

Results of Gypsy and Traveller Sites consultation

The Gypsy and Traveller Sites Consultation included six potential sites out of a total of 46 former garage sites that had been through the site assessment process. However, all 46 sites were referenced in the consultation alongside an initial assessment of their availability and suitability.

The public consultation started on 12th February 2018 and closed on 26th March 2018. A total of 829 representations had been received from 749 respondents.

Two petitions were received: Barrow Hill Residents (Number of signatories 17) and Grangewood Residents (Number of signatories 469).

Outcome

The potential sites at Miller Avenue, Brooks Road, Bevan Drive, Birchwood Crescent, Keswick Drive and Atlee Road are not included in the pre-submission consultation version of the Chesterfield Borough Local Plan

The site at Hady Lane with existing planning permission for two pitches be included in the pre-submission consultation version of the Chesterfield Borough Local Plan as an allocation specifically for the purpose of gypsy and traveller pitches.

The suitability of the site proposed at the corner of Whittington Road and Staveley Road was investigated. The site was later withdrawn by the landowner.

Summary of Representations by Site

Site 32 -Miller Avenue, Mastin Moor

No significant issues with this site were raised by statutory or general consultees although Derbyshire Gypsy Liaison Group identified that, if the site were allocated, direct access from Renishaw Road would be preferred.

Key issues raised by residents included access to the site and the issue of on-street parking, footpaths across the site, issues accessing GP services, school capacity, general amenity, and a preference to see the site developed for bungalows.

This site had been identified in the current planning application for 650 houses south of the A619 at Mastin Moor as a potential location for bungalows as part of the requirement for affordable housing that would arise from the proposed development. Chatsworth Settlement Trustees, who are proposing the scheme, have submitted an objection on this basis.

Although the Clinical Commissioning Groups (CCG) covering Chesterfield Borough have indicated that there is sufficient capacity in GP services for the area, responses from residents have identified specific and significant issues accessing services in this location, with lengthy waits for appointments and callers being redirected to services in other parts of the borough (Grangewood and Inkersall primarily).

Derbyshire County Council has indicated that, whilst there is currently sufficient capacity in primary school provision to serve the site, this may change should the land south of Mastin Moor be developed.

Site 124 – Bevan Drive, Inkersall

Derbyshire Wildlife Trust (who advises the council on biodiversity agreements under a service level agreement) has objected to this site on the basis of the potential impact on Ancient Woodland. The Woodland Trust has also objected on these grounds. Derbyshire

Gypsy Liaison Group does not support the site on the basis that on-street parking would make access to the site difficult for any occupiers.

Key issues raised by residents included the impact on the woodland, existing problems with on-street parking, GP capacity, school capacity, general impact upon amenity, concerns that waste water would rely on pumping to sewers, and loss of public access to the site.

Although the CCG have indicated that there is sufficient capacity in GP services for the area, responses from residents have identified specific and significant issues accessing services in this location, with lengthy waits for appointments and callers being redirected to services in other parts of the borough. DCC have indicated that there would be sufficient education capacity to meet the need arising from the site.

Evidence has been provided from residents of the problems caused by on-street parking, including damage to verges and difficulty in refuse vehicles serving properties in the area.

Objections have also been received from Wildgoose Construction Ltd, who are seeking to develop a site off Bevan Drive to the north of the site.

Site 341 – Brooks Road, Barrow Hill

No significant issues were raised by statutory or general consultees, although DCC did raise uncertainty about the potential future impact of the regeneration of Staveley Works on primary school capacity.

Derbyshire Gypsy Liaison Group raised some concerns over on street parking but felt the site could make a suitable family site.

Key issues raised by residents included lack of services in Barrow Hill, isolation, general impact on amenity and a specific issue with a right of access across the site to the fields beyond.

During the consultation process, residents made reference to historic issues between some residents and elements of the traveller community that had required significant intervention of authorities including the council and police.

Residents have provided evidence of the difficulties of on street parking in the area, and it has been identified as an issue by the council.

Site 356 - Birchwood Crescent, Grangewood

No significant issues were raised by statutory or general consultees

Derbyshire Gypsy Liaison Group considered the site could be suitable but queried its availability given the apparent level of use.

Key issues raised by residents included issues with anti-social behaviour, impact upon amenity, crime, devaluation of property, community cohesion and the potential for unauthorised expansion.

The issue of anti-social behaviour and crime was a significant one for residents, with the majority of comment referring to existing difficulties in the area and the potential for pitches to exacerbate this through friction with some residents or Gypsies/Travellers being blamed for the activities of others.

Site 358 - Atlee Road, Inkersall

The site would not meet the access requirements set out by Derbyshire Fire and Rescue Service. No other significant issues were raised by Statutory or General Consultees.

Derbyshire Gypsy Liaison Group considered the site unsuitable due to the narrow access.

Key issues raised by residents included GP capacity, school capacity, general impact upon amenity (including overlooking), and inadequate access to the site.

Although the CCG have indicated that there is sufficient capacity in GP services for the area, responses from residents have identified specific and significant issues accessing services in this location, with lengthy waits for appointments and callers being redirected to services in other parts of the borough. DCC have indicated that there would be sufficient education capacity to meet the need arising from the site.

Objections have also been received from Wildgoose Construction Ltd, who are seeking to develop a site off Bevan Drive to the west of the site.

Site 365 – Keswick Drive, Newbold

The site would not meet the access requirements set out by Derbyshire Fire and Rescue Service. DCC expect places at Dunston Primary School to be limited by the development of 300 dwellings to the north of Dunston. The Coal Authority identified an Ironstone mine entry on the boundary of the site that has the potential to impact on surface stability (and would need to be considered at any planning application stage). No other significant issues were raised by Statutory or General Consultees.

Derbyshire Gypsy Liaison Group considered the site unsuitable due to the narrow access.

Key issues raised by residents included impact upon amenity, inadequate access, presence of an electricity substation, school

capacity, GP provision, concern over travellers operating businesses from the site, and existing use of garages.

Objections have been received from the developers of a site nearby on Keswick Drive.

Although the CCG have indicated that there is sufficient capacity in GP services for the area, responses from residents have identified specific and significant issues accessing services in this location, with lengthy waits for appointments and callers being redirected to services in other parts of the borough. DCC have raised concerns over the capacity of primary education due to the planning permission for 300 dwellings north of Dunston which will use up existing capacity (although contributions have been secured for additional capacity).

