

Chesterfield Borough Council
**Review of Green Wedges and
Strategic Gaps within Chesterfield**
Final Report

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This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1 Introduction

1.1 Overview

Ove Arup and Partners Ltd ('Arup') were commissioned in March 2016 by Chesterfield Borough Council ('Chesterfield BC') to undertake a review of the Green Wedges and Strategic Gaps within the Local Authority area. As Chesterfield progresses a new Local Plan for the Borough which will guide development up until 2033, the Review will seek to offer additional evidence to support sustainable decision making in the interim. In time, the Review will form part of the wider Local Plan evidence-base to support the progression of the Chesterfield Local Plan.

The role of the Review will therefore be to deliver objective evidence on the definition, justification and boundaries of Green Wedges and Strategic Gaps within the Borough. Specifically, it will build on the broad areas identified as more sensitive within the Indicative Green Wedges and Strategic Gaps Assessment (2011) and indicative areas identified within the Core Strategy, and seek to review any additional potential areas for designation.

1.2 Study Context

Approximately half of Chesterfield Borough is open space and open countryside; these areas contain a number of strategic and locally important Green Infrastructure assets. Given the shape and nature of the existing built form within Chesterfield, Green Wedges and Strategic Gaps function as policy tools which seek to positively preserve and enhance these strategic and locally-valued features.

The Core Strategy (adopted 2013) formalised the indicative location for six Strategic Gaps and four Green Wedges¹. As part of the Sites and Boundaries Issues and Options Consultation Document (February 2013), the concept and designation of the Strategic Gaps and Green Wedges was an area for consultation. The Consultation Document 'Section 10 – Green Infrastructure and Biodiversity' considered that *'the need for Green Wedges and Strategic Gaps will be reviewed. This review could also provide the opportunity to identify new Green Wedge or Strategic Gap areas as a result of changing circumstances'*.

In 2016, Chesterfield Borough Council announced that they were progressing a new Local Plan, which would supersede the adopted Core Strategy (2013) and the progress on draft Sites and Boundaries. The new Local Plan offers the opportunity to review and validate or modify existing Indicative Green Wedge and Strategic Gaps, and ultimately seek to enhance, extend and improve the quality of the Green Infrastructure offer within the Borough.

¹ Based on the conclusions within the Indicative Green Wedges and Strategic Gaps Assessment (2011)

1.3 Structure of the Report

The outcome of this Review includes a set of qualitative proformas assessing existing Indicative Green Wedges and Strategic Gaps, and any newly emerging areas for designation within the Borough.

The Structure of the Review is set out as follows:

- **Section 2:** Outlines the national planning policy guidance and practice to understand national perspectives on preserving and enhancing locally valued areas.
- **Section 3:** Appraises the local context for Green Wedges and Strategic Gaps, and the history behind the designations within Chesterfield.
- **Section 4:** Reviews the changing definition of the designations and confirms the interpretation for use in the Review. Appendix B sets out a comparative review of definitions used in similar evidence base documents.
- **Section 5, 6 and 7:** Section 5 set out the start point for review, whilst Sections 6 and 7 define the respective methodologies for the assessment of Green Wedges and Strategic Gaps. This builds on Appendix C which compares the approach undertaken by similar Local Authorities and sets out the methodology for assessment of Green Wedges and Strategic Gaps.
- **Section 8:** sets out the outcomes of the assessment for Strategic Gaps and Green Wedges which were defined within the Core Strategy.
- **Section 9:** concludes the assessment of potential designations which are in close proximity to Regeneration Priority Areas.
- **Section 10 and 11:** Review potential areas for Strategic Gap and Green Wedge designations which have arisen through representations to Sites and Boundaries Issues and Options Consultation Document (February 2013).
- **Section 12:** provides overall conclusions.

2 National Planning Policy Context and Guidance

2.1 Overview

Strategic Gaps, Green Wedges and other variously-named policy tools have historically been used to resist development in areas of vacant land and support benefits of open land within and between settlements. Whilst these designations may carry relatively similar weight in respective Local Plans, their role, terminology and use is noticeably varied between Local Authorities. Despite limited national policy and guidance to support the definition of Strategic Gaps and Green Wedges, Local Authorities continue to use the designations as a method of protecting locally important land gaps.

The following sections focus on international and national policy, and good practice guidance.

2.2 European Legislation

The European Landscape Convention, which came into effect in March 2007, is the first international instrument to try to influence the integration of landscape into policies. It is adopted and promoted by the Council of Europe, thereby being a Treaty and a material consideration which could inform the production of the Review.

The ELC definition of landscape is “*an area, as perceived by people, for which character is the result of the action and interaction of natural and/or human factors*”. The treaty requires “*landscape to be integrated into regional and town planning policies and in cultural, environmental, agricultural, social and economic policies, as well as any other policies with possible direct or indirect impacts on landscape*”. The ELC also emphasises the management of change and creating new landscapes, as well as managing the landscapes that we inherit. Something of particular significance within the ELC is the emphasis on promoting the “*need to take account of all landscapes, with less emphasis on the special and more recognition that ordinary landscapes also have their value, supported by the landscape character approach*”.

2.3 National Planning Guidance

National Planning Policy Framework

The overarching framework governing planning policy in England is the National Planning Policy Framework (‘NPPF’). This establishes the principles and policies against which plan making and decision taking should be made.

Core Planning Principles

The NPPF does not contain any specific policies relating to Strategic Gaps or Green Wedges, but it does recognise the importance of protecting the countryside

and green infrastructure networks, of which, Strategic Gaps and Green Wedges play an important role in. Paragraph 17 details the Core Planning Principles including the requirement for planning decisions and plan-making to: *“take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”*.

Similarly, the Core Planning Principles refers to conserving and enhancing the natural environment and guides development towards *“allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.”*

Sustainable Development

In Paragraph 7, the NPPF identifies three dimensions to sustainable development: economic, social and environmental. Specifically, the environmental role requires the planning system to contribute to *“protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”*

Natural Environment

Chapter 11 of the NPPF specifically focuses on policy to conserve and enhance the natural environment; references which are important to the role and functions of Green Wedges and Strategic Gaps:

- Paragraph 73 states that access to high quality open spaces and opportunities for sport and recreation are important to the health and well-being of communities. It also references the need to protect and enhance rights of way and access;
- Paragraph 99 highlights that Local Plans should consider the planning of green infrastructure as a suitable adaptation measure to help manage risks with climate change;
- The importance of protecting and enhancing valued landscapes and minimising the impacts on biodiversity and providing net gains in biodiversity where possible is set out within Paragraph 109; and
- Paragraph 157 states that Local Plans should identify land where development would be inappropriate, for instance, because of its environmental or historical significance.

In Paragraph 114, the NPPF requires local planning authorities to set out a strategic approach in their Local Plans, by *“planning positively for the creation, protection, enhancement, and management of networks of biodiversity and green infrastructure”*. Green infrastructure is defined within the NPPF glossary as *“a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities”*.

Whilst Local Green Space designations (as described within Paragraph 77 of the NPPF) could be contained within Green Wedges and Strategic Gaps, the designations considered in this Study are likely to be more characteristic of ‘extensive tracts of land’ and therefore not appropriate for comprehensive designation of Local Green Spaces. Where the assessment identifies areas of land that are more reminiscent of typical Local Green Spaces, that is ‘local in character and not an extensive tract of land’ as set out within Paragraph 77, the Study will identify these and make appropriate recommendations.

National Planning Practice Guidance

Supporting the NPPF, the Planning Practice Guidance (‘NPPG’) provides an additional layer of interpretive clarification and guidance. Like the NPPF, the NPPG contains no specific policies relating to Strategic Gaps or Green Wedges. The NPPG does however expand on the Core Planning Principles in Paragraph 17 of the NPPF, providing advice on the assessment of landscape character and how it can be assessed to inform plan-making and decision taking:

“One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.”

In reference to green infrastructure, the NPPG details that the components of green infrastructure should enhance local landscape character and contribute to place-making. Both Strategic Gaps and Green Wedges assist in creating a sense of place and enhancing the local landscape of the Borough.

Interpretation of European and National Policy and Guidance

There is limited national or European guidance on the designation or role of Green Wedges and Strategic Gaps within Local Plans. The European Landscape Convention emphasises the importance of managing change and creating new landscapes, whilst also recognising the treatment of the landscapes which we inherit.

Similarly, there is limited guidance within the National Planning Policy Framework which directly relates to the role or interpretation of Green Wedges or Strategic Gaps in Local Plan making. A proposed methodology for reviewing these designations will need to take account of the following:

- Open land contributes to different roles and characters of areas; open land can promote the vitality of main urban areas and recognise the intrinsic character and beauty of the countryside (Paragraph 17).
- Access to high quality open space and opportunities for sport and recreation supports the health and wellbeing of communities (Paragraph 73).
- Designations could serve Green Infrastructure Purposes of protecting valued landscapes, biodiversity and supporting suitable adaptation measures for climate change.

The Review will act as a tool which supports decision making by identifying land that is considered to be most sensitive to development. In this way, it is anticipated that the report will be used to guide, but not preclude, development away from areas of greater sensitivity.

2.4 Good Practice Guidelines

The Planning Portal, Natural England and Forestry Research all provide additional guidance which could inform the methodology for Reviewing Green Wedges and Strategic Gaps.

Planning Portal

The Planning Portal provides an online source of guidance for Local Authorities, agents and applicants. The service provides a glossary which defines Green Wedges, but not Strategic Gaps:

Green Wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities².

Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity (2002)

Prepared jointly by Scottish Natural Heritage and The Countryside Commission (now Natural England), this topic paper provides the foundation for setting out an approach towards landscape sensitivity and landscape capacity.

Whilst there are no specific references to Green Wedges and Strategic Gaps, the paper describes how overall landscape sensitivity is judged by the combination of landscape character sensitivity and visual sensitivity. It sets out that landscape character includes natural factors, cultural factors, landscape quality/condition and aesthetic factors. It also sets out that visual sensitivity includes general visibility, population and mitigation potential. The topic paper also provides guidance on the term 'landscape sensitivity' to a specific type of change.

Benefits of Green Infrastructure - Forestry Research (2010)

The research study presented findings of the benefits of green infrastructure. This includes the role green infrastructure plays in adapting to or mitigating the effects of climate change, improving health and well-being, increasing economic growth and investment, regenerating land, creating and improving wildlife and habitats and promoting stronger communities.

Interpretation of Good Practice Guidance

There is seemingly limited national-level 'Good Practice Guidance' to inform the interpretation of Green Wedges and Strategic Gaps within Chesterfield. Whilst it will be important to recognise the definition of Green Wedges on the Planning Portal as a material consideration, and the factors which contribute to landscape

² https://www.planningportal.co.uk/directory_record/269/green_wedges

sensitivity, it will also be necessary to review other comparative Green Wedge and Strategic Gap studies to compare interpretation, approach and justification for review.

2.5 Recent Case Law and Appeals

In 2015/16, there were two recent appeals against decisions relating to planning permission for residential development and Paragraph 49 of the NPPF (*Richborough Estates Partnership LLP v Cheshire East Borough Council and Suffolk Coastal District Council v Hopkins Homes Ltd*).

Paragraph 49 of NPPF states that *‘housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites’*. The subject for these cases related to the meaning of “relevant policies for the supply of housing” and how Paragraph 49 should be applied.

The resulting decisions found that the meaning of "relevant policies for the supply of housing" should be given a **wide interpretation**. First, this phrase should not be restricted to policies that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites. Secondly, the meaning also extends to policies that influence the supply of housing land by restricting the locations where new housing might be developed (i.e. restrictive growth policies, Green Wedges, Strategic Gaps, etc.).

