a significant amount being categorised as poor. But where demand for allotments continues to exist, the council will continue to maintain allotment facilities. It will only permit their loss, when there is a still evidence of demand, if they are replaced by a site of at least the same quality and accessibility.
- 10.18 In areas where there is an over-provision of allotments or they suffer from neglect or lack of demand, it has been the council's policy to only give consideration to alternative types of open space use, such as sports, woodland, greenways, parks, wildlife and play areas.

Table 30 Allotment sites with potential for alternative open space use

Sites and Boundaries Ref:	Name	Location (Ward)	Area	Potential Alternative Land Use
SBALL09 SBALL10 SBALL11	Goldwell 1 / Goldwell 2 / Westfield	Brockwell	1.19 / 0.73	Community Park
SBALL14	Horns Bridge	St Leonards	1.51	Greenway / Wildlife
SBALL17	Inkersall	Hollingwood & Inkersall	1.66	Children's Play
SBALL20 SBALL24	Middlecroft / Staveley Town	Middlecroft & Poolsbrook	0.91 / 0.97	Children's Play
SBALL29	Stonegravels / Highfields*	St Helens	4.17	Community Park
SBALL32	Campbell Drive*	Barrow Hill & New Whittington	2.0	Children's Play
SBALL27	New Whittington	Barrow Hill & New Whittington	2.60	Children's Play
SBALL03	Barrow Hill	Barrow Hill & New Whittington	1.0	Open Space / Woodlands / Reserve Land for Pitches
SBALL19	Mastin Moor	Lowgates & Woodthorpe	1.35	Woodland / Wildlife
SBALL34	Durley Chine*	Hasland	0.66	Children's Play
SBALL12	Grove Rd,	Moor	3.71	Children's Play

SBALL21	Old Whittington	Old Whittington	2.19	Children's Play
SBALL30	Coronation Road*/ King Street*	Brimington North	1.01 / 2.81	Children's Play
SBALL36	Swaddale Avenue*	S Helens	0.79	Recreation/Children's Play/Wildlife
*Private holding or allotment site				

Question for Consideration

Q40. Are there any allotments and smallholdings within the borough that are not listed in table 30?

Q41. Are there any parts of the borough where you consider new allotments should be provided?

Q42. Do you think that the allotments listed in table 30 should be used for another type of open space use? Should another type of use be put forward, if so why?

Local Nature Reserves and Local Wildlife Sites

- 10.19 There are different types of designation for the natural environment, covering statutory and locally designated sites. There are 3 Local Nature Reserves (statutorily protected) and 29 Local Wildlife Sites (locally designated). There are also a number of proposed Local Wildlife Sites all of these come under the protection afforded by Core Strategy policy CS8. Derbyshire Wildlife Trust makes recommendations for adding or removing sites from the register. There are no existing or proposed nationally or internationally designated sites, such as Sites of Special Scientific Interest (SSSI's), Special Areas of Conservation (SACs) or Special Protection Areas (SPAs) within the borough.

Table 31 Local Wildlife Sites and Local Nature Reserves

Sites and Boundaries Ref:	Location	Area (Ha)	Also LNR
SBLWS01	Birdholme Nature Reserve	3.5	
SBLWS02	Grasscroft Wood	9.1	
SBLWS03	Whittington Hospital Grounds	0.7	
SBLWS04	Brimington Field	8.3	
SBLWS05	West Wood & Parker's Wood	20.1	
SBLWS06	Ringwood Lake	3.5	
SBLWS07	Troughbrook Wood	1.9	
SBLWS08	Ireland Wildlife Area	8.2	
SBLWS09	Poolsbrook Flash	1.5	

SBLWS10	Doe Lea Flash	7.9	
SBLWS11	Hopewell Wood	3.8	
SBLWS12	Bluebank Pools	15.2	YES
SBLWS13	Spital Scrub	3.3	
SBLWS14	Tapton Fish Pond	0.6	
SBLWS15	Piccadilly Cottages Scrub	4.5	
SBLWS16	Watermeadows Nr. Breck Farm	14.8	
SBLWS17	Kings Wood & Disused Railway	11.5	
SBLWS18	Brockwell Reservoir	1.0	
SBLWS19	Brierley & Roughpiece Woods	47.5	
SBLWS20	Hudall Heap (southern part)	10.0	
SBLWS21	Pinnock North Flash	17.7	YES
SBLWS22	Netherthorpe Flashes	4.7	
SBLWS23	Ashgate Plantation	16.0	
SBLWS24	Three Nook Plantation	4.0	
SBLWS25	Newbold Spoil Heaps, Hills & Holes	8.7	
SBLWS26	Brearley Park Meadows	11.0	YES
SBLWS27	Holme Brook (Holmebrook Valley Park)	4.9	
SBLWS28	Oakfield Avenue Meadow	1.4	
SBLWS29	Chesterfield Canal	8.1	

Questions for Consideration

Q43. Do you think there are any other sites in the borough that should be considered as a Local Wildlife Site?

Q44. Should any of the existing Local Wildlife Sites, which are not also identified as a Local Nature Reserves, be considered for designation as Local Nature Reserves?