Consultation responses and revised site assessments

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In order to process the large number of representations efficiently and to effectively analyse the key objections, commonly reported issues were summarised as follows:

<p>Anti-Social Behaviour – Concerns that the allocation of the site would cause problems with anti-social behaviour and the potential for existing problems in an area to be exacerbated by the allocation of a site.</p> <p>Biodiversity – Concerns over the loss of protected and non-protected species alongside the potential loss of green space and trees that any associated infrastructure would cause.</p> <p>Cohesion/ Peaceful co-existence – concerns that a Gypsy and Traveller family may not be able to integrate effectively with the existing community for a number of reasons, including evidence of existing problems with crime and ASB and history of unauthorised encampments of previous friction between communities.</p> <p>Crime - Concerns that the allocation of the site would exacerbate problems with anti-social behaviour. This category also included fears of fly tipping and traveller community becoming a target for accusations on ASB.</p> <p>Devaluation of Property – the issue of property valuation was raised for each site and questions raised over how the council would compensate residents.</p> <p>Flooding – surface water flooding issues were highlighted for a number of the garage sites.</p> <p>GP Capacity – there was concern relating to the quality (rather than capacity) of GP access within each area, particularly with regards to the Royal Primary Care Group catchment.</p>	<p>Hazardous Installation – Concerns over elements on or near a site that may prove hazardous to any future occupants. For example substations or overhead power lines.</p> <p>Heritage – concerns over the proximity to conservation areas and other heritage assets.</p> <p>Land Contamination – asbestos related to prev. Concerns regarding other sources of contamination that may be below the surface of some of the garage sites were also recorded under this category.</p> <p>Land Instability – concerns relating to conditions on the ground that may make the allocation of a site inappropriate.</p> <p>Pollution – concerns about air and noise pollution that could be created by any increase in traffic. Light pollution from on-site lighting.</p> <p>Potential for Unauthorised Expansion – concern that a site would grow over time and at certain times of year when occupants may have visitors...</p> <p>School Capacity – school places were consistently highlighted as an issue whilst noting the impacts this may have on their perceived poor performance.</p> <p>Utilities – Permanent access to the electrical substation at Keswick Drive was frequently raised as an issue. Other concerns included in this category related to concern over the installation, practicality and management of utilities on the sites.</p>
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SITE 32 MILLER AVENUE, MASTIN MOOR



CONSULTEE COMMENTS

Specific and General Consultees

Derbyshire County Council (Planning & Infrastructure) - Norbriggs Primary School has capacity at present but would not if the current planning application for 650 dwellings at Mastin Moor were approved.

Derbyshire Gypsy Liaison Group - Consider the site suitable but would prefer to see the access from Renishaw Road

Coal Authority – Assessment acknowledges land stability issues and it is assumed that most up to date information from the Coal Authority is being used.

Community Safety (CBC) – No Response

Derbyshire Wildlife Trust - The garages are unlikely to support bat roosts of high conservation significance, although a building inspection should be undertaken prior to any planning application if the site is taken forward.

Boundary vegetation may be impacted by site development but this is likely to be of importance to nature conservation at no more than a site level (CIEEM, 2016). Any redevelopment should aim to retain existing vegetation where practicable and compensate for unavoidable losses. Bat roost potential of trees, nesting birds, a badger check and Root Protection Areas should be considered if the site is taken forward.

This site is immediately adjacent to open countryside and whilst there are no statutory or non-statutory designations on immediately adjacent land, Norbriggs Flash Local Nature reserve (LNR) is present approximately 390 m to the west. The change in use of the site to residential may increase the risk of behaviours such as tipping of garden waste, littering and general disturbance within land to the north, including agricultural land and scrub/developing woodland.

Derbyshire Fire and Rescue - access roads need to be at least 3.7m wide. There also needs to be turning facilities on the site unless the appliance would not have to reverse more than 20m.

Derbyshire Constabulary – No Response

Environment Agency - No detailed comments to make

Highways England – No comments to make.

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Historic England - would not impact on known historic environment, heritage assets or setting

Natural England – No specific comments

National Grid – no comments to make

North East Derbyshire District Council - Site appears to be suitable based on site assessment and sustainability appraisal and proximity to A619 and the M1 motorway

Western Power – No response

Severn Trent Water - No response

Yorkshire Water – No response

Forestry Commission – No response

Residents, Businesses and Organisations

Objections

Amenity	Would not contribute positively to regeneration of the locality.
Anti-Social Behaviour	Understood that the site would be used for affordable housing and homes for the elderly.
Biodiversity	Would not positively enhance the landscape or blend in (impact on landscape character).
Cohesion/ Peaceful co-existence	Site would be better used as a park or youth centre.
Crime	Limited parking is available near the site.
Devaluation of Property	Impact on landscape character.
Flooding	Site is too small when sloping of site is taken into account.
GP Capacity	There are safer and more accessible sites elsewhere.
Hazardous Installation	Potential for contamination (sewage).
Heritage	Refuse collection will be difficult.
Land Contamination	Sites may be targeted by ASB.
Land Instability	Potential asbestos on the site.
Other	Bus route goes past Miller Avenue.
Pollution	Concerns of how site will be paid for.
Potential for Unauthorised Expansion	
School Capacity	

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Utilities	Site is often used by ramblers - loss of amenity. Pedestrian safety concerns.
Support	Site large enough to support growth. Outside the green belt with minimal proximity to local residents Not overlooked Access is good Housing development could continue alongside the traveller site.
Other Comments	Have traveller community been consulted? Markham Vale / Great Bear / Coalite suggested as alternatives.

REVISED SITE ASSESSMENT

Availability	The council's Housing have confirmed that it is their intention to work with Chatsworth Settlement Trustees on the development of the site in connection with proposals for 650 dwellings at Mastin Moor (should planning permission be approved. However if the Chatsworth development did not progress the Housing Services intention would still intend to develop the site for social rented accommodation.
Green Infrastructure and Biodiversity	<p>Outside the Green Belt with no constraints in terms of protected species, local wildlife sites, ancient woodland or nature designations.</p> <p>Potential impact on biodiversity given boundary vegetation. Garages unlikely to be suitable for bat roosts due to modern style of construction but assessment required at application stage.</p> <p>Potential minor but mitigable impact on landscape character given that the site is an extension of an existing settlement into open countryside.</p> <p>No adverse impacts on green wedge/strategic gap.</p>
Heritage	No adverse impacts on heritage.
Flood Risk and Other Constraints	Flood zone 1 and surface water flood risk very low. No known land contamination constraints. The site is part within a historical coal mining high risk area and a land stability assessment would be necessary.