The Case Analysis further explains this by stating that Paragraph 49 of the NPPF applies to national Green Belt policy **and** any restrictive growth policy:

*“including, for example, policies for the Green Belt, policies for the **general protection of the countryside**, policies for conserving the landscape of Areas of Outstanding Natural Beauty and National Parks, policies for the conservation of wildlife or cultural heritage, and **various policies whose purpose is to protect the local environment in one way or another by preventing or limiting development. It reflects the reality that policies may serve to form the supply of housing land either by creating it or by constraining it – that policies of both kinds make the supply what it is”***.

Charnwood Borough Council, Planning Application P/12/2005/2

In 2014, the Secretary of State for Communities and Local Government allowed an appeal on application P/12/2005/2 for construction of a maximum of 250 dwellings and ancillary uses in an Area of Local Separation (AoLS).

The Council’s justification for refusal of the application was set out as follows:

“...the proposal would lead to the loss of an Area of Local Separation resulting in a significantly narrowed and reduced actual and perceived gap of open undeveloped land between the villages of Rothley and Mountsorrel contrary to the saved policy CT/4 in the adopted Borough of Charnwood Local Plan. This would be contrary to interests of the well-established planning policies and emerging

policies in the Charnwood Local Plan to prevent the coalescence and merging of villages in the Soar Valley...”.

While the Inspector agreed that due weight should be afforded to the AoLS policy, he came to the view that the application did not significantly undermine the integrity of the wider Area of Local Separation or harm its character or appearance of the area. The Inspector noted that the countervailing environmental benefits within the landscaping proposals for the development would outweigh the loss of the AoLS.

Northampton Borough Council

The case of *William Davis Ltd v Secretary of State for Communities and Local Government* [2014] related to planning refusal for a residential development planning application located in a Green Wedge designation. The claimant argued that the Local Plan Policy, preserving a Green Wedge from development, was not consistent with the NPPF and that the policy was irrelevant due to the lack of a demonstrable five-year housing supply.

The case was dismissed finding that, amongst other reasons, Green Wedge policies had long been part of planning policy within the Local Authority and there were alternative sites for additional housing. The findings also supported the Secretary of State’s decision in concluding that the Green Wedge policy remained relevant and was not out of date.

Interpretation of Case Law

A review of recent Case Law highlights three ‘guiding principles’ which will need to inform the proposed methodology and the utilisation of the Review as a Local Plan evidence base document:

- The reference within Paragraph 49 of the NPPF to “relevant policies for the supply of housing” includes both Green Belt policy and any other ‘various policies whose purpose is to protect the local environment in one way or another by preventing or limiting development’. This will require Local Authorities to have a robust and demonstrable five-year housing supply of deliverable housing sites in order to justify and retain the role of the designations in decision-making.
- The methodology will need to ensure that a purpose applies to an entire designation, or that recommendations are made to strengthen the application of that designation, or remove an area entirely. This could include removing ‘areas of weakness’ or redrawing boundaries to increase the strength of a proposed designation.
- The methodology and future Local Plan policies must ensure sufficient rationale for the designations.

3 Local Policy Context and History of the Designation

3.1 Overview

Green Wedges and Strategic Gaps are considered of strategic importance in Chesterfield, functioning as part of the Borough's Green Infrastructure. These designations are considered to have subtle differences and, when applied to specific areas, are helpful in identifying the role of particular areas. The following sections provide local context, a review of the history of the designations and an assessment of neighbouring authorities' comparative designations and their associated studies.

3.2 Local Planning Context

The adopted Local Plan for Chesterfield comprises Local Plan; Core Strategy, which was adopted in July 2013, and the saved policies within the 2006 Replacement Chesterfield Borough Local Plan³.

The Local Plan; Core Strategy 2013 sets out the overall spatial strategy for the Borough from the period of its adoption to 2031. The Core Strategy details the need to provide sites for approximately 7,600 homes between 2011 and 2031 and 79 hectares of new employment land between 2011 and 2031. The Core Strategy identifies indicative locations for six Strategic Gaps and four Green Wedges. The Core Strategy also identifies a number of Regeneration Priority Areas (Barrow Hill, Duckmanton, Holme Hall, Mastin Moor, Poolsbrook and Rother Ward) in supporting text, where the possibility of greenfield development occurring may bring about a need for Green Wedges or Strategic Gaps⁴.

Chesterfield Borough Council were originally delivering the component Local Plan; Sites and Boundaries Development Plan Document, which progressed to an Issues and Options Draft with a consultation period held in February 2013. Two questions related directly to Green Wedges and Strategic Gaps, which included, whether the boundaries of the identified Green Wedges and Strategic Gaps were appropriately drawn and whether there are any further areas of Chesterfield Borough that would require the designation of a new Green Wedge or Strategic Gap. A summary of responses has been appended to this document.

In 2016, Chesterfield Borough Council announced that they were progressing a new Local Plan, which would supersede the adopted Core Strategy (2013) and the draft progress on Sites and Boundaries DPD. The new Local Plan offers the opportunity to review and validate or modify existing Indicative Green Wedges

³ Saved Policy GEN 3 (relating specifically to Green Wedges) within the Replacement Chesterfield Borough Local Plan (2006) has been superseded by CS9 and CS10 within the Core Strategy

⁴ Specifically, these included the potential for designations between Holme Hall and Loundsley Green, Mastin Moor and Woodthorpe, Duckmanton and Long Duckmanton, and Duckmanton and Poolsbrook.

and Strategic Gaps, and ultimately seek to enhance, extend and improve the quality of the Green Infrastructure offer within the Borough.

3.3 History of the Designations

The following documents have been reviewed to consider the Green Wedge and Strategic Gap designations and how the approach, 'Definitions', 'Characteristics' and 'Purposes and Justifications' have evolved. Reviewing these criteria will inform whether modifications may be applied to create more robust and durable designations. This historical review will also help to inform more detailed definitions for Strategic Gaps and Green Wedges.

- Derby and Derbyshire Joint Structure Plan (2001).
- Indicative Green Wedges and Strategic Gaps Assessment, (2011).
- Chesterfield Borough Council Core Strategy (adopted 2013).
- Chesterfield Borough Council Sites and Boundaries Issues and Options Draft (2012) and associated Consultation Representations.
- The Landscape Character of Derbyshire Assessment (2013) including 'Areas of Multiple Environmental Sensitivity' and associated Methodology (Derbyshire County Council; 2011).

3.3.1 Derby and Derbyshire Joint Structure Plan 2001

The concept of Green Wedge and Strategic Gap policies to protect important areas of open land was introduced within the Derby and Derbyshire Joint Structure Plan 2001. Within this Plan, Green Wedges and Strategic Gaps were identified as having an important function in urban areas to help bring the countryside closer to the town.

The Plan highlights two characteristics of these policies:

- Creating a more attractive and interesting form to the overall pattern of development; and,
- Having important existing and potential recreational and ecological value.

It also noted that by retaining open breaks between urban areas, Green Wedges and Strategic Gaps helped to maintain their identity and reduce sprawl.

3.3.2 Indicative Green Wedges and Strategic Gaps Assessment (2011)

The Borough prepared a paper to evaluate the requirement and justification for a Green Wedge and Strategic Gap policy. The aims of this paper were to define what is meant by the terms Green Wedge and Strategic Gap, provide a framework for the identification of key Green Wedge and Strategic Gaps areas; and provide justification for a Green Wedge or a Strategic Gap policy within the Core Strategy Development Plan Document.

The Assessment considers that the ‘role of both Green Wedges and Strategic Gaps crossover and are often interchangeable’. However, the report continues that *‘Strategic Gaps are more concerned with maintaining the openness and landscape qualities of large open areas whilst Green Wedges tend to be narrower and penetrate urban areas providing recreational facilities within easy reach of urban residents’*.

The Assessment identifies the following as proposed **Strategic Gaps**:

- Brimington and Tapton;
- Ringwood and Hollingwood;
- Lowgates, Woodthorpe and Netherthorpe; and
- North of Brimington.

The Assessment also identifies the following as proposed **Green Wedges**:

- Hasland and Spital;
- Holme Hall and Newbold;
- Old Whittington and New Whittington; and
- Walton River Corridor.

The table below sets out the ‘Definitions’, ‘Characteristics’ and ‘Purposes and Justifications’ of Strategic Gaps and Green Wedges within the Assessment.

Table 1 Definitions, Characteristics and Justifications within the Indicative Green Wedges and Strategic Gaps Assessment

Criteria	Strategic Gaps	Green Wedges
Definitions	The Report considers that the definition for Green Wedges and Strategic Gaps begins with the similar start point: <ul style="list-style-type: none"> • Do they prevent the merging of settlements? • Do they provide a ‘green lung’ into the urban area? • Do they act as a recreational or biodiversity resource? • Do they influence the form and direction of urban development? 	
Characteristics	Strategic Gaps are more concerned with maintaining the openness and landscape qualities of large open areas	Green Wedges tend to be narrower and penetrate urban areas providing recreational facilities within easy reach of urban residents.
Purposes/ Justifications	<ul style="list-style-type: none"> • Protect the setting and separate identity of settlements, and avoid coalescence; • Retain the openness of the land by resisting greenfield growth and this conserving the existing urban/rural mix and character of an area; and 	These are considered to have a more specific purpose, in that these <ul style="list-style-type: none"> • Penetrate urban areas and help preserve and promote landscape and wildlife corridors between the countryside and urban areas. • Provide space for appropriate recreational facilities within easy reach of urban residents, at the same time reducing potential journey times (e.g. contain a strategic greenway) to such

	<ul style="list-style-type: none"> • Provide real access and recreational benefits to urban dwellers. 	<p>facilities which might otherwise be located in less accessible locations.</p> <ul style="list-style-type: none"> • Facilitate the positive management of land so that wedges are enhanced as an important contributor to the quality of life of nearby urban residents.
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The Assessment explains there is strong justification to include Green Wedges and Strategic Gap policies within the Borough because “*there is a mainly urban area of distinct settlements containing valuable urban pockets of open space which can be effectively described as Green Wedges of Strategic Gaps*”.

The start point for assessment was based on an ‘assessment of the last significant undeveloped parts of an urban area’. It was recognised that areas are usually in close proximity of Chesterfield Town Centre or to the west where there are ‘areas of continuous built form’. The recognition that Green Wedges and Strategic Gaps are generally in close proximity with the existing built up area, also supports the justification for why other parts of the Borough have not been designated. The Report discounts the following areas of the Borough:

- **Open Countryside in the East of the Borough:** The land surrounding the villages of Mastin Moor, Woodthorpe, Poolsbrook and Duckmanton are relatively rural and are not considered to constitute large built up areas. There are limited opportunities for coalescence within the area, with the nearest settlement of Bolsover approximately 6km further east.
- **Land to the south, north and west of the Borough:** The land surrounding the north, south and western extent of Chesterfield falls within the North East Derbyshire Green Belt. This means that large portions of Chesterfield Borough has access to open countryside, for which the form is unlikely to be significantly eroded.

3.3.3 Chesterfield Borough Council Core Strategy (2013)

The Core Strategy provides strategic policy for the retention and review of named Green Wedges and Strategic Gaps. The Core Strategy details the definitions and purposes for Strategic Gaps and Green Wedges and acknowledges these as an integral part of the Borough’s Green Infrastructure.

Policy CS1 sets out the core spatial strategy and overall approach on where new development will be concentrated. Alongside a specific definition for Strategic Gaps and Green Wedges, the Policy states that ‘*boundaries will be based on an assessment of the character of the proposed Green Wedge or Strategic Gap and its contribution to: the setting and identity of the borough and its urban areas; landscape character, habitat and biodiversity; access to countryside and recreation; the ability to connect areas of green infrastructure; and the impact that development would have on the function of the Green Wedge or Strategic Gap*’.