Trees, Woodland and Hedgerows

- 10.20 Trees, woodland and hedgerows are important habitats for biodiversity and the planning system has an important role in their protection. These habitats are also prioritized in the Chesterfield Greenprint (the council's biodiversity action plan) with targets to increase their coverage.
- 10.21 The council owns and manages a significant proportion of the borough's woodlands, often as part of Local Wildlife Sites and these areas will be allocated as such in the plan. Individual or small groups of trees can be protected under Tree Preservation Order (TPO) and important hedgerows are protected under the Hedgerow Regulations 1997.

Table 32 Mature Woodland Sites

Sites and Boundaries Ref:	Location	Area (Ha)	Mature or Developed
SBWOOD01	Skull and Crossbones Copse	0.46	Mature
SBWOOD02	Walton Plantation	2.44	Mature
SBWOOD03	Walton Flood Water Area	1.38	Mature
SBWOOD04	Green Cheese Pond (Someral)	0.79	Mature
SBWOOD05	West Wood	16.77	Mature
SBWOOD06	Hady Plantation	1.73	Mature
SBWOOD07	Linacre Road Copse	0.30	Mature
SBWOOD08	Sycamore Avenue (Boythorpe)	0.58	Mature
SBWOOD09	Dunston Road Verge	0.51	Mature
SBWOOD10	Cobnar Wood	1.07	Mature
SBWOOD11	Carr Wood	0.60	Mature
SBWOOD12	Broombank Road Wood	3.73	Mature
SBWOOD13	Thornfield Depot, Sheffield Road, Stonegravels	0.31	Mature
SBWOOD14	Troughbrook Wood	2.31	Mature
SBWOOD15	Elm Street Copse	0.56	Mature
SBWOOD16	Wheeldon Mill Plantation	1.55	Mature
SBWOOD17	Plover Wood	0.99	Mature
SBWOOD18	Woodside Close Copse	0.32	Mature
SBWOOD19	Tapton Wood	1.11	Mature
SBWOOD20	Tapton House Wood	1.13	Mature
SBWOOD21	Oxclose Plantation	1.13	Mature
SBWOOD22	Smeckley Close Woodland	1.17	Mature

Table 33 Developing Woodland Sites

Sites and Boundaries Ref:	Location	Area (Ha)	Mature or Developed
SBWOOD23	Chatsworth Court, Middlecroft	1.29	Developing
SBWOOD24	Pullman Close, Lowgates	0.67	Developing
SBWOOD25	Campbell Drive, Barrow Hill	0.55	Developing
SBWOOD26	Loundsley Green	0.26	Developing
SBWOOD27	River Drone, Brushes	0.94	Developing
SBWOOD28	Cemetery Lane	0.84	Developing
SBWOOD29	Hady playing fields, Hady	2.03	Developing
SBWOOD30	Damon Drive, Brimington	0.56	Developing
SBWOOD31	Rother Recreation Ground	4.84	Developing
SBWOOD32	Tapton Park	0.25	Developing
SBWOOD33	Spital Lane, Spital	0.28	Developing
SBWOOD34	Crow Lane, Tapton	0.71	Developing
SBWOOD35	Highfield Park	0.81	Developing
SBWOOD36	Bevan Drive	0.39	Developing
SBWOOD37	Holmebrook Valley Park	6.56	Developing
SBWOOD38	Westwood Lane	0.67	Developing
SBWOOD39	Poolsbrook Disused Railway Plantation	1.26	Developing
SBWOOD40	Poolsbrook Nature Reserve Plantation	7.67	Developing
SBWOOD41	Poolsbrook Country Park	16.79	Developing
SBWOOD42	Skull and Crossbones Copse	0.69	Developing

Question for Consideration

Q45. Can you identify any additional sites within the borough that could act as priority areas for new tree, woodland or hedgerow planting?

School Playing Fields and Sports Pitches

- 10.22 There are also a number of sports pitches and sports facilities throughout the borough which cater for recreational pursuits and sports such as football, cricket, rugby and tennis. Some of these facilities are already integrated within existing parks (see table X above) but most are within existing school boundaries.
- 10.23 Unless it can be demonstrated that sports pitches and playing fields are surplus to demands it is the council's intention to continue to protect them (via policy CS8 of the Core Strategy and paragraph 5.21).

Table 34 School Playing Fields

Sites and Boundaries Ref:	Location:	Area (Ha)
SBSPF01	Springwell Community School	6.74
SBSPF02	St Josephs Cathloic Primary	0.61
SBSPF03	Duckmanton Primary	1.48
SBSPF04	Netherthorpe	8.35
SBSPF05	Cavendish Junior School	0.74
SBSPF06	Brockwell Junior School	1.45
SBSPF07	Parkside Community School	1.95
SBSPF08	Newbold Community Lower School	3.89
SBSPF09	Dunston Primary	1.04
SBSPF10	Meadows Community School	4.62
SBSPF11	Hollingwood Primary School	0.77
SBSPF12	Hady Primary	2.41
SBSPF13	Brimington Junior	2.67
SBSPF14	Rother Junior	0.54
SBSPF15	Christ Church C of E Primary School	1.07
SBSPF16	Newbold Community Upper School	4.42
SBSPF17	St Mary's RC School	6.84
SBSPF18	Whitecotes Primary School	0.55
SBSPF19	Brookfield Community School	13
SBSPF20	Holme Hall Primary School	1.9
SBSPF21	Staveley Inkersall Primary School	0.87
SBSPF22	Mary Swanwick School	0.53
SBSPF23	Hasland Community School	4.1
SBSPF24	New Whittington Primary	0.84
SBSPF25	Barrow Hill County Primary	0.09
SBSPF26	Chantry Youth Club	2.48