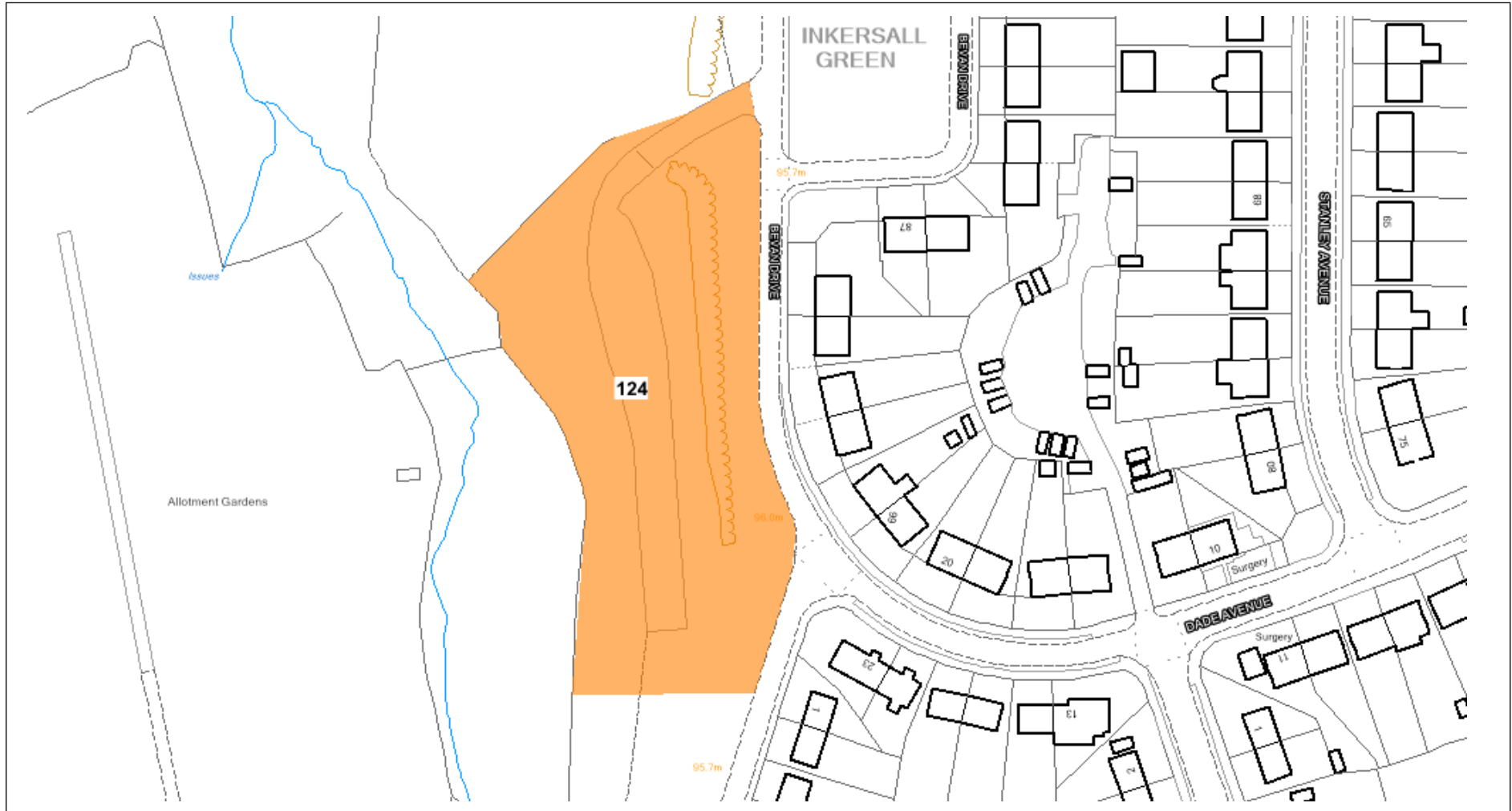
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	<p>No adverse impacts on air pollution.</p> <p>No natural or topographical obstacles.</p> <p>No known constraints to physical infrastructure.</p> <p>Within a Regeneration Priority Area.</p>
Accessibility	<p>The site is within 15 minutes by foot, bicycle or public transport to a centre, primary school and GP, and within 20 minutes to a secondary school.</p> <p>Significant issues with on street parking on Miller Avenue and significant slop. Alternative access from Renishaw Road would be required.</p> <p>If new access is created it would be possible to ensure minimum width required by emergency services</p>
Infrastructure (GP and Schools)	<p>Sufficient capacity in education infrastructure (Norbriggs Primary School, Netherthorpe School and Springwell Community College), but primary capacity may be significantly affected by current planning application for 650 dwellings at Mastin Moor.</p> <p>CCG have not identified issues around GP capacity but residents report significant issues accessing services and appointments (GP Royal Primary Care).</p>
Open Space and Amenity	<p>Capacity of local public open space is unknown (this is the case for all LAA sites as the Council's Public Open Space Assessment has not yet been updated to be NPPF compliant).</p> <p>The separation distances in the Council's adopted residential design guide would be theoretically achievable although adjoining properties are elevated and a degree of overlooking would need addressing through a detailed urban design analysis and mitigation. However, given the site and adjoining properties it is reasonable to conclude that siting and screening could be used to ensure a reasonable level of amenity for both existing neighbouring occupiers and future occupiers.</p>
Gypsy and Traveller Specific LAA Criteria	<p>Slope on western side of the site will reduce developable area to around 2000 sqm.</p> <p>Good size and phasing potential. Scale of site is subservient to settlement.</p> <p>Sewerage connection potential is good.</p> <p>Drinking water supply potential is moderate. Water Supply 60m to south. 225mm dia. surface water and 150mm dia.</p>

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	<p>Foul immediately adjacent.</p> <p>Derbyshire Gypsy Liaison supports the site but would prefer access direct from Renishaw Road to be created.</p>
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SITE 124 BEVAN DRIVE, INKERSALL



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CONSULTEE COMMENTS

Specific and General Consultees

Derbyshire County Council (Planning & Infrastructure) - Inkersall Primary Academy has capacity

Derbyshire Gypsy Liaison Group – concerned about on street parking making access difficult.

Coal Authority – Assessment acknowledges land stability issues and it is assumed that most up to date information from the Coal Authority is being used.

Community Safety (CBC) – No Response

Derbyshire Wildlife Trust - Bevan Drive is located on the western boundary of Inkersall, immediately adjacent to Westwood and Parker's Wood Local Wildlife Site (LWS), which is designated for ancient woodland. The Bevan Drive site comprises a patch of hardstanding with grasses and short colonising vegetation, which used to provide access to buildings (likely garages) which are no longer present. Bramble scrub and developing woodland is present along the boundaries.