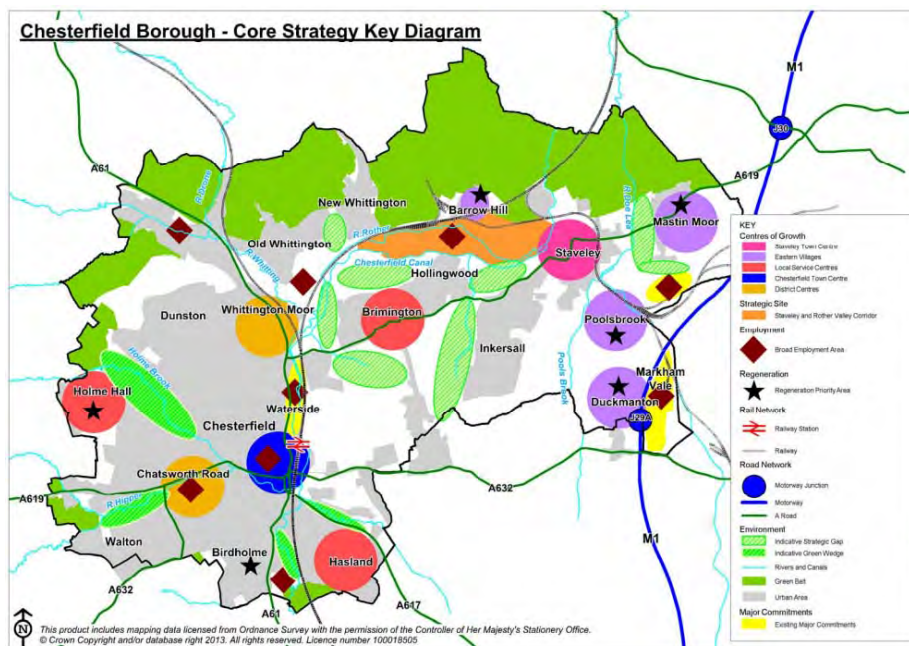


Table 2 Core Strategy Strategic Gaps and Green Wedges

Strategic Gaps	Green Wedges
Brimington and Tapton Ringwood and Hollingwood Lowgates / Netherthorpe and Woodthorpe / Mastin Moor Woodthorpe and Markham Vale Old Whittington and New Whittington Brimington North.	Walton River Hipper Corridor Birdholme / Hasland River Rother Corridor Hasland and Spital Holme Hall and Newbold Green.

These Strategic Gaps and Green Wedges have evolved from the Green Wedges and Strategic Gaps Assessment 2011, as follows:

- One new Green Wedge (Birdholme/Hasland River Rother Corridor);
- One new Strategic Gap (Woodthorpe and Markham Vale);
- Old Whittington and New Whittington has also changed status from a Green Wedge into a Strategic Gap.
- The Strategic Gap of Lowgates, Woodthorpe and Netherthorpe has evolved into Lowgates/ Netherthorpe and Woodthorpe/ Mastin Moor. The Inspectors Report considered that this Strategic Gap will ‘achieve the objective of preventing these settlements from merging’.

Discussions with officers from Chesterfield Borough Council considered that the additions to the Strategic Gaps and Green Wedges had evolved through the Core Strategy examination period and as a result of representations.

Policy CS9 provides support for the green infrastructure network at all levels of the planning and development process with the aim of protecting and enhancing the network. Development proposals should not harm the character or function of the Green Belt, Green Wedges and Strategic Gaps and Local Green Spaces.

The table below sets out the ‘Definitions’, ‘Characteristics’ and ‘Purposes and Justifications’ of Strategic Gaps and Green Wedges within the Core Strategy.

Table 3 Definition, Characteristics and Justifications for Strategic Gaps and Green Wedges within the Core Strategy

Criteria	Strategic Gaps	Green Wedges
Definition	Policy CS1 states that ‘Strategic Gaps give identity to different areas, prevent neighbouring settlements from merging into one another and maintain open space’.	Policy CS1 states that ‘Green Wedges provide access to the countryside from urban areas’.
Characteristics	Considered against the following criteria during assessment: <ul style="list-style-type: none"> • the setting and identity of the borough and its urban areas; • landscape character, habitat and biodiversity; • access to countryside and recreation; • the ability to connect areas of green infrastructure; and • the impact that development would have on the function of the Green Wedge or Strategic Gap. 	
Purposes/ Justifications	Land with predominantly open or rural appearance maintained to prevent neighbouring areas from merging into one another	Green Wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities.

3.3.4 Core Strategy Inspectors Report (2013)

The Inspector considered that the key diagram needed to distinguish between ‘Strategic Gaps and Green Wedges’. Paragraph 55, stipulates that ‘despite the representations made, there is no over-riding need to review of the boundary [of the Green Belt] to provide for sites for strategic market-led housing growth such as the sites being promoted in Old Whittington and elsewhere, or to further protect Strategic Gaps between settlements’.

3.3.5 Chesterfield Borough Council Sites and Boundaries Issues and Options Draft (2012)

The Local Plan; Sites and Boundaries set out how land across the Borough could be used over the next 20 years, and will set out specific sites for development as well as those that should be retained as open space. This document has not been progressed any further than issue and options stage.

Location	Proposed Designation
Hasland and Spital	Green Wedge
Holme Hall and Newbold	Green Wedge
Old Whittington and New Whittington	Green Wedge
Walton River Corridor	Green Wedge
Rother Washlands	Green Wedge

Brimington and Tapton	Strategic Gap
Ringwood and Hollingwood	Strategic Gap
Lowgates, Woodthorpe and Netherthorpe	Strategic Gap
Brimington North	Strategic Gap

3.3.6 Other Local Plan Evidence Base Documents

Landscape Character of Derbyshire Assessment 2003

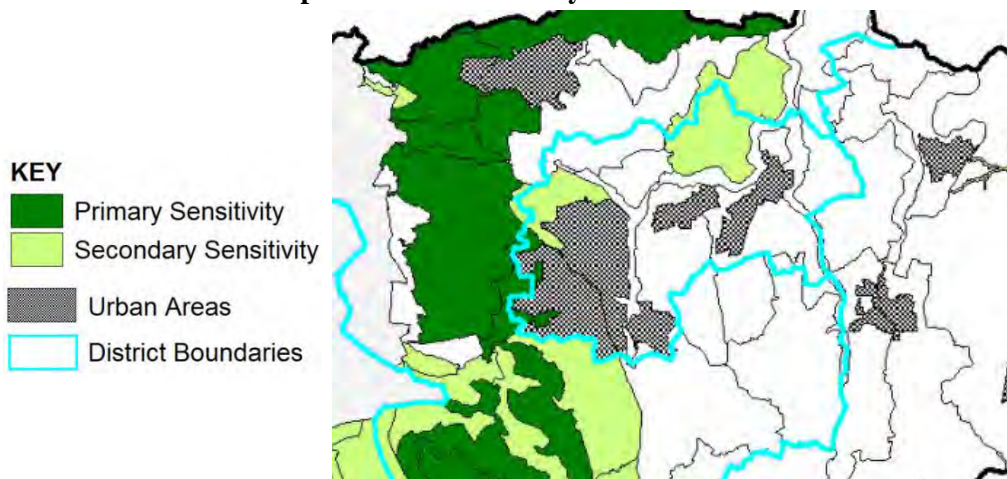
The Landscape Character of Derbyshire identifies and describes distinct landscape character types throughout Derbyshire, including Chesterfield Borough. The Chesterfield Borough area consists of Coalfield Village Farmlands, Estate Farmlands, Urban area, and Riverside Meadows. While there are no specific references to Green Wedges and Strategic Gaps, the assessment does identify areas under pressure from development, encroachment into the countryside and flood plain, particularly in areas such as in Brimington and Staveley.

‘Areas of Multiple Environmental Sensitivity’ and Associated Methodology (2011)

The work undertaken for the Landscape Character of Derbyshire was progressed further in 2011, when Derbyshire County Council assessed the sensitivity of the landscape at a strategic level using detailed data relating to ecology, landscape history and visual unity. This paper identifies the most environmentally sensitive areas across the county outside the Peak District National Park using three broad datasets: biodiversity, the historic environment and visual unity (the intactness of the landscape).

Areas that are above average in all three environmental datasets are most sensitive to change and identified as having ‘primary sensitivity’, and predominantly relate to the western areas of the Borough. These areas should be given important consideration for future strategic planning and will also attract a strong focus on protection of these assets in the context of the European Landscape Convention.

Figure 1 Areas of Multiple Environmental Sensitivity in Chesterfield Borough, taken from the Landscape Character of Derbyshire



Areas that are above average in two environmental datasets are identified as ‘secondary sensitivity’, and generally relate to the north east and immediate north of the urban area. These are sensitive to change but may also be capable of being enhanced by development or new green infrastructure provision.

While there are no specific references to Green Wedges and Strategic Gaps, the assessment identifies areas under pressure from development and encroachment. It also indicates areas within Derbyshire that are sensitive to landscape changes, as highlighted in Figure 1, particularly areas where these should be given particular importance in strategic planning. These areas, therefore, are important for the Borough to protect and consider in the Local Development Framework.

3.4 Neighbouring Authorities

Chesterfield is surrounded by two local authorities: North East Derbyshire exists to the north, west and south, and Bolsover exists to the east. As a number of these designations edge towards a neighbouring Local Authority, the methodology has been shared with Derbyshire County Council and neighbouring Authorities. As required by Paragraph 178 of the NPPF, the role of the Duty to Cooperate is to work collaboratively and across administrative boundaries to determine the implications of the methodology for neighbouring authorities.

Table 4 Review of Neighbouring Local Authorities and approach to Green Wedges/ Strategic Gaps

Authority	North East Derbyshire District Council	Bolsover District Council
Local Plan Status	The current Local Plan is the North East Derbyshire Local Plan 2001-2011. The Council will be progressing the preparation of a Local Plan for the years 2011-2033 and will be consulting on issues and options later in 2016.	The Council is examining and testing the Preferred Strategic Options in more detail in advance of the publication of the draft Local Plan in September 2016.
Context	There are no Green Wedge designations. The Council employs the use of Local Settlement Gaps where urban expansion from established settlement limits will be resisted. There are 16 potential Local Settlement Gaps identified in the Local Settlement Gap report.	There is no mention of Green Wedges or Strategic Gaps or similar policies within the Local Plan and its evidence base.
Green Wedge Review	N/A	N/A
Strategic Gap Review	A Local Settlement Gaps Study was completed in 2014. The study concludes that a network of areas on the edge of existing urban areas currently help to define settlement separation, extent of built frameworks, character and individual identities and, as such, should be protected from	N/A

	<p>development which would serve to erode those characteristics.</p> <p>Defined in the Study as: undeveloped space serving to maintain the distinct or remaining separation between a town or village with one, or more, other settlements and in doing so, defining settlement identity and avoiding coalescence between settlements.</p> <p>The methodology process consisted of two stages: (1) Identification of Candidate Local Settlement Gaps 'Area of Search'; and (2) Detailed 'Area of Search' Assessment Survey.</p>	
Methodology Comments	N/A	N/A

There is no mention of Green Wedge, Strategic Gap or other designations by North East Derbyshire or Bolsover District Councils.

3.5 Interpretation of Local Policy Context

Analysis of historic studies in Table 5 also sets out how definitions drop into and out of documents, with limited consistency between iteration.