Table 35 Private Sports Facilities

Sites and Boundaries Ref	Location	Area (Ha)
SBSP01	Langer Lane Sports Ground	3.42
SBSP02	Walton Dam	10.55
SBSP03	Chesterfield Lawn Tennis Club	0.98
SBSP04	GKN Sports Ground	2.72
SBSP05	Chesterfield Bowling Club	0.16
SBSP06	Old Whittington Welfare Club	0.19
SBSP07	Campbell Drive Sports Ground	1.19
SBSP08	Staveley Miners Welfare Football Club	1.65
SBSP09	Staveley Miners' Welfare Cricket Club	2.55
SBSP10	Boythorpe Inn Bowling Green	0.19

SBSP11	White Bank Close	4.87
SBSP12	Chester Street Welfare Club	0.42
SBSP13	Britannia Inn Bowling Club	0.13
SBSP14	Terminus Hotel Bowling Green	0.25
SBSP15	Hollingwood Hotel Bowling Green	0.22
SBSP16	Barrow Hill Driving Range	8.03
SBSP17	Staveley Hall	0.98
SBSP18	Hollingwood Miners Welfare	4.29
SBSP19	Manor Fields	2.5
SBSP20	Hollingwood Hotel	1.37
SBSP21	B2Net Stadium	1.73
SBSP22	Chesterfield Panthers Rugby Club	6.49

Question for Consideration

Q46. Have all of the borough's public or private playing fields and sports pitches been identified?

Q47. Should all of the borough's public or private playing fields and school pitches continue to be protected?

Local Green Space and Other Open Space

- 10.24 The borough also has a large number of smaller and more localised areas of open space and recreation. This includes areas of open space or play provision within housing areas. The majority of these facilities provide valuable recreational opportunities for local residents and the council will seek to protect them under Core Strategy policy CS8. However, some of these areas lack a role or suffer from neglect and lack of use. It may be appropriate to reallocate sites for other type of open space use or for new development (such as housing). Only those areas of limited benefit to local communities (whether environmentally or recreationally) should be considered for another type of use.

Table 36 Other Open Space

Sites and Boundaries Ref:	Location	Area (Ha)
SBOS01	Land at Woodside Close	0.28
SBOS02	Land South of Calow Lane	0.83
SBOS03	Coniston Way Recreation Ground	1.22
SBOS04	Land South of Church Street, Brimington	0.44
SBOS05	Middlecroft Road, Recreation Ground	0.76

SBOS06	Land at Edinburgh Road	0.75
SBOS07	Land off Poolsbrook Road	0.66
SBOS08	Land at Newbridge Lane, Brimington	0.22
SBOS09	Land North of Campbell Drive, Barrow Hill	0.61
SBOS10	Land south of Hunloke Avenue	0.95
SBOS11	Land off Woodleigh Close	0.65
SBOS12	Land off Stubbing Road	0.29
SBOS13	Land at Canal Wharf	0.19
SBOS14	Land at Markham Road, Duckmanton	0.23
SBOS15	Land of Tudor Street	0.34
SBOS16	Land at Central Walk	0.17
SBOS17	The Pingles	0.38
SBOS18	Land at Bevan Drive	0.13
SBOS19	Land at Milton Place	0.93
SBOS20	Land off Duke Street	0.62
SBOS21	Land off St Philip's Drive	0.37
SBOS22	Land at Cherry Tree Grove	0.25
SBOS23	Land of Ravensdale Close	0.38
SBOS24	Brockwell Hill, Peak View Road	0.63
SBOS25	Land south of Queen Street, Brimington	0.61
SBOS26	Land east of Oakamoor Close	0.47
SBOS27	Land south of Cartmel Close	2.08
SBOS28	Land off Circular Road	1.45
SBOS29	Land off Farm Close and Moston Walk	1.46
SBOS30	Land north and south of Harehill Road	3.12
SBOS31	Land north of Kirkstone Road	0.96
SBOS32	Land at Pondwell Corner, Brimington	0.55
SBOS33	Land at Mendip Crescent	0.69
SBOS34	Land south of Pear Tree Close	0.60
SBOS35	Land at Roecar Close	0.45
SBOS36	Land off Bramshill Rise and Keilder Close	1.34
SBOS37	Land at Coniston Road	0.20
SBOS38	Land at Manor Drive	0.14
SBOS39	Land at Kirkstone Road	0.27
SBOS40	Land of Damon Drive, Brimington	1.38
SBOS41	Land south of Thirlmere Road	0.64
SBOS42	Land off Windermere Road	1.22
SBOS43	Land of Breckland Avenue and Barnham Close	1.48
SBOS44	Land east of Wingerworth Way	1.04
SBOS45	Land off Wimborne Crescent	0.10
SBOS46	Land north of Sycamore Avenue	0.43
SBOS47	Land at Salisbury Avenue	0.36
SBOS48	Land at Darley Close	1.10
SBOS49	Land at Carlyon Gardens	0.26
SBOS50	Land at Staveley Hall	0.49
SBOS51	Land fronting Pevensey Court	0.27
SBOS52	Land south of Ambleside Close	0.50
SBOS53	Land at Rydal Crescent	0.62