Standing advice from Natural England and guidance within the NPPF 2012 and from the Woodland Trust all encourage the avoidance of impacts to ancient woodland. Natural England recommends a minimum buffer zone of 15 m between development and ancient woodland. This would not be possible in this case of Bevan Drive.

Development of the site will likely result in the loss of developing secondary woodland on site, which does not comply with the aims of the local Greenprint for Chesterfield 2010 -2020 to achieve "no loss or fragmentation of broadleaved woodland". The secondary woodland also contributes to the green corridor provided by the LWS within the landscape. The loss of this woodland and development in such immediate proximity to Local Wildlife Site is likely to have an adverse impact to the functionality of the LWS corridor.

The Trust advises that development of this site would contravene the guidance on ancient woodland buffer zones and would increase the risk of damage to the woodland. Littering is currently evident in the woodland and a change in site use may further degrade the integrity of the adjacent woodland through removal of/damage to trees, dumping of garden waste, increased lighting and disturbance to wildlife that use the LWS.

Derbyshire Fire and Rescue - access roads need to be at least 3.7m wide. There also needs to be turning facilities on the site unless the appliance would not have to reverse more than 20m.

Derbyshire Constabulary – No Response

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Environment Agency - note the site has potential contamination issues and the impacts on groundwater contamination should be investigated to determine the suitability of the site for development.

Highways England – No comments to make.

Historic England - would not impact on known historic environment, heritage assets or setting

Natural England – No specific comments

National Grid – no comments to make

Western Power – No response

Severn Trent Water - No response

Yorkshire Water – No response

Forestry Commission – No response

Residents, Businesses and Organisations

Objections

Amenity	Impact on ancient woodland- potential for tree felling and damage to trees with TPO.
Anti-Social Behaviour	Danger of fly tipping and waste dumping - risk of water contamination (Ringwood Lake).
Biodiversity	No evidence of local need.
Cohesion/ Peaceful co-existence	Few natural greenspace and play areas in vicinity.
Crime	Concerns over who would fund development of sites.
Devaluation of Property	Area was refused planning permission previously.
Flooding	Potential for vermin because of nearby allotment.
GP Capacity	Bin lorries would have difficulty accessing the site.
Hazardous Installation	Little / no maintenance has been done on the garages which is why they aren't used.
Heritage	Noise from people working on site.
Land Contamination	
Land Instability	
Other	

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<p>Pollution Potential for Unauthorised Expansion School Capacity Utilities</p>	<p>Car parking is problematic in area. Impact on wildgoose development site. Would rather see affordable housing built as site is too large for traveller use. Traveller community would feel isolated. Pedestrian safety issues. Concerns about who would maintain the site and collect tax. Larger sites with proper management would be preferred. All sites are in area with social housing - discrimination against those with low incomes. Existing ASB problem due to lack of facilities for young people. Concerns about safe storage of gas canisters. Loss of access to West Wood and Trans Pennine Trail Issues with standing water may be exacerbated. Other sites have been rejected for similar issues. Utilities practicalities - sewage would require pumping. Ravine present on site. Adjacent to frequent bus route. Site should be used for leisure and community uses. Security of nearby allotments. Site is much larger than required.</p>
<p><u>Support</u> None</p>	
<p><u>Other Comments</u> Ashgate, Poolsbrook and Coalite suggested as alternatives. Have other sites been considered in conjunction with other authorities?</p>	

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REVISED SITE ASSESSMENT

Green Infrastructure and Biodiversity	<p>Site is within Westwood and Parkers Wood Local Wildlife Site. The majority of the site is located within an area identified as Ancient Woodland.</p> <p>Derbyshire Wildlife Trust and Woodland Trust object. Development of this site would contravene the guidance on ancient woodland buffer zones and would increase the risk of damage to the woodland.</p> <p>No adverse impacts on green wedge/strategic gap, amenity of locality, or air pollution.</p>
Heritage	No adverse impacts on heritage.
Flood Risk and Other Constraints	<p>Small areas of low surface water flooding risk on site.</p> <p>Flood zone 1 FZ1. Small areas of low surface water flooding risk on site.</p> <p>Land contamination assessment required due to former use and potential for asbestos (EHO).</p> <p>A land stability assessment would be required as the site is within a historic coal mining high risk area.</p> <p>No natural or topographical obstacles.</p> <p>No known constraints to physical infrastructure.</p>
Accessibility	<p>The site is within 800 metres of a centre, primary and secondary school, and GP.</p> <p>The Highway Authority states that any significant access or highway safety issues are unlikely.</p> <p>Significant issues with on street parking identified by local residents and Derbyshire Gypsy Liaison Group. Evidence of vehicles overrunning on verge and record of problems with refuse vehicles accessing properties.</p>
Infrastructure (GP and Schools)	<p>Sufficient capacity in education infrastructure</p> <p>Physical capacity in GP Services but significant issues identified by residents in terms of accessing appointments (GP</p>

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	Royal Primary Care).
Open Space and Amenity	Capacity of local public open space is unknown (this is the case for all LAA sites as the Council's Public Open Space Assessment has not yet been updated to be NPPF compliant).
Gypsy and Traveller Specific LAA Criteria	<p>Good size and phasing potential. Scale of site is subservient to settlement. Boundary landscape is inadequate but mitigatable.</p> <p>Likely to require pumping of foul to mains due to levels.</p> <p>Derbyshire Gypsy Liaison do not support site due to on street parking restricting access to site</p>

Site 341: Brooks Road, Barrow Hill



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CONSULTEE COMMENTS

Specific and General Consultees

Derbyshire County Council (Planning & Infrastructure) - Barrow Hill Primary Academy has capacity although it is currently unclear extent to which this will be affected by future regeneration of Staveley Works Site.

Derbyshire Gypsy Liaison Group – On street parking may affect access but otherwise could make a family site.

Coal Authority – Assessment acknowledges land stability issues and it is assumed that most up to date information from the Coal Authority is being used.

Community Safety (CBC) – No Response

Derbyshire Wildlife Trust - Boundary vegetation may be impacted by site development but this is likely to be of importance to nature conservation at no more than a site level (CIEEM, 2016). Any redevelopment should aim to retain existing vegetation where practicable and compensate for unavoidable losses. Bat roost potential of trees, nesting birds, a badger check and Root Protection Areas should be considered if the site is taken forward. This site is immediately adjacent to open countryside and whilst there are no statutory or non-statutory designations on adjacent land, the change in use of the site to residential may increase the risk of behaviours such as tipping of garden waste, littering and general disturbance within land to the agricultural land to the west.