Table 5 Evolving definitions of Green Wedges and Strategic Gaps over the past 15 years

	Green Wedges	Strategic Gaps
Derby and Derbyshire Joint Structure Plan 2001	<p>The Plan highlights two characteristics both of these policies:</p> <ul style="list-style-type: none"> • Creating a more attractive and interesting form to the overall pattern of development; and, • Having important existing and potential recreational and ecological value. 	
Chesterfield Local Plan (2006)	<p>Policy GEN 3 states that 'Planning Permission will only be granted for development which preserves or enhances the distinctive character and the quality of the Borough's natural, historic and built environment'.</p> <p>Green Wedges were defined within the methodology as 'open areas around and between parts of settlements which maintain the distinction between the countryside and build up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities.</p>	There is no mention of Strategic Gaps within the 2006 Local Plan.
Indicative Green	The start point for assessment was based on an 'assessment of the last significant undeveloped parts of an urban area'. It was recognised that these	

Wedges and Strategic Gaps Assessment (2011)	areas are usually in close proximity of Chesterfield Town Centre or to the west where there are 'areas of continuous built form'.	
	Green Wedges tend to be narrower and penetrate urban areas providing recreational facilities within easy reach of urban residents.	Strategic Gaps are more concerned with maintaining the openness and landscape qualities of large open areas
	Justification for Green Wedges and Strategic Gaps begins with the similar start point: <ul style="list-style-type: none"> • Do they prevent the merging of settlements? • Do they provide a 'green lung' into the urban area? • Do they act as a recreational or biodiversity resource? • Do they influence the form and direction of urban development? 	
	Research within the report highlighted that, Green Wedges: <ul style="list-style-type: none"> • Penetrate urban areas and help preserve and promote landscape and wildlife corridors between the countryside and urban areas. • Provide space for appropriate recreational facilities within easy reach of urban residents, at the same time reducing potential journey times (e.g. contain a strategic greenway) to such facilities which might otherwise be located in less accessible locations. • Facilitate the positive management of land so that wedges are enhanced as an important contributor to the quality of life of nearby urban residents. 	Research within the report highlighted that, Strategic Gaps <ul style="list-style-type: none"> • Protect the setting and separate identity of settlements, and avoid coalescence; • Retain the openness of the land by resisting greenfield growth and this conserving the existing urban/rural mix and character of an area; and • Provide real access and recreational benefits to urban dwellers.
Chesterfield Borough Council Core Strategy 2013	Policy CS1 states that 'Green Wedges provide access to the countryside from urban areas '.	Policy CS1 states that 'Strategic Gaps give identity to different areas, prevent neighbouring settlements from merging into one another and maintain open space'.
	Core Strategy Glossary Definition: Green Wedges comprise the open areas around and between parts of settlements , which maintain the distinction between the countryside and built up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities.	Core Strategy Glossary Definition: Land with predominantly open or rural appearance maintained to prevent neighbouring areas from merging into one another.
	Considered against the following criteria during assessment: <ul style="list-style-type: none"> • The setting and identity of the borough and its urban areas; • Landscape character, habitat and biodiversity; 	

	<ul style="list-style-type: none"> • Access to countryside and recreation; • The ability to connect areas of green infrastructure; and • The impact that development would have on the function of the Green Wedge or Strategic Gap.
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Interpretation of Local Policy Context

A review of the existing documents within Chesterfield has highlighted that the definitions have changed, with the original ‘designation’ of providing for ‘*more attractive and interesting form*’ and having ‘*important existing and potential recreational value*’ becoming more diluted to a larger number of purposes. By adoption of the Core Strategy, the definitions have transformed into two distinct designations: Green Wedges provide access to the Countryside from urban areas, and Strategic Gaps offer identity to different areas, preventing neighbouring settlements from merging into one another and maintaining open space. The Inspectors Report which supported the Core Strategy also identified that the designations were not interchangeable.

The starting point for this review is therefore to validate or modify existing definitions of the designations within Chesterfield, in a way which captures this historic change. As it is an adopted Plan, this Study takes the definitions within the Core Strategy as a starting point for review. As the Core Strategy was informed by the Indicative Green Wedges and Strategic Gaps Assessment (2011) and representations, the broad indications within these documents have been taken as the spatial starting point.

4 Modifying Existing Definitions

4.1 Overview

The first stage of the methodology is to understand the evolution of Green Wedge and Strategic Gap definitions since the Derby and Derbyshire Joint Structure Plan (2001). The following section uses the analysis within Section 3 to confirm the proposed definition of the designations for use within the Review.

4.2 Green Wedge Definition

The historic definition of Green Wedges has been rationalised into four main ‘purposes’ which expand on text within Policy CS1 of the Core Strategy and detailed Glossary within the Core Strategy. Justification has been provided for clarification of the origin of the definition. The method of assessment and proposed assessment criteria are set out in Section 6.

Table 6 Four Purposes of a Green Wedge

	Green Wedge Definition	Justification
Purpose 1	Maintain open areas between parts of settlement within the urban area of Chesterfield from merging.	This Purpose reflects the Core Strategy Glossary detail which stipulates that ‘Green Wedges comprise the open areas around and between parts of settlements’. Owing to the description within CS1 and the Indicative Green Wedges and Strategic Gaps Assessment (2011), Green Wedges support land gaps within urban areas.
Purpose 2	Provides a ‘Green Lung’, penetrating from open countryside into an urban area (i.e. this has to link to the open countryside).	This Purpose reflects the Core Strategy Policy CS1 description that Green Wedges ‘provide access to the countryside from urban areas’. A Green Wedge is therefore considered to have ‘Green Lung’ function, similar to the definition set out within the Indicative Green Wedges and Strategic Gaps Study (2011).
Purpose 3	Supports recreational purposes which allows access from urban areas to the countryside and, where appropriate, contains informal and formal outdoor recreational facilities.	This Purpose is based on the Core Strategy Glossary Definition which states that Green Wedges can also provide recreational opportunities, and the Core Strategy CS1 definition which stipulated that Green Wedges provide access to the countryside from urban areas. Access could be visual or physical access, and the Green Wedge could provide a range of informal and formal outdoor recreational facilities.
Purpose 4	Maintain existing or influence form and direction of urban development.	The final Purpose draws on the Indicative Green Wedges and Strategic Gaps (2011) definition and the text within the Core Strategy glossary, which states that Green Wedges ‘maintain the distinction between the countryside and built up areas’. Inclusion of this Purpose could preserve physical landscape features, the existing mix between urban and rural features, and the setting of settlements.

The definition of Green Wedges set out in Table 6 has been confirmed with Chesterfield Borough Council. Whilst it was noted that a number of Green Wedges support heritage aspects, blue infrastructure, biodiversity and provide ecological benefits, these were not seen as features which were fundamental to land performing the role of a Green Wedge or Strategic Gap. These aspects would be appropriate for additional reporting and to inform policy in the future, but are not considered further to inform the purpose of a designation.

4.3 Strategic Gaps

Although Strategic Gaps did not feature as a specific designation in the Joint Structure Plan (2001), the historic definition of Strategic Gaps has evolved since its introduction within the Indicative Green Wedges and Strategic Gaps Study in 2011. The designation was formally adopted within the Chesterfield Borough Council Core Strategy (2013). Given the Inspector's comments at Examination of the Core Strategy (that a clearer definition of the designations was necessary and that designations were not interchangeable), Table 7 below seeks to build on and clarify the Core Strategy definition of Strategic Gaps. The method of assessment and proposed assessment criteria are set out in Section 7.

Table 7 Three Purposes of a Strategic Gap

	Strategic Gap Definition	Justification
Purpose 1	Maintain open land between neighbouring settlements to prevent merging (perceptual and physical) and protect the setting and separate identity of settlements.	This Purpose reflects the definition within the Chesterfield Core Strategy (2013) which states that 'Strategic Gaps give identity to different areas and prevent neighbouring settlements from merging into one another'. The Purpose therefore focuses on retaining the setting and separate identity of defined settlements and the open land between them.
Purpose 2	Support appreciation and wider perceptual benefits of open countryside.	This Purpose assesses the extent to which the Strategic Gap has a role in providing an appreciation of open countryside. This connects to initial designations within the Indicative Green Wedges and Strategic Gaps Study (2011, and the text within the Core Strategy Glossary Definition which state that 'land is predominantly open or [has a] rural appearance.
Purpose 3	Maintain existing or influence form and direction of settlements.	The final Purpose draws on reference within the Indicative Green Wedges and Strategic Gaps (2011) definitions and the text within the Core Strategy Policy CS1 which states that 'Strategic Gaps give identity to different areas'.

Strategic Gaps were not considered to perform the role of a 'Green Lung' or provide associated breathing space within urban form, due to their role in protecting larger areas of open space. Again, it was noted that heritage aspects, blue infrastructure, biodiversity and provision of ecological benefits do contribute to a number of Strategic Gaps, these features were not considered to be fundamental to the definition of these designations.

5 Identifying a Start Point for Review

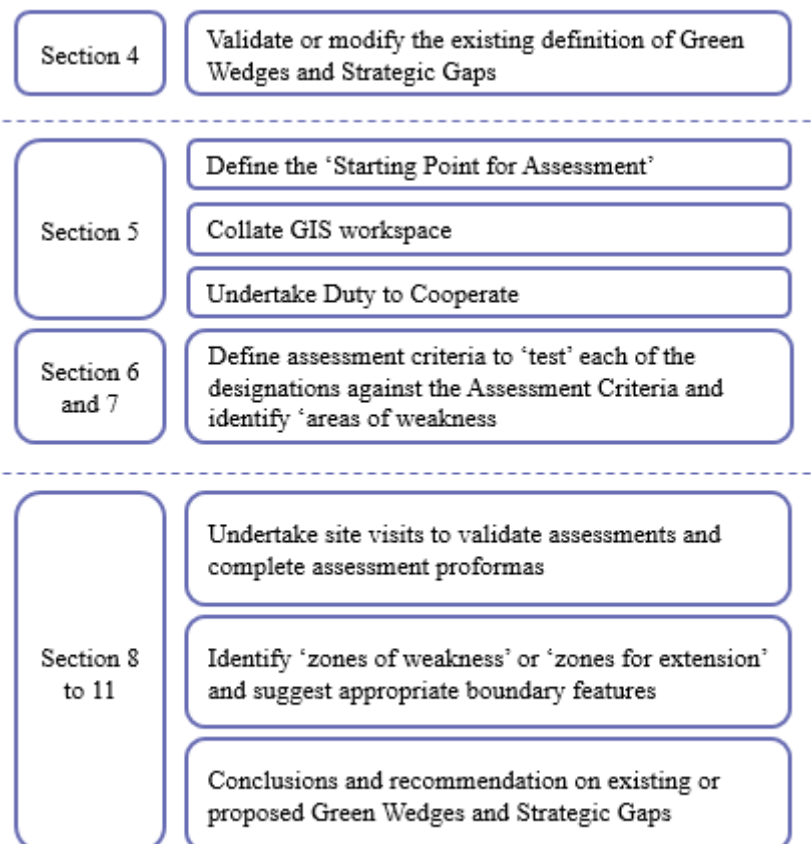
5.1 Overview

Using the analysis of definitions within Section 4, the following section of the report proposes the detailed methodology for undertaking the review of Green Wedges and Strategic Gaps within the Borough. Whilst the proposed methodology for assessing each designation is broadly the same, the assessments have been undertaken individually. This highlights the specific differences in definition, characteristics and function of both the Green Wedge and Strategic Gap.

5.2 Overall Approach

Using datasets collated from Chesterfield Borough Council and other freely available GIS data, the Indicative Green Wedges and Strategic Gaps, which were adopted within the Core Strategy, have been assessed. The purpose for the assessment is to provide evidence on the extent to which different land areas perform against a locally-applicable definition for each of the designations.

The proposed methodology is set out below:



ARUP

The proposed methodology for assessment builds on the existing information presented by Chesterfield Borough Council, comparative studies and best practice guidance. For each Purpose, good practice guidance and comparative approaches have been reviewed and translated for application in Chesterfield Borough Council.

Assessments have used previously gathered information from Indicative Green Wedges and Strategic Gaps (2011), Chesterfield-owned and nationally-available GIS layers and observations from site visits.