SBOS54	Holme Brook Valley	9.00
SBOS55	Walton Plantation and Recreation Ground	3.36
SBOS56	Land between The Meadows and Linacre Road	0.46
SBOS57	Land at Maddon Close	0.30
SBOS58	Land at Summerskill Green	0.28
SBOS59	Land between Greenways and Lakeview Avenue	0.69
SBOS60	Shentall Memorial Gardens	1.20
SBOS61	Land at Old Peverel Road, Duckmanton	1.01
SBOS62	Land at Sycamore Road, Brimington	0.72
SBOS63	Land south of Chesterfield Rugby Club (new site)	3.88
SBOS64	Ashgate Road Allotment Gardens and Chester Street Recreation Ground	0.54
SBOS65	Worksop Road Playing Field	2.69
SBOS66	Broom Gardens Bowling Green	0.20
SBOS67	Playing Fields at Speedwell Infant and Staveley Junior School	1.15
SBOS68	Land east of Pine Street	0.21
SBOS69	Playing field east of South Crescent	0.15
SBOS70	Bowling Green rear off 136 Newbold Road (PH)	0.16
SBOS71	Cottage Close, Poolsbrook	1.00
SBOS72	Highfield Hall Primary School Playing Field	0.65
SBOS73	Newbold C of E Primary School	0.70
SBOS74	Bowling Green at Cottage Close	0.19
SBOS75	Playing Fields at Ashgate Croft School	1.39
SBOS76	Land east of Staveley Road, Poolsbrook	8.33
SBOS77	Pearson Recreation Ground	1.18
SBOS78	Land off Wardgate Way	1.36
SBOS79	Oxclose Plantation	1.08
SBOS80	Land west of Sheffield Road adjoining Birch Hall Golf Club	1.17
SBOS81	Land off Newbridge Lane, Old Whittington	2.91
SBOS82	Wheeldon Mill Plantation	1.44
SBOS83	Plover Wood	1.03
SBOS84	Land off Westwood Lane	0.63
SBOS85	Land off Hady Hill and Spital Lane	0.59
SBOS86	Hady Plantation	2.29
SBOS87	Land off Kinder Road and Dovedale Avenue	1.39
SBOS88	Troughbrook Wood	1.93
SBOS89	Staveley Canal Basin	4.98
SBOS90	West Wood	25.79
SBOS91	West of Cottage Close	1.04
SBOS92	Land of Station Lane/Hilltop Road	0.76
SBOS93	Land off Old Road and to the Rear of Old Hall Junior School	1.84
SBOS94	Hunloke Community Garden and Recreation Ground	1.56
SBOS95	Hady Hill Recreation Ground	1.81
SBOS96	Chesterfield Skatepark	2.52
SBOS97	Land south of Gregory Lane, Brimington	3.62
SBOS98	Franklyn Drive Recreation Ground and Allotment Gardens	1.68
SBOS99	Land east of Silverwell Drive	2.27
SBOS100	Land East of Cambrian Close	0.73

Questions for Consideration

Q48. Do you think we should continue to protect all or part of the above sites in Table 36?

Q49. Are there any other areas where you think there should be play areas or open space?

10.25 The National Planning Policy Framework (paragraphs 76, 77 and 78) states that local communities through local and neighborhood plans should be able to identify for special protection green areas of particular importance to them. Local Green Space designation will not be appropriate for most green areas or open space and should only be used where:

- the green space is in reasonably close proximity to the community it serves, and
- the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife, and
- the green area concerned is local in character and is not an extensive tract of land.

10.26 Presently, one application has been made for consideration to be given to Sheepbridge Fields as a potential Local Green Space designation. Supporting evidence has been provided and is attached within appendix 3.