Derbyshire Fire and Rescue - access roads need to be at least 3.7m wide. There also needs to be turning facilities on the site unless the appliance would not have to reverse more than 20m.

Derbyshire Constabulary – No Response

Environment Agency - The site is within 200m of a historic landfill (Campbell Brickworks) but not situated on it.

Highways England – No comments to make.

Historic England - would not impact on known historic environment, heritage assets or setting

Natural England – No specific comments

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<p>National Grid – no comments to make</p> <p>Western Power – No response</p> <p>Severn Trent Water - No response</p> <p>Yorkshire Water – No response</p> <p>Forestry Commission – No response</p>	
<p>Residents, Businesses and Organisations</p>	
<p>Objections</p>	
<p>Amenity Cohesion/ Peaceful co-existence GP Capacity Heritage Other Potential for Unauthorised Expansion School Capacity</p>	<p>Use would site would cut off access to Brooks road for amenity use Benefit of garage site is being removed from the community Council has not spoken to residents. Site is too small - no room for growth or additional family needs. Barrow Hill is lacking in shops and service - there has been little regeneration in the area. There are too few public transport link & low car ownership levels. The site would not add heritage / landscape value (contrary to RPA objectives and too close to conservation area). Socio & economically unsuitable. Other sites rejected for similar reasons. Potential damage to crops, particularly as high winds in area may cause sparks to fly. Insufficient parking available in the area. Insufficient space for livestock. Some residents pay for access into field. Distressing previous experience for residents of Barrow Hill.</p>
<p><u>Support</u> Road is wide enough - good access. Minimal proximity to residents. Outside green belt land. No negative biodiversity impacts. Smaller site</p>	

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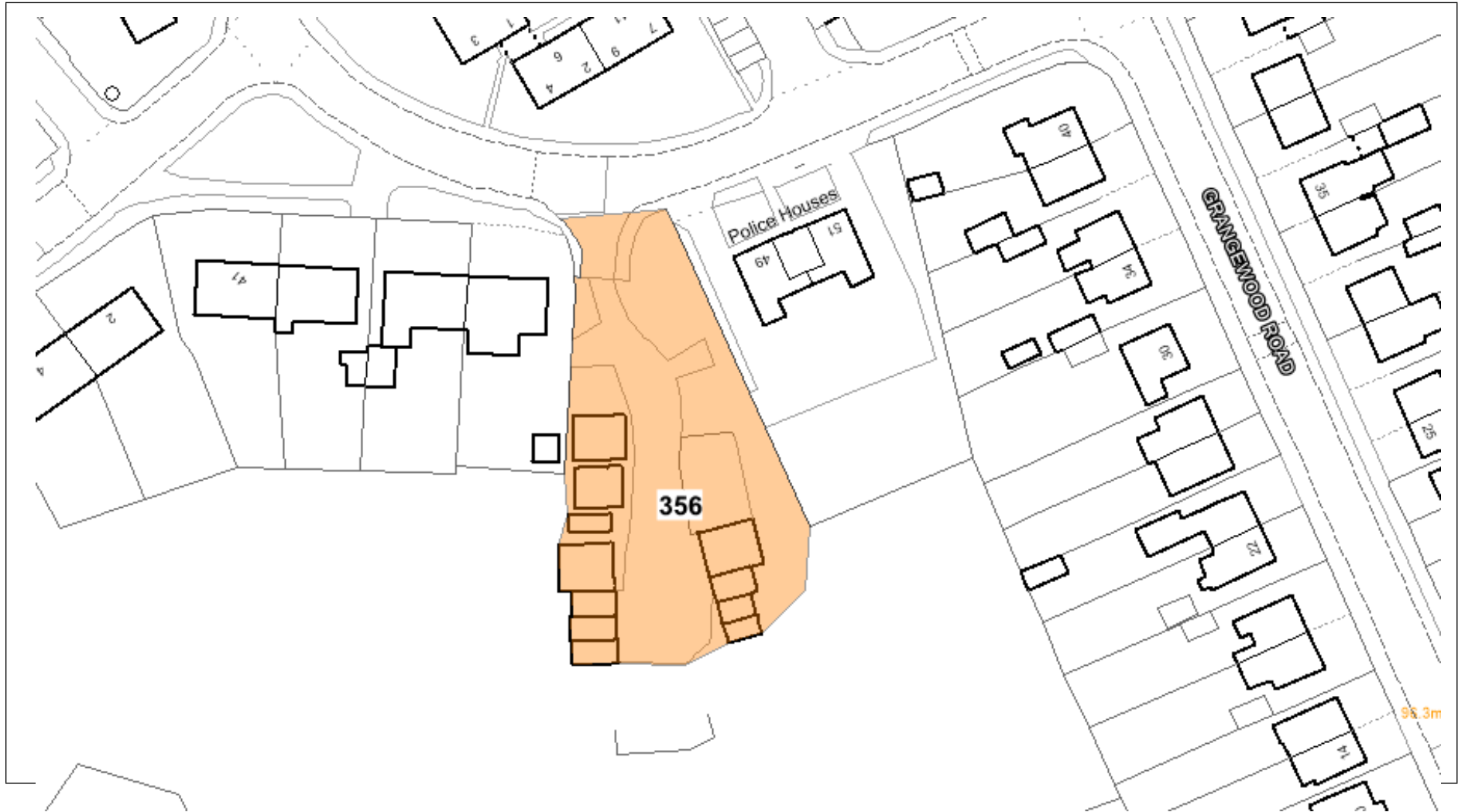
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Green Infrastructure and Biodiversity	<p>Outside the Green Belt with no constraints in terms of protected species, local wildlife sites, ancient woodland or nature designations.</p> <p>No adverse impacts on biodiversity</p> <p>Potential minor but mitigable impact on landscape character given that the site borders open countryside.</p> <p>No adverse impacts on green wedge/strategic gap.</p>
Heritage	<p>No adverse impacts on heritage.</p>
Flood Risk and Other Constraints	<p>Flood zone 1 and surface water flood risk very low. No known land stability or land contamination constraints.</p> <p>No adverse impacts on air pollution.</p> <p>No natural or topographical obstacles.</p> <p>No known constraints to physical infrastructure.</p>
Accessibility	<p>The site is within 15 minutes by foot, bicycle or public transport to a centre, primary school and GP, and within 20 minutes to a secondary school. However public transport services limited (one service, stopping early).</p> <p>DCC indicate that significant access or highway safety issues are unlikely although note that two way traffic through the access isn't likely to be possible.</p> <p>Evidence on site of significant on street parking issues.</p>
Infrastructure (GP and Schools)	<p>Capacity in primary school. New primary school proposed to meet need of Staveley Works Regeneration but may be capacity issues early in development phase.</p> <p>CCG indicate sufficient capacity in GPs, but residents report significant issues in accessing GP</p>