5.3 Start Point for Review: Areas for Assessment

1) Existing Policy Position

The starting point for the review of Green Wedges and Strategic Gaps in Chesterfield Borough has been to focus on the broad areas identified as Green Wedges and Strategic Gaps in the Indicative Green Wedges and Strategic Gaps Assessment (2011) and the Chesterfield Borough Council Core Strategy (2013), as the most up to date policy position. The Study uses the draft extent of these designations set out within the Sites and Boundaries Issues and Options Consultation Document (November 2012) to provide indicative boundary features for review.

Green Wedges	Strategic Gaps
Birdholme / Hasland River Rother Corridor (referred to as Rother Washlands in the Sites and Boundaries Issues and Options Draft) Hasland and Spital Holme Hall and Newbold; Walton River Hipper Corridor.	Brimington and Tapton; Brimington North; Lowgates / Netherthorpe and Woodthorpe / Mastin Moor; Old Whittington and New Whittington; Ringwood and Hollingwood; Woodthorpe and Markham Vale.

Beyond the Green Wedges and Strategic Gaps identified above, the supporting text of the Core Strategy also identifies that there are a number of Regeneration Priority Areas, where growth may bring about the need for Green Wedges or Strategic Gaps. These included the following areas:

- Holme Hall and Loundsley Green;
- Mastin Moor and Woodthorpe;
- Duckmanton and Long Duckmanton; and,
- Duckmanton and Poolsbrook.

2) Additional Gaps identified through Sites and Boundaries Issues and Options Draft

It has also considered areas of land which extend from the open countryside into urban areas. This review has taken into account the consultation comments following the publication of the Sites and Boundaries Issues and Options Draft (see Appendix A) and the supporting text within the Core Strategy. In particular:

- The land bound by Woodthorpe Village, Mastin Moor, west of Bolsover Road and south of the A619 (Ref SBISSOP114)
- Cobnar and Roecar Woodlands near Sheepbridge (Ref: SBISSOP122)
- The Hipper Valley corridor from Walton Road towards Queen’s Park (Ref: SBISSOP148 and SBISSOP89);
- Land between Dunston and Newbold and Dunston and Whittington Moor (Ref: SBISSOP19);
- The river corridor north and south of the A619 between Lowgates and Mastin Moor at Norbriggs and between Netherthorpe and Woodthorpe (Ref: SBISSOP202); and,
- Land around the A610 to the east of the M1 and Barlborough (Ref: SBISSOP202).
- Any greenfield areas adjoining the existing green wedges (Ref: SBISSOP6).

3) Desk Based Review of Potential Additional Designations

In addition, a desk based review of potential ‘additional’ Green Wedges or Strategic Gaps has been carried out. This review has considered all areas of open land between defined settlements within the Chesterfield Core Strategy which could potentially merge as a result of growth, with the exception of land designated as Green Belt.

5.4 Initial Constraints and Gap Features Assessment

After identifying broad areas for assessment, an initial desk based review of each site was carried out using GIS data made available by Chesterfield Borough Council and also through publicly available information. The GIS data included information on relevant green infrastructure, ecology, Areas of Multiple Environmental Sensitivity, consented developments and strategic allocations. Other publicly available information included flood risk, topography, landscape character, public rights of way, and the historic environment.

This desk based review sought to determine site constraints or other boundary features which could be used to determine the new extent of designations. Analysing context was also used to support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations which can support the definition of potential boundaries.

Each existing Green Wedge, Strategic Gap or potential area for designation was assessed against Table 8. This table provides context about the wider area and what is supported within the Strategic Gap or the Green Wedge. The context considered is set out in the ‘Designation Context’ and the source for this information is also provided within Table 8.

Table 8 Designation Context and Sources

Designation Context	Source of Information	
Landscape Character	Identified through the Landscape Character of Derbyshire published by Derbyshire County Council (2013). This provides insight into the historical land-use and landscape characteristics.	
Topography	Ordnance Survey mapping used to assess the contour lines, landform, and man-made features of each site.	
Public Rights of Way	Ordnance Survey mapping also used to assess the number of rights of way in each site and where these rights of way connect.	
Key Views	Identified through site visits, which determined where there strong views of prominent features on the landscape (i.e. Chesterfield Spire, prominent or striking features or expansive areas of open land).	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	From the Derbyshire County Council's Areas of Multiple Environmental Sensitivity (available from the Landscape Character of Derbyshire Map 2013), which defines sensitive areas of landscape through physiography, ground type, landcover and cultural pattern.
	Open Space and Playing Pitches	Chesterfield Borough Council provided GIS data that mapped open space and playing pitches.
	Ecology	Chesterfield Borough Council provided GIS data that mapped the following: River and Canal Environments, Ancient Woodland, Local Nature Reserves and Local Wildlife Sites. This was supplemented by a review of Natural England's MAGIC ecology and habitats site inspection tool.
	Green Infrastructure	From Chesterfield Borough Council's Green Infrastructure Study (2009), which identified greenways and cycleways, River and Canal Environments, Historic Parks and Gardens, Community Parks, Open Countryside.
	Flood Risk	Identified in the Environment Agency 'Flood Map for Planning'.
Historic Environment	From Historic England's 'National Heritage List for England', which determined whether any listed or designated heritage sites were within the site. Also, this category was determined from Chesterfield Borough Council's conservation area designations, which determined whether any were within the site.	
Consented Developments or Strategic Allocations	Chesterfield Borough Council provided GIS data that mapped consented residential developments since the Core Strategy adoption in 2013. This also included strategic allocations of Staveley and Rother Valley Corridor and the Markham Vale development.	

5.5 Duty to Cooperate

Chesterfield is surrounded by two Local Authorities: North East Derbyshire exists to the North, West and South, and Bolsover exists to the east. A number of planning responsibilities also exist with Derbyshire County Council. It is a requirement of the National Planning Policy Framework that a Duty to Cooperate

between Local Authorities is exercised. Specifically, Paragraph 178 of the NPPF states that: 'Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in Paragraph 156'. With regard to this report, Strategic Priorities are identified as policies to deliver 'conservation and enhancement of the natural and historic environment, including landscape' (Paragraph 156).

The evolution of this Study has been positively prepared in cooperation with the neighbouring Authorities of North East Derbyshire and Bolsover, and Derbyshire County Council. A draft report which set out the proposed definitions for use and the methodology for assessment was originally shared, for which there were no further comments to make on the content. The final issue of the Report has also been shared with both Authorities and the County Council.

5.6 Study Assumptions

Existing defined boundary features and potential areas for designation have been assessed against the extent to which these fulfil bespoke Purposes. Assessments have been undertaken based on the following assumptions:

- The starting point for assessment includes the broad extent of existing Strategic Gaps or Green Wedges adopted through the Core Strategy and the proposed boundaries within the Sites and Boundaries Issues and Options Consultation Document (2012).
- Potential Areas for Designation were determined through a review of land surrounding the Regeneration Priority Areas within the Core Strategy and based on representations received during the Sites and Boundaries Consultation. One exception to this is the land surrounding Brookside Gardens, which was identified through a representation as a potential area for designation, however as this contained residential gardens and homes it has not been considered for review.
- The extent to which a Green Wedge or Strategic Gap performed a purpose was assessed on a 'yes' or a 'no' basis, to identify areas for boundary review. Conclusions identify whether each Green Wedges and Strategic Gaps supports specific elements of each Purpose, and make recommendations in the form of 'extensions' or 'deletions' to determine how to strengthen the performance of each designation against all purposes.
- The outcomes of this study, or the assignment of scores to land within existing or potential Strategic Gaps, does not preclude development or assume that land is open for development. Scoring conclusions from this assessment will need to be balanced alongside other documents within the emerging Chesterfield Local Plan evidence base. It is anticipated that the Study will be supported by a specific policy on Green Wedge and Strategic Gaps, which encourages the enhancement of these areas.
- The potential extension to existing Green Wedges or Strategic Gaps to include Greenfield areas adjacent, such as those features identified within the Green Infrastructure and Open Space and Playing Pitches layer, was suggested in the Sites and Boundaries Issues and Options representations (2013). Potential

boundaries for each designation were assessed to determine whether these were based on boundary features which were defensible and logical. Areas of Greenspace were included within the proposed boundaries of a designation when this was judged to strengthen the potential boundary.

- Local Plan (2006) Policy ‘Development in the Open Countryside’ (EVR2), which was not superseded by the Local Plan Core Strategy, has been used to determine the extent of each ‘urban area’. This layer remains on the adopted Local Plan Proposals Maps alongside the Core Strategy and therefore it is appropriate for use as a ‘starting point’ in this Review.
- It has been assumed that land designated as Green Belt should not also be included within the extent of each Green Wedge or Strategic Gap Designation. Identifying Green Belt land as either a Green Wedge or Strategic Gap would not offer any additional protection to an area of land.
- It is assumed that land within the ‘Consented Development’ layer provided by Chesterfield Borough Council, or land within the Staveley and Rother Valley Area Action Plan and Markham Vale site, will come forward for development and therefore will be ‘urban’ land in the future. This will ensure that the assessment is consistently made against land which is not considered to be ‘urban’. Any departure from this assumption will be clearly explained and justified within the associated assessment text.

6 Methodology for Assessment: Green Wedges

6.1 Purpose 1: Maintain open areas between parts of settlements within urban areas from merging

6.1.1 Comparative Examples

A number of comparative studies considered that Green Wedges serve a role of preventing neighbouring settlements from merging by maintaining open space. Whilst five of the comparative examples reviewed within Appendix C do not set out an explicit methodology for assessing the extent to which a Green Wedge prevents merging, both Charnwood Borough Council and the Leicester and Leicestershire Local Authorities Joint Green Wedge Methodology set out an approach to this Purpose.

Specifically, these two methodologies set out a qualitative review of the extent to which a Green Wedge preserved a land gap between settlements (based on physical, visual and perceptual separation), followed by the extent to which a land gap could be compromised and still retain this land gap.

6.1.2 Method for Assessment

To assess the extent to which a Green Wedge ‘maintains open areas between parts of settlements within an urban areas from merging’, it is first necessary to determine the definition of ‘open land’, ‘parts of settlements within urban areas’ and ‘merging’:

1. Define: ‘Open land’

Open land is considered to be that which is devoid or generally lacking in development. This will require a qualitative review of the level and type of built form within each land area.

2. Define: ‘Parts of settlements within urban areas’

To respect the subtleties in the distinction and definition of Green Wedges and Strategic Gaps, it is necessary to tailor the definition of ‘settlements’. Through reviewing background documents and comparative examples, the role of the Green Wedges is to provide separation between neighbourhoods within an ‘urban area’, thereby penetrating the urban area to provide open space and access. Strategic Gaps, however, offer identity to an area by preventing neighbouring *settlements* from merging.

To assess the role of Green Wedges, **Chesterfield Sub-Regional Centre** (as defined within the Core Strategy 2013 as including Chatsworth Road District Centre, Whittington Moor District Centre and Holme Hall) is considered to be the ‘Large Urban Area’. Green Wedges will be assessed for their role in maintaining separation between ‘parts of settlements’ or ‘neighbourhoods’ within this urban

area. This area is also identified as the focus for housing and employment growth, and therefore is most likely to experience pressure from development over the next Plan Period.

3. Define: ‘Merging’

The role of the Green Wedges in preventing neighbourhoods within an urban area from merging has been assessed, by the extent to which the land provides an essential or less essential land gap. The broad definition of ‘merging’ is to ‘blend or cause to blend gradually into something else, so as to become indistinguishable from it’. For the assessment of this purpose, ‘merging’ is considered to be perceptual and physical opportunities for neighbourhoods to join. The assessment of this Purpose will therefore comprise a review of physical and perceptual scale of the land gap.