Table 37 Potential Local Green Space Designations

Sites and Boundaries Ref:	Location	Area (ha)
SBLGSD01	Sheepbridge Fields	4.05

Questions for Consideration

Q50. Are there any areas within Chesterfield borough that are suitable for designation as a Local Green Space in line with the NPPF (para 10.29)? (Please provide justification)

Q51. Does the submitted evidence support Sheepbridge Fields application as a potential Local Green Space designation. (see Appendix 3)

11.0 **Green Belt**

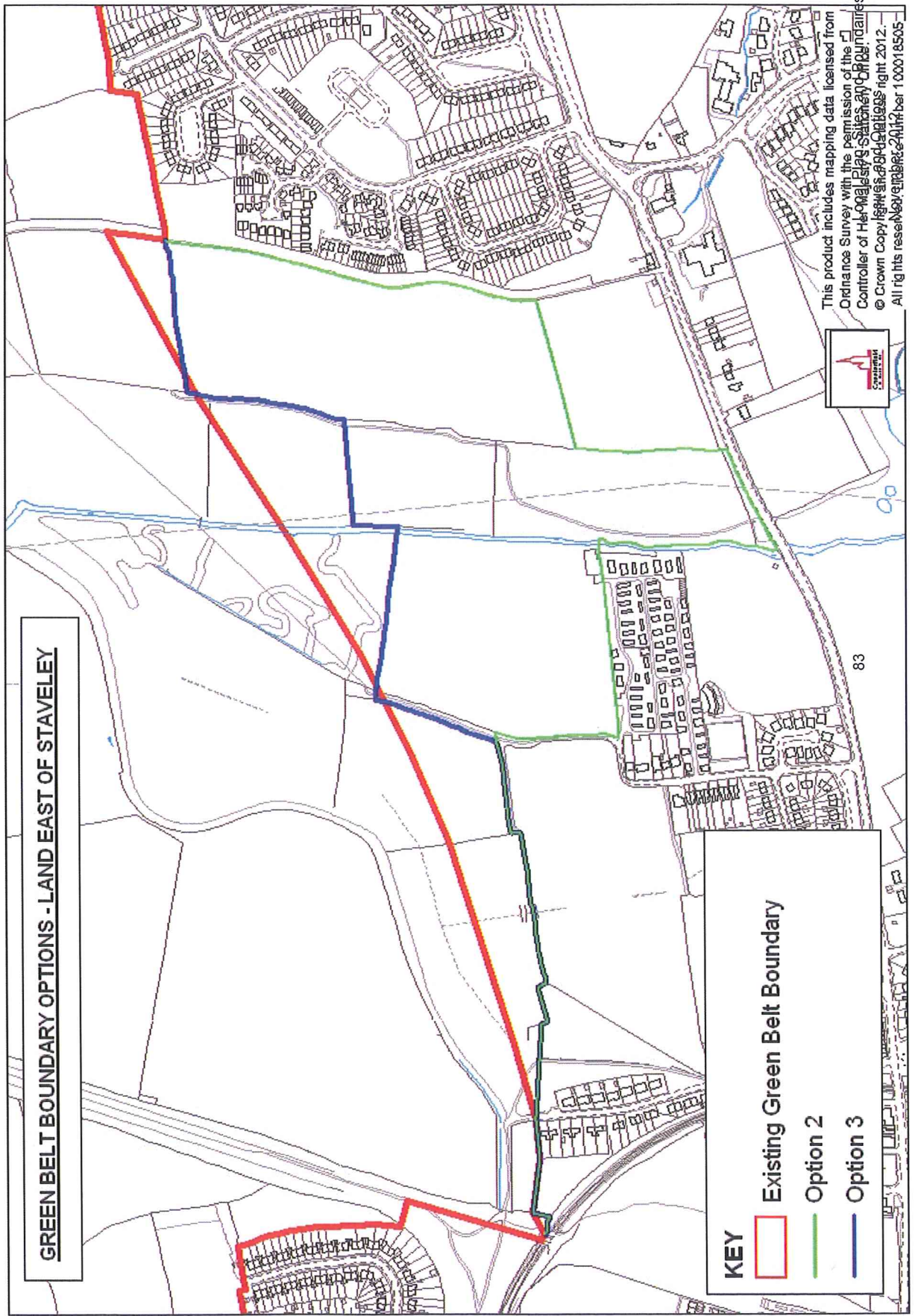
- 11.1 There continues to be a Green Belt around the north, west and south-west of the borough. Policy CS1 in the Core Strategy states that it will be maintained.
- 11.2 There are no plans to make any changes to the extent of the Green Belt, but in an area east of Staveley, the removal of a safeguarding line on land previously protected for a road scheme (now been dropped from the county council's programme), has resulted in the Green Belt boundary following no recognisable feature on the ground and where there is now no prospect of such a feature being constructed.
- 11.3 The National Planning Policy Framework Section 9 Protecting Green Belt Land, (paragraph 83) stresses that changes to the Green Belt should only be made in exceptional circumstances. Paragraph 85 also advises that planning authorities should define Green Belt boundaries clearly, using physical features that are readily recognisable and likely to be permanent.
- 11.4 In the area east of Staveley and north of Lowgates, between Bellhouse Lane and Mastin Moor, the 1986 Green Belt boundary was drawn anticipating the imminent completion of what was then called the Staveley-Brimington Bypass (see paragraphs 4.22 and 4.23 of the North East Derbyshire Green Belt Local Plan 1986. The Green Belt boundary drawn then, to the north of Lowgates, and round Mastin Moor, relied on the future road as the feature which would define its southern edge. The Staveley-Brimington Local Plan adopted by the borough council in 1984 shows the southern edge of the safeguarded road line following exactly the same line.
- 11.5 The Green Belt boundary in this area was confirmed in the adopted 1996 Chesterfield Borough Local Plan, but by the time that plan was drawn up, the safeguarded road line was shown differently, taking up less land and being further north and within the Green Belt (the safeguarding for the road line having been altered in the meantime). So, whilst the wider justification for having Green Belt here remains the same as in 1986, the connection with the safeguarded road line has been lost. In neighbouring Bolsover, east of Mastin Moor, the whole safeguarded road line up to M1 junction 30 has been in the Green Belt since its inception and remains so.
- 11.6 The new road schemes in association with the Markham Vale development have removed the need for the eastern section of the old Staveley-Brimington Bypass, going from Staveley to M1 junction 30 at Barlborough. That section of the historic scheme now does not feature at all in the programme in the Third Derbyshire Local Transport Plan. The current safeguarding of the road line is therefore