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	<p>appointments (GP Royal Primary Care).</p>
Open Space and Amenity	<p>Capacity of local public open space is unknown (pending an update of the Council's Public Open Space Assessment).</p> <p>No adverse impacts on amenity of locality or amenity on site.</p>
Gypsy and Traveller Specific LAA Criteria	<p>Moderate size but poor phasing potential. Scale of site is subservient to settlement.</p> <p>Sewerage connection potential is excellent. Drinking water supply potential is excellent. 225mm dia. surface water and 225mm dia. Foul in Brooks Road.</p> <p>Derbyshire Gypsy Liaison indicate may be suitable for family pitch</p> <p>History of previous friction between elements of the traveller community and settled community requiring significant intervention of authorities including the council and police. These issues may make it difficult for this site to meet the requirement to promote 'peaceful co-existence'.</p>

SITE 356 BIRCHWOOD CRESCENT, GRANGEWOOD



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Specific and General Consultees

Derbyshire County Council (Planning & Infrastructure) – The site raises significant highways safety concerns for which highways improvements may be necessary. If this site is taken forward for further consideration the borough council should liaise further with the Highway Authority. Spire Infant and Junior schools have capacity.

Derbyshire Gypsy Liaison Group – Could make a suitable site but queried whether site is still in use.

Coal Authority – Assessment acknowledges land stability issues and it is assumed that most up to date information from the Coal Authority is being used.

Community Safety (CBC) – No Response

Derbyshire Wildlife Trust - There are no statutory or non-statutory sites immediately adjacent to Birchwood Crescent, however there are several Local Wildlife Sites (LWS) within 1 km. Ecological constraints are anticipated to be unlikely. As with previous garage sites, building inspections should be undertaken prior to any planning application but bat roosts of high conservation significance are unlikely. Bat roost potential of trees, nesting birds, badger check and Root Protection Areas should be considered if the site is taken forward.

Derbyshire Fire and Rescue - access roads need to be at least 3.7m wide. There also needs to be turning facilities on the site unless the appliance would not have to reverse more than 20m.

Derbyshire Constabulary – No Response

Environment Agency - There is a small area of flood zone 2 to the south of the site but this not within the site boundary as shown the consultation report.

Highways England – No comments to make.

Historic England - would not impact on known historic environment, heritage assets or setting

Natural England – No specific comments

National Grid – no comments to make

Western Power – No response

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Severn Trent Water - No response

Yorkshire Water – No response

Forestry Commission – No response

Highways England – No comments to make

Residents, Businesses and Organisations

Objections

Amenity	Retention of access to the garages is important for residents. Some are well looked after.
Anti-Social Behaviour	Concern re. what else has happened with travellers in the country.
Biodiversity	Concern that existing ASB problems in the area will increase.
Cohesion/ Peaceful co-existence	Proximity to residential properties.
Crime	Restriction on access to amenity space.
Devaluation of Property	Space could be used to benefit the community.
Flooding	Concerns over safety of site (land contamination & stability)
GP Capacity	Would like to see more improvements to Grangewood - Grangewood perceived as a dumping ground.
Hazardous Installation	Site will not alleviate problems with transient pitches.
Land Contamination	Would prefer to see bungalows on the site.
Land Instability	Cost and expense to council.
Other	Concern over the business use of the site.
Pollution	Social deprivation and drug use in area - concerns this may worsen.
Potential for Unauthorised Expansion	
School Capacity	

Support

None

Other Comments

None

Petitions

Grangewood Residents

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Objection – Object to the Travellers and Gypsy Site being sited on land at Birchwood Crescent Grangewood.
Number of signatories – 469

REVISED SITE ASSESSMENT

Availability	Evidence of significant investment in garages by users indicates continuing demand for site as garages. Appear to be mix of formal and informal access arrangements to adjacent properties. Housing Service indicate desire to retain as garages site
Green Infrastructure and Biodiversity	Outside the Green Belt with no constraints in terms of protected species, local wildlife sites, ancient woodland or nature designations. No adverse impacts on biodiversity or landscape character. No adverse impacts on green wedge/strategic gap, amenity of locality.
Heritage	No adverse impacts on heritage.
Flood Risk and Other Constraints	Flood zone 1 FZ1. Lower part of site has a medium risk of surface water flooding, and a minor overlap with high risk area.. A land stability assessment would be required as the site is within a historic coal mining high risk area. Representations have indicated potential made ground where tipping has occurred and a land contamination assessment would be necessary. No adverse impacts on air pollution. No natural or topographical obstacles. No known constraints to physical infrastructure. Within a Regeneration Priority Area
Accessibility	Good - the site is within 800 metres of a centre, primary school and GP and within 15 minutes by foot, bicycle or public

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	<p>transport to a secondary school.</p> <p>Significant access or highway safety issues are unlikely. The Highway Authority request replacement off-street parking but there is no evidence that the loss of the site would cause a significant on-street parking or highway safety problem. Highway Authority note that the access may need to be widened (there is space within the site to do so).</p>
Infrastructure (GP and Schools)	<p>Sufficient capacity in education infrastructure. CCG indicate capacity in GP services but residents report significant concerns over accessing GP appointments (GP Royal Primary Care).</p>
Open Space and Amenity	<p>Capacity of local public open space is unknown (pending an update of the Council's Public Open Space Assessment).</p> <p>Potential for overlooking and need for boundary screening but likely to be mitigable through design. A detailed urban design assessment would be necessary,</p>
Gypsy and Traveller Specific LAA Criteria	<p>Good size but poor phasing potential. Scale of site is subservient to settlement.</p> <p>Electricity and gas supply not yet assessed.</p> <p>Viability not yet assessed.</p> <p>Sewerage connection potential is good. Drinking water supply potential is excellent. 225mm dia. surface Water and 225mm dia. Foul cross the site.</p> <p>Concerns over potential for unauthorised expansion or unauthorised encampment on adjacent public open space.</p> <p>Recent history of unauthorised encampments in area and existing concerns over anti-social behaviour of minority of population may make it difficult to demonstrate site would promote 'peaceful co-existence'.</p>

Site 358 Atlee Road, Inkersall



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Specific and General Consultees

Derbyshire County Council (Planning & Infrastructure) - The site raises significant highways safety concerns for which highways improvements may be necessary. If this site is taken forward for further consideration the borough council should liaise further with the Highway Authority. Inkersall primary school has capacity.