Boundary strength to assess the extent to which a land gap resists merging is established in Table 9 below.

Table 9 Definition of Boundaries which are readily recognisable and likely to be permanent

Durable/ Recognisable/ ‘Likely to be Permanent’ Features	<ul style="list-style-type: none"> • Infrastructure: Motorway; public and made roads or strongly defined footpath/track; a railway line; river; • Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strongly established, regular or consistent boundaries.
Features lacking in durability/ Less Recognisable/ Soft boundaries	<ul style="list-style-type: none"> • Infrastructure: private/ unmade roads; power lines; development with weak, irregular, inconsistent or intermediate boundaries. • Natural: Field Boundary, Tree line

6.1.3 Assessment Criteria

Table 10 Assessment Criteria for Purpose 1.

Criteria	Role	Assessment
Designation maintains open areas between parts of settlements within Chesterfield from merging.	Yes –land supports this Purpose	Open land which supports a land gap between two neighbouring parts of an urban area from physical, perceptual and visual merging. Land serves this Purpose when there is: <ul style="list-style-type: none"> • There is a perception of leaving one settlement (or parts of settlements) and entering the next, however the visual, physical and perceptual separation between settlements is wide or character is open. • Land within this land gap is open and contains limited built form, however the designation is supported by existing moderately strongly defined boundaries.
	No –land does not support this Purpose	Land gap between neighbouring parts of an urban area is of a sufficient physical, visual or perceptual scale that it does not have a role in preventing merging, or settlements have otherwise largely coalesced.

6.2 Purpose 2: Provide a ‘green lung’ from the open countryside into an urban area

6.2.1 Comparative Examples

A number of comparative studies considered that Green Wedges serve a role in providing ‘green lung’ from open countryside into an urban area. Appendix C sets out the comparative definitions offered to ‘Green Lung’; in summary, their role is defined as land which can: be **accessed** by the populations of **urban areas**; provide **multi-functional uses**; and link to **areas of Countryside**.

6.2.2 Method for Assessment

Green Wedges play an important role in connecting urban areas with the wider open countryside, bringing with them the associated health benefits of Green Open Space and Green Infrastructure to urban areas. To assess this purpose, the following definitions have been used:

1) Define: ‘Green Lung’

This is defined as an accessible area of parkland or other open space within an urban area which brings the wide ranging health benefits of open space and green infrastructure to residents.

2) Define: ‘Green Infrastructure’

For the assessment of Purpose 2, green infrastructure is defined within the Chesterfield Core Strategy 2013 as ‘a strategic network of multi-functional green space, both rural and urban, which supports natural and ecological processes, has the potential to provide sustainable transport routes and is integral to the health and quality of life in sustainable communities’.

3) Define: ‘Open Countryside’

To assess the role of Green Wedges in providing a ‘Green Lung’ from the open countryside into urban areas it will be necessary to understand the extent of ‘open’ (i.e. undeveloped) land and the land uses and green infrastructure provision of the spaces being assessed. Spaces which are largely developed, do not contain open green space or do not provide a connection to the countryside, are not considered to meet the Purpose of a Green Wedge.

The assessment will therefore comprise a review of consented development within the broad area of search, followed by analysis of land uses and green infrastructure GIS layers within the potential area for designation.

6.2.3 Assessment Criteria

Criterion	Role	Assessment
Designation provides a 'green lung' from the open countryside into an urban area	Yes –land supports this Purpose	A connected corridor or network of green open spaces, which penetrate from the urban area out towards the open countryside.
	No –land does not support this Purpose	Overall lack of green infrastructure and those small areas that remain are isolated by intervening built form.

6.3 Purpose 3: Supports access or connections between urban areas and the countryside and, where appropriate, contains outdoor recreational facilities

6.3.1 Comparative Examples

A number of comparative studies considered that Green Wedges serve a role in providing access to the countryside or contain recreational facilities. These are set out in Appendix C.

6.3.2 Method for Assessment

Green Wedges play an important role in providing urban residents with opportunities to physically and perceptually access/experience the countryside. This Purpose is interlinked with the Indicative Green Wedges and Strategic Gaps Assessment (2011), which emphasises that the objective *'should be to provide open space and recreational opportunities to the residents in these concentrated urban areas'*. Furthermore, the Indicative Assessment states that wedges can: *'penetrate urban areas and help preserve and promote landscape and wildlife corridors between the countryside and urban areas; and provide space for appropriate recreational facilities within easy reach of urban residents'*. These characteristics have also been carried through to the Glossary Definition of Green Wedges within the Core Strategy.

To assess the extent to which the Green Wedge 'supports access or connections between urban areas and the countryside and, where appropriate, contains outdoor recreational facilities', it is necessary to determine the definition of 'physical', 'perceptual' and 'outdoor recreational facilities'.

1) Define: 'Physical'

Relating to things perceived through the senses as opposed to the mind; tangible or concrete. Physical access to the countryside relates to the presence of footpaths, public rights of way, or publically accessible connections/land connecting the urban area with the wider countryside.

2) Define: ‘Perceptual’

Perceptual benefits relate to the ability to interpret or become aware of something through the senses, including experiencing views. The well recorded benefits of green open space and green infrastructure include promotion of psychological health and mental well-being. These benefits do not need direct access to green open space and green infrastructure.

3) Define: ‘Outdoor recreational facilities’

Appropriate outdoor recreational facilities are described in Table 11 below. These are defined by the types of recreation, whether these are formal or informal, and physical and perceptual benefit. Green Wedges must provide a range of informal or formal accessible opportunities for recreation.

Green Wedges are assessed against whether they exhibit physical and perceptual benefits in terms of recreational purposes and the approximate extent of the Green Wedge which is covered by recreational facilities.

Table 11 Indicative ‘recreational facilities’ for assessment within Purpose 3a

Benefit	Formal/ Informal	Type	Definition
Physical	Formal	Public Rights of Way and Strategic Cycling	Public Rights of Way and Strategic/National Cycle Routes provide formal public access through urban areas.
Physical, perceptual	Informal	Borough and Community Parks	Larger parks and tend to provide a variety of natural features or are large enough to accommodate a wide range of uses.
Physical, perceptual	Informal	School Playing Fields and Sports Pitches	Natural or artificial surfaces either publicly or privately owned used for sport and recreation. Includes school playing fields, outdoor sports pitches, tennis courts, and bowls greens. Cater for recreational pursuits and sports such as football, cricket, rugby and tennis. Some of these are integrated within existing parks or school boundaries.
Physical, perceptual	Formal	Allotments and smallholdings	Spaces to allow people to grown their own produce promoting sustainability, health and social inclusion.
Physical, perceptual	Formal	River and canal corridors	Formal links located along canals and riverbanks that includes cycleways, rights of way and disused railway lines. Promotes the notion of water corridors for wildlife
Physical, perceptual	Informal	Other Open Space	Smaller more localised areas of open space and recreation. Commonly found in housing areas, includes informal recreation green space.

Physical, perceptual	Formal	Local Green Space	Localised areas of open space and recreation identified for special protection due to the importance to the community. It should be in reasonably close proximity to the community it serves, demonstrably special to a local community (for example because of its beauty of historic significance) and is local in character and not an extensive tract of land.
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6.3.3 Assessment Criteria

The following sets out the assessment criteria for appraising the extent to which a Green Wedge ‘supports access or connections between urban areas and the countryside and, where appropriate, contains outdoor recreational facilities.

Table 12 Assessment Criteria for Purpose 3a

Criterion	Role	Strength
Designation supports recreational purposes which allow access from urban areas to the Countryside, and where appropriate, contains informal and formal outdoor recreational facilities	Yes –land supports this Purpose	The area provides physical and/or perceptual access from the urban area to the countryside through a good range of accessible formal and informal opportunities for recreation.
	No –land does not support this Purpose	Overall lack of recreational purposes that allows access to the countryside.

6.4 Purpose 4: Maintains existing or influences form and direction of urban development

Comparative Examples

A number of comparative studies considered that Green Wedges serve a role in maintaining the existing shape of settlements, or influencing the form and direction of urban development.

Method for Assessment

In order to begin the assessment for Purpose 4, it is necessary to define ‘urban development’. As stated in Green Wedges Purpose 1, the urban area was defined as including the Chesterfield Sub-Regional Centre.

Green Wedges help to identify areas where land should be developed and areas of strategic need to keep open between urban settlements or neighbourhoods. The Indicative Green Wedges and Strategic Gaps Assessment reiterates this point stating that: *Green Wedges protect strategic open land helping to shape urban growth as it progresses.* Green Wedges, therefore should not restrict the growth of settlements but guide the form which development takes to ensure it is positive in terms of both settlement pattern and the incorporation of green infrastructure.

The Core Strategy Glossary Definition supports this stating that Green Wedges *comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas.*

The assessment considers recent planning applications, proposed strategic allocations, and GIS desk-based analysis of boundaries. These findings were then considered alongside the compatibility of the Core Strategy and the degree to which its boundaries guide development form. In order to assess the boundaries, the boundaries are tested against the extent to which there are natural, physical or visual features that are clearly identifiable in helping to guide the form of future development, which have been defined as:

- Logical, defensible and readily recognisable external and intermediate boundaries guide, rather than restrict, the form of future development in line with the Borough's spatial strategy.
- A naturally strong and defensible boundary is a defined natural physical edge, such as a river or dense woodland.

Assessment Criteria

Table 13 Purpose 4 Assessment Criteria

Criterion	Role	Assessment
Green Wedge maintains existing or influences form and direction of urban development	Yes –land supports this Purpose	<p>Boundaries: Area has defensible and readily recognisable linear boundary features which do not restrict the form of future surrounding developments, but ensure that the integrity of the designation is maintained.</p> <p>Development: Extent of the designation is compatible with strategic allocations set out in the Borough's spatial strategy.</p>
	No – it is unknown whether land supports this Purpose.	The Green Wedge does not perform the function of maintaining or influencing form and direction of urban development. Boundaries are weak with no clear identifiable features to guide form of development.

7 Methodology for Assessment: Strategic Gaps

7.1 Purpose 1: Maintain open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements

Comparative Examples

Similar to comparative Green Wedge Studies, Strategic Gaps are considered to have a role in preventing neighbouring settlements from merging. Whilst there are fewer 'Strategic Gap' specific reviews, the method and approach within the Green Wedge comparative examples is largely applicable.

Method for Assessment

To assess the extent to which a Strategic Gap 'maintains open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements', it is first necessary to determine the definition of 'open', 'settlements' and 'merging':

1) Define: 'Open land'

Open land is considered to be that which is devoid or generally lacking in development. This will require a qualitative review of the level and type of built form within each land area.

2) Define: 'Settlements'

Strategic Gaps were considered within the Indicative Green Wedges and Strategic Gaps Assessment (2011) to maintain openness and landscape qualities of large open areas, whilst the Core Strategy considered that 'Strategic Gaps give identity to different areas, prevent neighbouring settlements from merging into one another and maintain open space'. This is taken to mean large areas of open land between distinct settlements and defined areas of growth, as opposed to neighbourhoods within a single large urban area.

For the assessment of this Purpose, 'neighbouring settlements' were confirmed by Chesterfield Borough Council as including: Staveley, Brimington, Barrow Hill, Poolsbrook, Mastin Moor, Woodthorpe and Duckmanton. Major development commitments included those at Staveley Works and Markham Vale.

Strategic Gaps could also apply to the areas between these settlements and Chesterfield Town (including Whittington Moor and Chatsworth Road) or Staveley Town (including the Staveley and Rother Valley Corridor). These areas are identified as the focus for growth within Chesterfield and therefore most likely to experience development pressures.