expected to be removed soon, so that the line serves no current or future purpose as a Green Belt boundary.

- 11.7 Prior to the approved 1986 green belt boundary showing the alignment with the safeguarded road line, the (1975) North East Derbyshire Interim Green Belt Map showed the green belt boundary extending southwards with a frontage on the A619 between Staveley and Mastin Moor.

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Map 14 Green Belt Boundary Options – Land East of Staveley



11.8 With reference to Map 14 we would like your views on the following options:

1. **Maintain the current green belt boundary between Staveley and Mastin Moor, following the safeguarded road route.**
2. **Alter the boundary to reflect the original position prior to the safeguarded road route (i.e. the boundary shown in the (1975) North East Derbyshire Interim Green Belt Map).**
3. **Keep the boundary as near as possible to the current one but re-draw it following identifiable features on the ground (e.g. field boundaries).**

Question for Consideration

Q52. Which of the options highlighted in Para 11.8 is the most appropriated approach to take to the Green Belt at Land East of Staveley?

Safeguarded Land

- 11.9 In line with paragraph 85 in the NPPF the council are considering whether it is necessary to identify in the plan an area of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period.
- 11.10 Any identified safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development.
- 11.11 An area considered for allocation as 'safeguarded land' in the borough is Land North of Dunston.

Question for Consideration

Q53. Is it appropriate for Land North of Dunston to be considered as an area of 'safeguarded land', which will satisfy long-term development needs well beyond the plan period?

12.0 Infrastructure – Safeguarding Sites

- 12.1 To support Core Strategy policy CS3 Infrastructure Delivery, some infrastructure providers require sites to be safeguarded for a specific uses.
- 12.2 Yorkshire Water is the only infrastructure provider so far that has identified sites for infrastructure requirements that require safeguarding. Yorkshire Water has two large waste water treatment works (WWTW) within the borough which require safeguarding. They are at Old Whittington and Staveley.

Table 38 Infrastructure Safeguarding Sites

Sites and Boundaries Ref:	Location	Area (Ha)
SBISS01	Old Whittington Waste Water Treatment Works	25.43
SBISS02	Staveley Waste Water Treatment Works	18.47

Education – Notified Sites

- 12.3 Chesterfield Borough Council is required to safeguard land for education purposed when notified by Derbyshire County Council, the education authority. Presently two sites are notified at Netherthorpe and New Whittington for education purposes.

Table 39 Education Notified Site

Sites and Boundaries Ref:	Location	Area (Ha)
SBENS01	Norbriggs Road, Netherthorpe	1.97
SBENS02	New Whittington (alternative site)	2.22

Question for Consideration

Q54. Are there any further sites that are required to be safeguarded for infrastructure requirements in the future?

13.0 Renewable Energy

- 13.1 The 2010 Renewable and Low Carbon Energy Study, carried out by Element Energy for Chesterfield Borough Council, undertook assessments and analysis on the different types of technologies that could be suitable for the borough. Three forms of technology were identified as being potentially viable for use within the borough. These were hydro, wind and potential district heating schemes.

Issues

- 13.2 The technologies all provide areas of search for potential development which could be delivered by individual stand-alone schemes or by integrating with larger developments. These search areas will be subject to viability testing, which may mean that highlighted technologies will not be delivered if schemes prove unviable.

Hydro

- 13.3 Six sites with a capacity of 20-50kW are identified as 'potential win wins'. These are sites of medium sensitivity and medium power where a hydropower scheme with a fish pass could deliver an improvement in the local environment as well as renewable energy. The intention is that developments that adjoin these 'potential win wins' will need to investigate whether developments is able to capitalise on the benefits from the implementation of hydro.

Table 40 Hydro Opportunity Site

Sites and Boundaries Ref:	Location
<i>SBHYD01</i>	Sittingmill Farm
<i>SBHYD02</i>	Chesterfield Canal adjacent Troughbrook Road
<i>SBHYD03</i>	Mill Green, Staveley
<i>SBHYD04</i>	Bluebank Wood
<i>SBHYD05</i>	Brimington Road Allotment Gardens
<i>SBHYD06</i>	Adjacent to Owen Falls

Question for Consideration

Q55. Are there any reasons why any of the identified Hydro Opportunity Sites are unsuitable for the possible generation of hydro-power?