Derbyshire Gypsy Liaison Group - Access too narrow, problematic with the bricked wall at the entrance, there doesn't appear to be much room to manoeuvre. Any improvements to access would mean loss of garden space

Coal Authority – Assessment acknowledges land stability issues and it is assumed that most up to date information from the Coal Authority is being used

Community Safety (CBC) – No Response

Derbyshire Fire and Rescue - access roads need to be at least 3.7m wide. There also needs to be turning facilities on the site unless the appliance would not have to reverse more than 20m.

Derbyshire Constabulary – No Response

Derbyshire Wildlife Trust - Atlee Road is located on the western edge of Inkersall and is surrounded by housing on all aspects. The site comprises hardstanding and garages. Building inspections should be undertaken prior to any planning application but bat roosts of high conservation significance are unlikely. Bat roost potential of trees, nesting birds, badger check and Root Protection Areas should be considered if the site is taken forward.

Ringwood Lake LWS is located approximately 180 m to the north-west of the site and Westwood and Parker's Wood LWS is located approximately 440 m to the south-west. Whilst these areas are relatively sensitive in terms of biodiversity, the site itself is completely enclosed by existing houses and gardens and does not immediately border either Ringwood Park or the LWS. Additional development in the area however does marginally increase the risk of increased disturbance at these LWSs.

Environment Agency - No detailed comments to make

Highways England – No comments to make.

Historic England - would not impact on known historic environment, heritage assets or setting

Natural England – No specific comments

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National Grid – no comments to make

Western Power – No response

Severn Trent Water - No response

Yorkshire Water – No response

Forestry Commission – No response

Highways England – No comments to make

Residents, Businesses and Organisations

Objections

Amenity	Partial solution given limited size of site.
Anti-Social Behaviour	Concerns re. pedestrian safety.
Biodiversity	Other sites have been rejected which have similar issues to the site at Attlee Road.
Cohesion/ Peaceful co-existence	
Flooding	No evidence to support local need for a traveller site.
GP Capacity	Site is on a major bus route.
Other	Parking is problematic in the area.
Pollution	Concern that travellers will feel isolated and be target of ASB.
Potential for Unauthorised Expansion	Concerns regarding the expense to the council and responsibility for management and tax collection.
School Capacity	Larger sites with management would be more appropriate.
Utilities	Loss of income for the council and loss of garage amenity for residents.
	Churning up of grass verges.
	A major bus route runs adjacent to site.
	Concern over impact on Wildgoose development.
	ASB and drugs in the area. Adds to feeling of vulnerability.
	Would prefer to see land used for affordable housing, shops, a community centre or a park/ play area.
	No sites proposed in affluent areas.
	No consultation has been undertaken with Derbyshire Wildlife Trust.

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	Electronic consultation prohibited access to information - discriminated against those that could be affected by plans. Travellers prefer to reside in the outskirts of communities.
<u>Support</u>	
<u>None</u>	
<u>Other Comments</u>	Poolsbrook, Loundsely Green & Coalite suggested as sites to consider. Council should work with other authorities to find an appropriate site. Alternative site put forward at New Whittington.

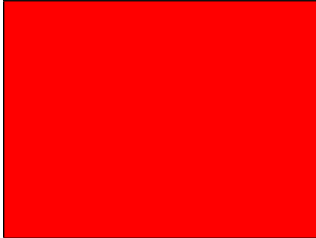
REVISED SITE ASSESSMENT

Availability	Range of formal and informal access arrangements to rear of residential properties through garage site would need to be resolved, suggesting site would not be available in the short term and potentially in the longer term.
Green Infrastructure and Biodiversity	Outside the Green Belt with no constraints in terms of protected species, local wildlife sites, ancient woodland or nature designations. No adverse impacts on biodiversity or landscape character. No adverse impacts on green wedge/strategic gap, amenity of locality.
Heritage	No adverse impacts on heritage.
Flood Risk and Other Constraints	Flood zone 1 and no surface water flood risk. No known land contamination constraints. A land stability assessment would be required as the site is within a historic coal mining high risk area. No adverse impacts on air pollution. No natural or topographical obstacles. No known constraints to physical infrastructure.

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Accessibility	<p>The site is within 800metres of a centre, primary and secondary school, and GP.</p> <p>Potential access or highway safety issues as the width of the sites access poses a significant constraint to any intensification of use. The access is likely to be unsuitable for vehicles with trailers and would need modification within highway land to prevent over-run of light goods vehicles and/or trailers. The Highway Authority has not confirmed if they would accept alterations to the highway to accommodate access for light goods vehicles and trailers. The Highway Authority request replacement off street parking but there is no evidence that the loss of the site would cause a significant on-street parking or highway safety problem. An assessment of on-street parking in the locality would be necessary.</p> <p>Access would not meet requirements of Derbyshire Fire and Rescue without significant alterations that would not be feasible given ownership constraints.</p>
Infrastructure (GP and Schools)	<p>Sufficient capacity in education infrastructure.</p> <p>CCG indicate sufficient capacity in GP services but residents report significant issues with accessing GP appointments.</p>
Open Space and Amenity	<p>Capacity of local public open space is unknown (pending an update of the Council's Public Open Space Assessment).</p> <p>The site feels overlooked primarily from two storey dwellings to the west and north. Single storey dwelling's to the south whilst on elevated levels are limited in number in comparison and set well away from the centre of the site. Dwellings to the east are bungalows and would present no material overlooking subject to boundary screening being provided. Privacy separation distances as set out in the adopted residential design guide are theoretically achievable. However, given that the site feels dominated by two storey housing and the sensitive nature of the proposal, amenity for both existing neighbouring occupiers and future occupiers of the site is likely to be inadequate and is likely to fail to promote peaceful co-existence.</p> <p>The site is not appropriate for live-work uses given proximity to residential dwellings.</p>
Gypsy and Traveller Specific LAA Criteria	<p>Good size but poor phasing potential. Scale of site is subservient to settlement.</p> <p>Electricity and gas supply not yet assessed.</p> <p>Viability not yet assessed.</p>

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Sewerage connection potential is moderate.

Drinking water supply potential is good. 225mm dia. surface water in Attlee Road and 225mm dia. Foul approx. 30m to the East of the site along Attlee Road

Not supported by Derbyshire Gypsy Liaison Group

SITE 365 KESWICK DRIVE, NEWBOLD



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Specific and General Consultees

Derbyshire County Council (Planning & Infrastructure) – Places at Dunston primary school will be limited due to the development of 300 houses in the area.