3) Define: ‘Merging’

The role of the Strategic Gaps in preventing neighbouring settlements (as defined above) from merging has been assessed, by the extent to which the land supports a land gap. Unlike the role of Green Wedges, the assessment of ‘merging’ is considered to be the role that Strategic Gaps have in reducing the perceptual and physical opportunities for settlements to join. In a similar approach to Green Wedges the assessment will therefore comprise the assessment of physical and perceptual scale of the land gap.

Boundary strength to assess the extent to which a land gap resists merging is established in Table 9 in Section 6.2.

Assessment Criteria

Table 14 Assessment Criteria for Purpose 1

Criteria	Role	Assessment
Strategic Gap maintains open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements	Yes –land supports this Purpose	Open land which supports a land gap between two settlements within the Borough from physical, perceptual and visual merging: <ul style="list-style-type: none"> • There is a perception of leaving one settlement (or parts of settlements) and entering the next, however the visual, physical and perceptual separation between settlements is wide or character is open. • Land within this land gap is open and contains limited built form, however the designation is supported by existing moderately strongly defined boundaries.
	No –land does not support this Purpose	Land gap between two settlements within the Borough is of a sufficient physical, visual or perceptual scale that it does not have a role in preventing merging, or settlements have otherwise largely coalesced.

7.2 Purpose 2: Supports the appreciation and wider perceptual benefits of open countryside

Comparative Examples

A number of comparative studies considered that Strategic Gaps serve a role in supporting the appreciation of open countryside (i.e. physical and/or perceptual benefits) (see Appendix C).

Method for Assessment

Strategic Gaps should provide opportunities for supporting the appreciation of open countryside either through physical access to the countryside or through the wider visual appreciation of the open countryside.

Strategic Gaps will therefore be assessed to gain an understanding of the recreational opportunities (both formal and informal) they provide as well as the perceptual benefits they bring, in terms of key views and visual breaks.

Assessment Criteria

Table 15 Assessment Criteria for Purpose 2

Criterion	Role	Assessment
Strategic Gap supports the appreciation and wider perceptual benefits of open countryside,	Yes –land supports this Purpose	The area provides opportunities for the appreciation of the open countryside through physical access to the countryside and/or through the visual break provided by the countryside from a settlement or urban area.
	No –land does not support this Purpose	Overall lack of recreational access to the countryside and/or the landscape does not provide visual breaks to viewers in settlements and other urban areas.

7.3 Purpose 3: Maintain existing or influence form and direction of settlements

Comparative Examples

A number of comparative studies considered that Strategic Gaps serve a role in maintaining existing or influencing form and direction of settlements. This is set out further in Appendix C.

Method for Assessment

As mentioned in Strategic Gaps Purpose 1, these designations offer an identity to the area by preventing neighbouring settlements from merging. The Strategic Gaps focus on a greater strategic scale than Green Wedges by *retaining the existing settlement pattern by maintaining the openness of the land* (Indicative Green Wedges and Strategic Gaps Assessment). The focus here is therefore not on urban areas (like Green Wedges), but on *conserving the existing character of an area in terms of its current mix of urban and rural development*. Thereby, the assessment will review strategic areas of land between settlements to determine whether there is clear separation, and whether designation of a Strategic Gap supports this.

The Core Strategy Glossary Definition supports this by stating that Strategic Gaps are *land with a predominantly open or rural appearance maintained to prevent neighbouring areas from merging into one another*.

The assessment considers recent planning applications, proposed strategic allocations, and GIS desk-based analysis of boundaries. These findings are then considered alongside the compatibility of the Core Strategy and the degree to which its boundaries guide development form. In order to assess the strength of these boundaries, the following categories have been determined:

- Logical, defensible and readily recognisable external and intermediate boundaries guide, rather than restrict, the form of future development in line with the Borough's spatial strategy.
- A naturally strong and defensible boundary is a defined natural physical edge, such as a river or thick woodland.

Assessment Criteria

Table 16 Assessment Criteria for Purpose 3

Criterion	Role	Assessment
Maintain existing or influence form and direction of settlements	Yes –land supports this Purpose	<p>Boundaries: Area has defensible and readily recognisable linear boundary features which does not restrict the form of future surrounding developments, whilst ensuring that the integrity of the designation is maintained.</p> <p>Development: Extent of the designation is compatible with strategic allocations set out in the Borough's spatial strategy. There is a strong perception of leaving a settlement or part of a settlement and entering open countryside. .</p>
	No –land does not support this Purpose	The Strategic Gap does not perform the function of maintaining or influencing form and direction of urban development of a settlement. Boundaries are weak with no clear identifiable features to guide form of development. There is no perception of leaving a settlement or part of a settlement and entering the next settlement.

8 Assessment: Core Strategy Designations

8.1 Overview

The starting point for the review of Green Wedges and Strategic Gaps in Chesterfield Borough has been to focus on the broad areas identified as Green Wedges and Strategic Gaps in the Indicative Green Wedges and Strategic Gaps Assessment (2011) and the Chesterfield Borough Council Core Strategy (2013), as the most up to date policy position.

Proposed boundaries within the Sites and Boundaries Issues and Options Consultation Document (2012) were used as a start point for review, with the saved policy EVR 2 ‘Development in the Open Countryside’ (EVR2) has been used to determine the extent of each ‘urban area’.

Table 17 Core Strategy Designations for Review

Green Wedges	Strategic Gaps
Birdholme / Hasland River Rother Corridor (referred to as Rother Washlands in the Sites and Boundaries Issues and Options Draft) Hasland and Spital Holme Hall and Newbold Green; Walton River Hipper Corridor.	Brimington and Tapton; Brimington North; Lowgates / Netherthorpe and Woodthorpe / Mastin Moor; Old Whittington and New Whittington; Ringwood and Hollingwood; Woodthorpe and Markham Vale.

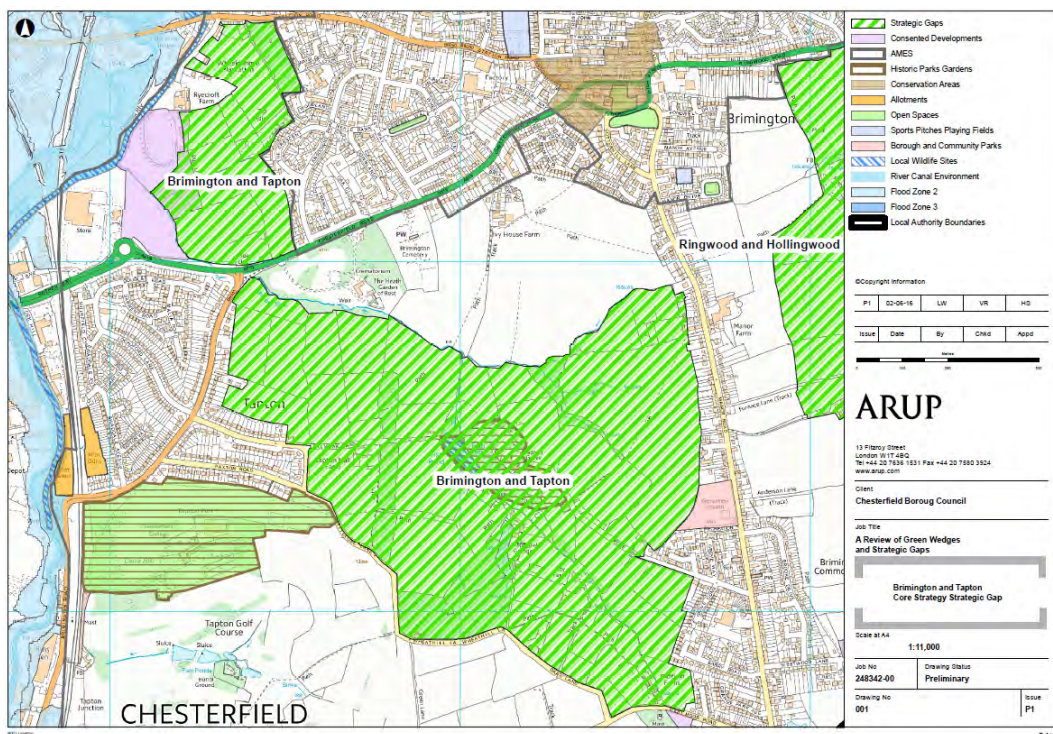
8.2 Strategic Gap: Brimington and Tapton

8.2.1 Overview

The designation of the Strategic Gap between Brimington and Tapton was defined in the Green Wedge and Strategic Gap Indicative Assessment (2011) and set out in Policy CS1 *Spatial Strategy* in the Core Strategy (2013). The Strategic Gap is situated east of the Chesterfield urban area and exists between Brimington and Tapton; it is therefore pertinent to continue to assess the land gap as a Strategic Gap against the revised methodology.

There are two distinct portions to the Strategic Gap: the area to the north of the A619 (referred to as Section A), and the second section to the south of the A619 and west of Manor Road (referred to as Section B). These two sections almost connect around the intersection of the B6543 and the A619.

Figure 2 Wider context of the Strategic Gap



The Strategic Gap is characterised by agricultural fields, a number of copse of woodland and tree lines. It is one of the largest Strategic Gaps designated, exhibiting large open fields and sweeping views of the countryside. Tinker Sick drain runs through the Section B of the Strategic Gap and forms part of the border for Section A. Residential development and roads form the other boundary features for these two areas.

The Strategic Gap is located between Brimington, Brimington Common and Tapton. Tapton Golf Course borders the southern boundary with Chesterfield Royal Hospital located further to the south. The Trans-Pennine Trail travels across Section B from Tapton to Brimington Common, and there are also other several

rights of way throughout Section B. There are no rights of way in Section A; however there are a number of informal footpaths.

Given the undulating nature of the Strategic Gap, views are generally mixed. However there are strong views towards the south and south west. Topography also supports a strong sense of leaving Tapton and entering Brimington along the A619.

8.2.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the land gap between settlements. Analysing context can support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations which can support the definition of potential boundaries.

Table 18 Designation Context

Features	Description	
Landscape Character	The Landscape Character of Derbyshire 2003 identifies the land as Coalfield Village Farmlands within the Nottinghamshire, Derbyshire and Yorkshire Coalfield. The landscape characteristics for Coalfield Village Farmlands include gently undulating, landform, relict ancient semi-natural woodland, towns and villages surrounded by remnant medieval strip fields.	
Topography	The land within the Strategic Gap undulates, and generally descends towards from the built form in Brimington to Tinker Sick in the central portion.	
Public Rights of Way	The Trans-Pennine Trail run across Section B from Tapton to Brimington Common. There are also several rights of way throughout Section B. There are no rights of way in Section A, however there are a number of informal footpaths.	
Key Views	From the northern Section A, there is a key view of the Chesterfield Spire.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the Strategic Gap does not contain any defined areas of sensitivity.
	Open Space and Playing Pitches	The Strategic Gap contains 'The Recreation Ground' which is designated Village Green on Defra MAGIC tool.
	Ecology	There is a Local Wildlife Site within the Tapton Grove Historic Park and Garden.
	Green Infrastructure	As set out in the Chesterfield Green Infrastructure Study (2009), the Strategic Gap contains a Historic Park and Garden, a Derbyshire County Council cycle route and open countryside.
	Flood Risk	The land within the Strategic Gap falls within Flood Risk Zone 1.
Historic Environment	There are five historical buildings/sites within the Strategic Gap, which includes: Grade II listed Gate piers at drive entrance, Grade II* Listed Tapton Grove, Grade II Listed Stables at Tapton Grove (to the east of the house), Grade II Listed Tapton Manor and Grade II Listed Crewe Cottage. Whilst there is Conservation Area within Brimington, this is beyond a substantial area of residential development.	

Consented Developments or Strategic Allocations	There is a consented development located north of the A610 and west of Section A of the Strategic Gap (application for residential development CHE/14/00404/OUT). Part of the consented development is within the Strategic Gap.
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8.2.1 Assessment

Given the identification of the land gap as a Strategic Gap within the Core Strategy (2013) and the Green Wedge and Strategic Gap Indicative Assessment (2011), the land gap has been assessed against the Purposes of a Strategic Gap.