Wind

- 13.4 The optimum sites, in terms of wind resource and freedom from constraints, lie on land in the north of the borough, within the Green Belt north of Barrow Hill. The locations of with average wind speeds of 6m/s or more and lying 350m from housing are identified as 'Wind Opportunity Areas'.

Table 41 Wind Turbine Search Areas

Sites and Boundaries Ref:	Location	Site Area (Ha)
SBWIND01	Land east of Staveley Lane	65.6
SBWIND02	Land north of Foxlow Junction	41.7
SBWIND03	Land east of Hawthorne Hill Farm	17.8
SBWIND04	Land south and adjoining Poolsbrook Country Park	23.0
SBWIND05	Land east of Woodthorpe Hall Farm	13.9
SBWIND06	Land west of Parker's Wood	5.4
SBWIND07	Land east of Parkgate Lane	6.3
SBWIND08	Land north of Roughpiece Wood and Brierley Wood	22.2
SBWIND09	Land north of Gregory Lane	5.4
SBWIND10	Land north west of Brearley Hall	24.8

Question for Consideration

Q56. Are the areas of search appropriately defined?

Q57. Should the council consider allocating a specific site for a wind farm or turbines within the Sites and Boundaries DPD?

District Heating Systems

- 13.5 A heat density mapping exercise highlighted three areas of the borough that have potential to support district heating schemes – Chesterfield Town Centre, particularly the Northern Gateway area, land south of Chatsworth Road, and the Staveley and Rother Valley Corridor. These areas are identified and will be identified within the Sites and Boundaries DPD as District Heating Opportunity Areas. In the three District Heating priority areas developments will be expected to connect to or be designed for future connection to community networks where appropriate.

14.0 Historic Environment

- 14.1 With regard to the Core Strategy policy CS18 Historic Environment, it will not be necessary to show and identify all heritage assets within the borough within the Sites and Boundaries DPD, as they will only demonstrate a snapshot in time. Listed Buildings, Conservation Areas and other heritage assets can be identified at any time and modified, the boundaries for all heritage assets are held within Historic Environment Record (HERS) and will be used for the implementation of the Core Strategy Historic Environment policy.

Historic Town Centre Core

- 14.2 In line with paragraph 5.78 of the Core Strategy, a boundary showing the Historic Town Centre Core needs to be known to designate known concentrations of important archaeological remains. This boundary will identify areas within the town centre that will require an archaeological evaluation to be carried out where it is proposed that the ground surface will be disturbed.

Table 42 Chesterfield Historic Town Centre Core

Sites and Boundaries Ref:	Location	Site Area (Ha)
<i>SBCTCHC1</i>	Chesterfield Town Centre Historic Core	40.7

Questions for Consideration

Q58. Does the Chesterfield Town Centre Historic Core cover an appropriate area?

15.0 Transport

- 15.1 Core Strategy policy CS20 Major Transport Infrastructure highlights the need for the council to safeguard land for transport schemes within this Sites and Boundaries document.

Land for safeguarding of transport schemes

- 15.2 Derbyshire County Council is the highway authority and it is responsible for producing and implementing the Local Transport Plan. The County Council has asked that the only route within the Borough which the County Council would wish to see safeguarded is the A619 Staveley-Brimington Bypass.
- 15.3 The land required to be safeguarded has been reduced from what was safeguarded previously in the 2006 Replacement Chesterfield Borough Local Plan. Land is still required to be safeguarded from the A619 'Sainsbury's' roundabout to the Staveley Northern Loop Road Phase 2. The section of the Bypass east of the Northern Loop Road is no longer required by the County Council for safeguarding.
- 15.4 Land has also been identified for the Whitting Valley Link Road, this alignment as been part of the development plan since 1996. As part of Issues and Options we are seeking your views on whether this potential link should continue to be pursued.

Table 43 Land for safeguarding of transport schemes

Sites and Boundaries Ref:	Location
SBTRANS1	A619 Staveley-Brimington Bypass
SBTRANS2	Whitting Valley Link Road

Questions for Consideration

Q59. Is it appropriate to continue to safeguard land for the transport schemes highlighted in Table 43?

Q60. Should any of the transport schemes consider different alignments?

Chesterfield Strategic Cycle Network

- 15.5 Following a need identified in the accessibility strategy for North Derbyshire and demands from the Chesterfield Cycle Campaign the Derbyshire County Council (DCC) has developed a wider strategic cycle network for Chesterfield and made it part of the Local Transport Plan.

