

## **North Wingfield Parish Council's submission to Local Plan consultation**

The Parish Council oppose any further largescale housing development in the village, particularly if it is not accompanied by significant improvements to the local infrastructure.

ONS figures suggest that in the decade between 2011 and 2021, the number of properties in North Wingfield increased from just under 3,000 to just over 3,000 dwellings. However, since then the village has seen substantial house building, with major developments at sites 45792, 45791, 45834 (in the region of 800-900 properties), along with smaller sites at 45641 (50 properties), 45795 (70 properties) and 45617 (65 properties), either under construction or with planning consent. Consequently, approximately 1,000 plus properties have been built or received planning permission in the last 6 years or so, a 30% increase in the size of the village. The additional land identified in the consultation document is enough for approximately a further 1,700 properties if every site were granted, meaning the village would have almost doubled in size since 2011.

However, there has been no major increase in the local infrastructure to accompany this development. With the exception of contributions to education provision and social housing, there has been minimal support for other local infrastructure.

In particular, except for the recent S106 contribution towards improvements of the recreational facilities on the former Deincourt School playing fields, little has been done to improve existing recreational spaces. What is being proposed happens on a site-by-site basis, rather than as part of an overall plan, potentially resulting in a patchwork of recreational sites that are sufficient for gaining planning permission but fail to meet the needs of the community.

Applying recently used DCC S106 funding formula, this suggests that 1,700 properties would result in an additional 425 primary school aged pupils (subject to declining birth rates), the equivalent of a large new primary school, 306 secondary school aged children, and 119 post-16 aged children. DCCs internal "snapshot" analysis of school places dated January 2025 suggested that, based on projections known at the time, North Wingfield Primary School would already be at capacity (420 pupils) within 5 years, even before any of the sites subject to consultation received planning consent.

The local road network, particularly the junction of Chesterfield Road and the A6175 St Lawrence Road, struggles to cope with the volume of traffic at peak times, with vehicle tailbacks on the B6038 stretching as far back as the Community Centre. The A6175 itself, just after the junction with Ayncourt Road as far as the junction with site 45835, narrows due to on-street parking on both carriageways, with limited passing places. The lack of highway infrastructure currently in the village and the problems associated with

it will only be escalated with more major developments, resulting in increased risk of accidents.

The Five Pits Trail is a major and important local feature in the village that is well used both by both residents and people from further afield. However, rather than traversing open countryside, it is increasingly becoming the boundary for new developments, such as site 45834, with many of the proposed sites continuing this trend. Such development is changing the nature of the Trail as it crosses North Wingfield, risking turning it into little more than a ginnel through a large housing estate. The proposed development sites in the north-east of the parish remove the final area of settlement gap between North Wingfield and Holmewood, creating a continuous urban sprawl along the north of the A6175. The settlement gap between North Wingfield and Grassmoor and North Wingfield and Lower Pilsley are also reduced by these proposals. Again creating the impression of one large conurbation, rather than a series of former mining communities with their own identities and sense of place.

The “internal village settlement gaps” are also threatened by these latest sites. The Highfields and Hillyfields locations in the village are all but merged, and the latest proposals begin a merging of the Hillyfields and Little Morton areas of the village.

Were any development to take place, adequate provision of social rented property should be included so as to meet local need for such property.

### **Site specific comments**

#### **Site 45262 land to the West of Feld Lane**

This site would be a major intrusion into the countryside, further narrowing the local settlement gap, and creating a continuous urban sprawl north of the A6175. Its northern and western boundary follows the route of the Five Pits Trail, further undermining the nature of that right of way, especially if site 45236 were also to be developed. Its far north western boundary would also be in close proximity to the Wolfie Pond fishing area. Immediately north of the site are two applications for solar arrays and battery storage systems (ref:26/00260/MFL and 26/00260/MFL), whilst to the east of those site is site 45641. Were all of these developments to be granted the result would be continuous development between North Wingfield, Grassmoor and Holmewood, changing the nature of the Five Pits Trail which would bisect it on an east-west axis, as well as providing the southern boundary. It would also mean that development permission has been granted for approximately 1,000 dwellings in this location when added to sites 45792, 45791 and 45835. Consideration should be given to the adequacy and location of recreational space so as to prevent the piecemeal development of pocket handkerchief size spaces that fail to serve the community. Were development to be permitted a buffer zone should be included between it and the Five Pits Trail.