Derbyshire Gypsy Liaison Group - Access very poor and concern that there would be opposition from residents (over the access) to this site as it goes between the houses.

Coal Authority – Assessment acknowledges land stability issues and it is assumed that most up to date information from the Coal Authority is being used. There is an Ironstone mine entry on the boundary of the site that has the potential to impact on surface stability. This should be considered as part of the detailed site assessment.

Community Safety (CBC) – No Response

Derbyshire Wildlife Trust - Ecological constraints are anticipated to be unlikely. Building inspections should be undertaken prior to any planning application but bat roosts of high conservation significance are unlikely. Bat roost potential of trees, nesting birds, a badger check and Root Protection Areas should be considered if the site is taken forward. There are no statutory or non-statutory sites immediately adjacent to Keswick Drive, however there are Newbold Spoil Heaps Hills and Holes Wildlife Sites (LWS) is located approximately 140 m to the west.

Derbyshire Fire and Rescue - access roads need to be at least 3.7m wide. There also needs to be turning facilities on the site unless the appliance would not have to reverse more than 20m.

Derbyshire Constabulary – No Response

Environment Agency - No detailed comments to make

Highways England – No comments to make.

Historic England - would not impact on known historic environment, heritage assets or setting

Natural England – No specific comments

National Grid – no comments to make

Western Power – No response

The Coal Authority – There is an Ironstone mine entry on the boundary of the site that has the potential to impact on surface stability and

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should be considered as part of the detailed site assessment.

Severn Trent Water - No response

Yorkshire Water – No response

Forestry Commission – No response

Highways England – No comments to make

Residents, Businesses and Organisations

Objections

Amenity	Access is provided to a number of adjacent houses via site.
Anti-Social Behaviour	Concerns over pedestrian safety (a footpath would be required).
Biodiversity	Unsuitable access as on the brow of a hill close to a main road junction.
Cohesion/ Peaceful co-existence	Affects the viability of site with existing planning permission (CHE/16/00121/FUL)
Crime	Site should be in a less populated area (brownfield on borough outskirts).
Devaluation of Property	Travellers would feel isolated - no family support in this area and no space to accommodate visitors.
Flooding	Concerns over regulation and monitoring of the site.
GP Capacity	Concerns over travellers being able to work on site (e.g. times of day that commercial vehicles may enter).
Hazardous Installation	Loss of revenue provided to council by garage sites and cost to council of getting site ready.
Other	Fire hazard as enclosed in nature.
Pollution	No sites looked at in affluent areas of Chesterfield.
Potential for Unauthorised Expansion	Potential damage to a tree with TPO.
School Capacity	Electrical substation requires 24/7 access and is a health hazard.
Utilities	Site is considered to be too small.
	Difference in cultures.
	Parking is problematic within the area.
	Would prefer to see something being done for the homeless.
	Increase in insurance cost.

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	<p>Insufficient level of amenities in area. Social care is already under extreme pressure with more developments planned. A sheltered housing scheme for the elderly would be preferable. Concerns about waste management and disposal. Previous bad experience with travellers (crime and ASB) No financial / community benefits to locality. Unethical that consultation was not in property searches. Comment on a previous pre-app from CBC stated that used the site's access suggested it would not be policy compliant.</p>
<u>Support</u>	
<u>Other Comments</u>	
	Consider use of other sites such as those at Has land, Corbriggs, Nottingham, Sheffield & Staveley.

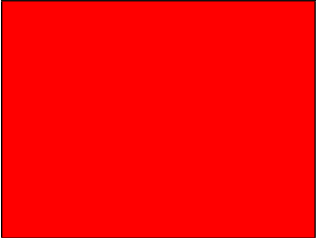
REVISED SITE ASSESSMENT

Availability	<p>Right of access would need to be retained to substation for servicing and emergency works.</p> <p>Range of formal and informal access arrangements to rear of residential properties through garage site would need to be resolved, suggesting site would not be available in the short term and possibly in the long term.</p>
Green Infrastructure and Biodiversity	<p>Outside the Green Belt with no constraints in terms of protected species, local wildlife sites, ancient woodland or nature designations.</p> <p>No adverse impacts on biodiversity or landscape character.</p> <p>No adverse impacts on green wedge/strategic gap, amenity of locality.</p>
Heritage	No adverse impacts on heritage.
Flood Risk and Other Constraints	<p>Flood zone 1 and no surface water flood risk.</p> <p>Coal Authority identifies an Ironstone mine entry on the boundary of the site that has the potential to impact on surface stability. A land stability assessment would be necessary.</p>

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	<p>No adverse impacts on air pollution.</p> <p>No natural or topographical obstacles.</p> <p>No known constraints to physical infrastructure.</p>
Accessibility	<p>The site is within 800metres of a centre, primary and secondary school, and GP.</p> <p>Potential access or highway safety issues as the width of the sites access poses a significant constraint to any intensification of use. The access is likely to be unsuitable for vehicles with trailers and would need modification within highway land to prevent over-run of light goods vehicles and/or trailers. The Highway Authority has not confirmed if they would accept alterations to the highway to accommodate access for light goods vehicles and trailers. The Highway Authority request replacement off-street parking but there is no evidence that the loss of the site would cause a significant on-street parking or highway safety problem. An assessment of on-street parking in the locality would be necessary.</p> <p>Access would not meet requirements of Derbyshire Fire and Rescue without significant alterations that would not be feasible given ownership constraints.</p>
Infrastructure (GP and Schools)	<p>Sufficient capacity in education infrastructure and health (GP Royal Primary Care).</p>
Open Space and Amenity	<p>Capacity of local public open space is unknown (pending an update of the Council's Public Open Space Assessment).</p> <p>Privacy separation distances as set out in the adopted residential design guide are theoretically achievable. However, given that the site is surrounded by predominantly two storey housing and the sensitive nature of the proposal, amenity for both existing neighbouring occupiers and future occupiers of the site is likely to be inadequate and is likely to fail to promote peaceful co-existence</p> <p>The site is not appropriate for live-work uses given proximity to dwellings.</p>
Gypsy and Traveller Specific LAA Criteria	<p>Good size but poor phasing potential.</p> <p>Scale of site is subservient to settlement.</p> <p>Electricity and gas supply not yet assessed.</p> <p>Viability not yet assessed.</p>

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Sewerage connection potential is moderate.
Drinking water supply potential is excellent. 225mm dia. surface water approx. 40m North and 225mm dia. Foul approx. 75m North in Keswick Drive.

Not supported by Derbyshire Gypsy Liaison Group