- 15.6 The Core Strategy states that, wishes to identify and improve a network of cycling routes (paragraph 5.85). Policy CS19 (b) confirms this intention and links it to the way that development proposals will be handled.
- 15.7 An initial meeting identified potential strategic routes between generators of demand for cycle routes e.g. residential areas and attractors e.g. shops schools and businesses. Officers from relevant sections of the county and borough councils and members of the Chesterfield Cycle Campaign then met on site to painstakingly identify potential strategic routes on the ground.
- 15.8 The proposed Chesterfield Strategic Cycle Network consists of ten routes:-
- Route 1 Chesterfield Trading Estate to Storforth Lane
 - Route 2 Dunston to Walton
 - Route 3 Holme Hall to Hady
 - Route 4 Ashgate to Duckmanton
 - Route 5 Walton to Hollingwood
 - Route 6 Orbital
 - Route 7 Old Whittington to Hasland
 - Route 8 Dunston to Walton
 - Route 9 Trans Pennine Trail
 - Route 10 New Whittington to Hasland
- 15.9 It is important to stress that this is a considerable project which will take many years to complete and is dependent on resources, available funding and also land-use re-development. Therefore the production of these strategic routes marks the start of a long-term project, the aim is to ensure that links are delivered as and when the opportunity arises, in a consistent manner, in order to deliver a complete cycle network.
- 15.10 The Chesterfield Strategic Cycle Network will be shown on the Sites and Boundaries Proposals Map as a consideration for new development.

Questions for Consideration

Q61. Are there further routes or links which would improve the strategic cycling network and are practically achievable? (Please indicate where these would run).

Network of Walking Routes

- 15.11 The Core Strategy states that, as with the Strategic Cycling Network, the council wishes to identify and improve a network of walking routes (paragraph 5.85). Policy CS19 (b) confirms this intention and links it to the way that development proposals will be handled.
- 15.12 The current network of walking routes is the existing pattern of footpaths, bridleways, highways and other rights of way. These are all the responsibility of the local highway authority, Derbyshire County Council, but the borough council has a role to play as local planning authority and as an owner of land (including many parks and recreation grounds) throughout the borough.
- 15.13 Map 33 shows the current Footpaths and Bridleways which are believed to be available within the borough for the use of walkers. Derbyshire County Council has not made a statutory map of these rights of way so this map is a working document that should not be used for any formal purposes; the borough council's best attempt to represent the network. Under the Countryside and Rights of Way Act 2004 the county council produces both a managed plan for the network and an improvement plan. These can be viewed on the county council's website.
- 15.14 To help the borough council in its work as a partner in facilitating these improvements and as local planning authority, the network could be shown on the Sites and Boundaries Proposals Map as a consideration for new development. To that end, key improvements need to be identified, whether to be achieved through formal additions to the network, or through permissive agreements and informal measures.

Questions for Consideration

Q62. Are there further routes or links which would improve the network of walking routes and are practically achievable?
(Please indicate where these would run).

16.0 Place-Shaping Policies

- 16.1 Within the Core Strategy five specific Place Shaping Policy Areas are identified as: Chesterfield Town Centre, Chatsworth Road, Waterside and Potteries, Markham Vale and the Staveley and Rother Valley Corridor. These areas are places where significant growth and change is likely to occur. As part of the Sites and Boundaries DPD process specific boundaries are to be identified within which the Core Strategy policies PS1 – PS5 will apply.

Table 44 Place Shaping Areas

Core Strategy Policy	Location	Footprint (ha)
PS1	Chesterfield Town Centre	80.3
PS2	Chatsworth Road	36.2
PS3	Waterside and Potteries	49.3
PS4	Markham Vale	65.2
PS5	Staveley and Rother Valley Corridor	187.5

Questions for Consideration

Q63. Are the boundaries identified appropriate to the five Place-Shaping Areas?

17.0 Travellers Sites

- 17.1 The Derbyshire Gypsy and Traveller Accommodation Assessment 2008 (GTAA) suggested that Chesterfield Borough be considered as a location for new sites in the north of the county. A review of the evidence by the Regional Spatial Strategy process evidence, however, found that no specific need was demonstrated for one a site in the borough. The GTAA 2008 was based on evidence collected in 2007 and the study anticipated that it would be refreshed after five years.
- 17.2 The government has published guidance Planning Policy for Travellers in March 2012. This guidance takes travellers to mean gypsies and travellers and travelling showpeople. This policy guidance requires local planning authorities to make a robust assessment of need for sites for travellers and to identify and update annually a supply of sites to meet pitch targets set to meet the need identified. The council is seeking to update the existing GTAA study alongside other local planning authorities in Derbyshire.
- 17.3 If the updated assessment identifies a need for sites in the borough, the council will identify deliverable sites and allocate site/s accordingly in the Local Plan: Sites and Boundaries. Depending on the timescale of the updated assessment and any proven need for sites, proposals would need to be raised at 'preferred options' stage in order to inform the preparation of the Local Plan: Sites and Boundaries. Otherwise, a proven need for sites would trigger a review of the Local Plan: Sites and Boundaries.

18.0 Other Requirements

- 18.1 Sometimes sites, boundaries or specific use requirements have not been identified either through them not being picked up in evidence base studies or through sites/ service providers having new requirements or just that landowners were not aware of the LDF status. Nonetheless there is still opportunity to identify sites for potential uses that are in conformity with the spatial strategy identified within the Core Strategy or have an exceptional reason to be considered for inclusion within the Sites and Boundaries DPD.

Question for Consideration

Q64. Are there are further sites or boundaries that have not previously been identified within the Issues and Option document that should be considered for inclusion within the Sites and Boundaries DPD?