### **Site 45077 land behind 289-339 Williamthorpe Road**

This site appears to be landlocked with no detailed access shown, other than via site 45262. Development would be out of character with the remaining area. To its east are allotments and to the north and west is open farmland. Development of this site would reduce the settlement gap between North Wingfield and Holmewood.

### **Site 45094 Land to the side and rear of Goodacres, Tibshelf Road**

This site is a continuation of site 45834. It avoids being bounded by the Five Pits Trail to the south west and, were it to be granted, any recreational space associated with this site should be coordinated with the neighbouring site so as to avoid the creation of a patchwork of sites in close proximity to each other.

### **Site 45260 land to East side of St Lawrence Road**

This site is in close proximity to the village conservation area and listed buildings. If granted in full, it would be bisected by two public rights of way that cross over farmland and lead into the wider PRoW network, including the Five Pits Trail. It would be visible from the countryside to the east and south east and is close to sites further south that were previously refused due to remnant fossilised strip. Currently, it separates the Hillyfields area of the village from the Little Morton area and is the last undeveloped parcel of land south of the A6175 as it passed through the village. Access would be via the A6175, opposite the junction of the B6038 Chesterfield Road, and may add to the existing congestion and highway safety issues at that location.

### **Sites 45126 and 45892 5 Little Morton Road**

These sites would involve a major intrusion into the countryside, crossing the nearby brook to the east, where it also crosses a PRoW. It would be out of character with the area and be visible from the east and south east. Previous applications to the south were refused due to remnant fossilised strip and it is likely that this site is of the same character. Access to the sites is likely to be dependent upon the development of site 45260 which would add to the highway concerns related to the development of that site.

### **Site 45236 land North of Williamthorpe Road and East of Chesterfield Road**

This site straddles a brook and is in effect two sites. One accessed off Williamthorpe Road and a larger site accessed off of Chesterfield Road. The Chesterfield Road site is bounded for most of its north and eastern limit by the Five Pits Trail and, if granted in full, joins up with site 45262 to create continuous housing development along the entire northern length of the A6175 from Holmewood to North Wingfield. It would mean that the Five Pits Trail throughout its entire length through North Wingfield would be bounded by housing on at least one side, a consequence that would

seriously undermine the purpose of the Trail. The Alma Road area of North Wingfield lacks a child's play area and there is already inadequate formal recreational space in the village. At its Northern limit, this development would narrow the settlement gap between North Wingfield and Grassmoor. Access to the southern site of this development would be off the A6175 Williamthorpe Road at a point where the road starts to narrow, which may raise highway concerns.

### **General Comments**

Whilst opposing further large-scale developments, the Draft Local Plan should take account of the following issues, especially if it were to include any large-scale development in North Wingfield:

- Review and strengthen the Local Settlement Gap designations to prevent the merging of North Wingfield with neighbouring villages.
- Actively prevent the further merging of North Wingfield with Holmewood by ensuring there isn't development along the entire length of the A6175.
- Protect the integrity and purpose of The Five Pits Trail and prevent it from simply being a boundary, or worse, a ginnel running the length of the new developments.
- Include a plan for recreational space in the village so as to prevent the piecemeal development of a patchwork of sites that fail to meet local needs but are sufficient to gain planning consent for a site.
- Take account of the local road network, especially:
  - the junction of the A6175 St. Lawrence Road & B6038 Chesterfield Road,
  - the nature and limitations of the A6175 Williamthorpe Road either side of the point where it is crossed by the Five Pits Trail
  - note the highway safety concerns regarding the junction of the A6175 St. Lawrence Road & Little Morton Road,
  - access to the A6175 St Lawrence Road from Church Lane for traffic travelling to and from Pilsley.
- Require developments to provide adequate social rented housing to meet local need and give priority to Rykneld Homes as the partner with such provision.
- Understand the impact of educational provision, especially primary aged children, and include a solution in the Draft Local Plan.
- Understand the local GP provision and include a solution in the final Draft Local Plan.