8.2.2 Consideration of Brimington and Tapton against Strategic Gap purposes

Purpose 1 aims to maintain open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements.

Both Sections A and B maintain an open area between Tapton and both Brimington and Brimington Common. The land gap between Brimington and Tapton along Chesterfield Road is particularly narrow and, without designation, would be vulnerable to coalescence. In addition, there is a strong perception of separation between settlements: when leaving Tapton there is a sense of entering an area of open land before entering Brimington.

The designated land in the east and south of Section B is performing the role of a less essential gap due to the scale of the land gap within Section B. Specifically, in the east and north of Grove Road, Section B is of a sufficient physical scale that there is a low risk of merging between Tapton and Brimington Common. As Brimington and Brimington Common have physically merged along Manor Road, the designation at this point only as a limited function in preventing further merging between these settlements.

However, it is therefore considered that land in the west of Section A and Section B supports an essential gap which helps to prevent the visual and physical merging of Brimington and Tapton.

Does the Strategic Gap perform Purpose 1?	Yes
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Purpose 2 supports the appreciation and wider perceptual benefits of open countryside.

Sections A and B both provide clear views of open and undulating countryside, and therefore the land within the Strategic Gap is considered to support perceptual benefits of open countryside for the neighbouring large residential areas.

The Strategic Gap also provides physical access to the countryside through a range of public rights of way in the south and informal footpaths within Section A. This area provides opportunities for appreciation of the open countryside and creates visual breaks between the settlements of Tapton, Brimington and Brimington Common. This visual break also provides clear views of the Chesterfield Spire from Section A.

Does the Strategic Gap perform Purpose 2?	Yes
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Purpose 3 maintains existing or influence form and direction of settlements.

Section A (to the north of A619)

Section A has strong and fairly regular boundaries in the north, south and east, which follow the existing landform and infrastructure boundaries. However, the western boundary follows Tinker Sick before deviating towards weaker field boundary lines and inconsistent features which are poorly defined on the ground. Given the recent planning consent within and adjacent to Section A (application reference CHE/14/00404/OUT), it is considered that redefining the Strategic Gap to the boundary with the consented residential development would create a more defensible future boundary.

Section B (to the south of the A619)

The boundaries which currently define the Strategic Gap to the south of the A619 have a mixed role in guiding development:

- The Tinker Sick drain provides a strong northern boundary for the Strategic Gap. South of the Chesterfield Crematorium, though, the Strategic Gap boundary deviates from Tinker Sick and follows the tree line and agricultural field edge. It is recommended that the boundary is revised to include land up to the Tinker Sick even adjacent to the Crematorium.
- The western boundary of Section B follows an indented and angular area of residential built form at Tapton and the B6543. Whilst this boundary is stepped and angular, the designation prevents this boundary from becoming any more erratic. This western boundary supports the essential land gap between Tapton and Brimington, and therefore it is crucial that these boundaries are retained to guide development to elsewhere within Chesterfield.
- The southern boundary follows existing infrastructure including West Moor Road, Dark Lane, Wheathill Lane, and Pettyclose Lane. These boundaries are strong and defensible.
- The eastern boundary of Section B follows residential development of Brimington Common, which is generally a defensible and recognisable boundary, and Tinker Sick in the north. Whilst the eastern boundary is strong, the land designation only performs a limited role in guiding the future development of settlement.

Section A and B help to maintain the existing settlement form. The consented development north of the A619 and west of Section A will not reduce the sense of separation between these settlements, but is evidence that the Strategic Gap has generally performed well in its function of guiding development to prevent the merging of settlements. The existing boundaries for Section B guide development north toward the land between the extent of the designation and Brimington.

Overall, the Strategic Gap achieves Purpose 3 by providing a strong perception of separation between Tapton and Brimington, and Tapton and Brimington Common. The Strategic Gap between Tapton and Brimington is essential to maintaining this sense of separation.

Whilst the area is largely bounded by defensible and recognisable boundary features, it is recommended that the boundaries in the north west of Section A are revised, to align with the residential development, and the boundary to the north west of Section B is modified, to align with the extent of the Tinker Sick.

Given the size and scale of the Strategic Gap, it may be necessary to refine the boundaries of Section B further to support future growth. This would include Grove Road as the northern boundary until meeting Tinker Sick west of Tapton Grove.

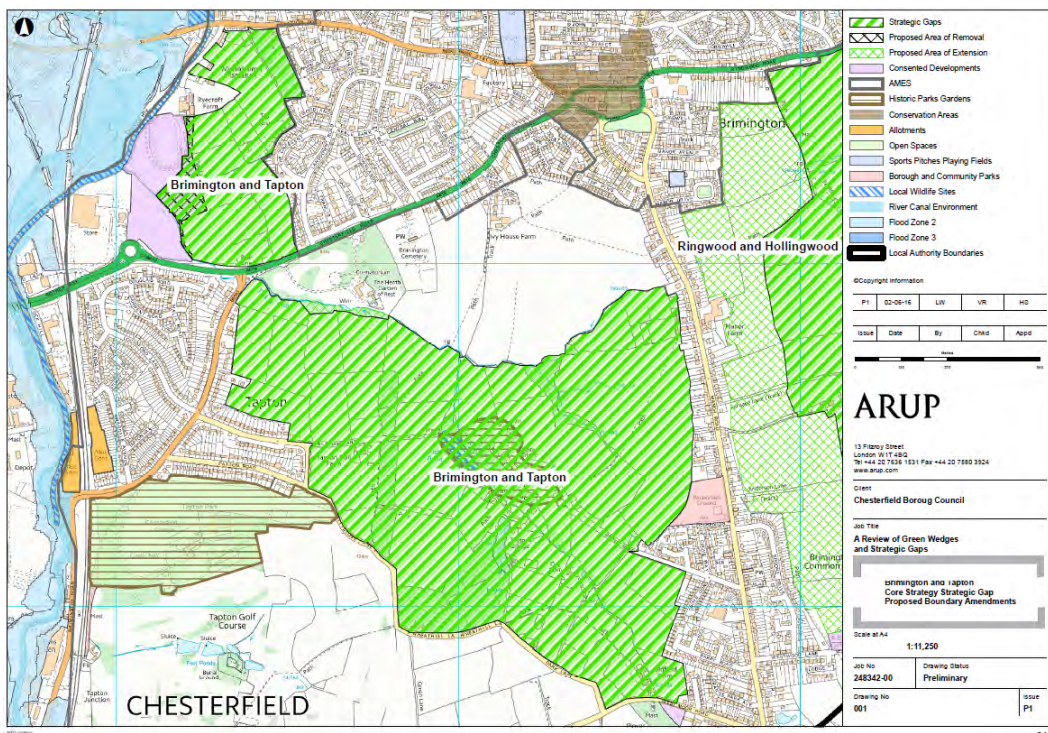
Does the Strategic Gap perform Purpose 3?	Yes
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8.2.3 Conclusion on the performance of Brimington and Tapton as a Strategic Gap

8.2.4 Proposed boundary refinements

Given the consented development to the west of Section A, the north western boundary of Section A should be modified to align with the extent of consented development. In addition, the north western boundary of Section B should be revised to include the land to the south of Tinker Sick.

Figure 3 Proposed Boundary Amendments



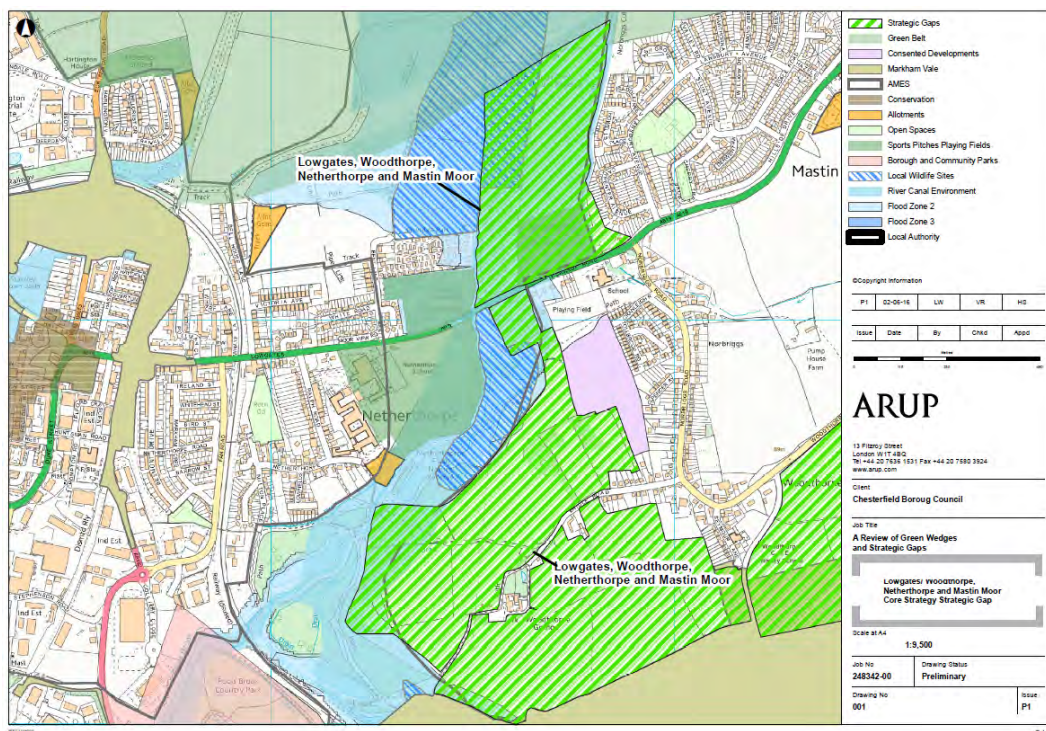
8.3 Strategic Gap: Lowgates / Netherthorpe and Woodthorpe / Mastin Moor

8.3.1 Overview

The designation of the Strategic Gap between Lowgates/Netherthorpe and Woodthorpe/Mastin Moor was defined in the Green Wedge and Strategic Gap Indicative Assessment (2011) and set out in Policy CS1 *Spatial Strategy* in the Core Strategy (2013). The land gap is located within the north eastern portion of Chesterfield: Lowgates and Netherthorpe to the west of the Strategic Gap, whilst Woodthorpe and Mastin Moor are located to the east.

The Strategic Gap is an irregularly shaped land gap, bounded by Green Belt to the north, the River Doe Lea Corridor to the west and south and the irregular and indented residential development to the east. The boundary to the west is irregular and stepped around Netherthorpe Flash Nature Reserve, and the boundary to the south is defined by Bridle Road which transforms into a footpath.

Figure 4 Wider context of the Strategic Gap



The Strategic Gap is large and varied, but is generally characterised by open green space, agricultural fields, a narrow river corridor, and occasional copse of woodland. Large electricity pylons run north to south along the western boundary. Part of the Norbriggs Flash Nature Reserve is located within this Strategic Gap supporting locally and nationally important wildlife.

There is direct access via footpaths between Woodthorpe and Netherthorpe and via road between the A619; a road which effectively bisects the Strategic Gap. The northern section of this Strategic Gap provides a number of good quality views out to the countryside to the north. Views to the south from the A619 are

foreshortened in part by taller areas of scrub and a rising topography. Despite the presence of a small number of residential dwellings along Worksop Road, there is a clear perception of leaving one place and entering the next.

8.3.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the land gap between settlements. Analysing context can support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations which can support the definition of potential boundaries.

Table 19 Designation Context

Feature	Description	
Landscape Character	<p>The Landscape Character of Derbyshire 2003 identifies the land as Riverside Meadows and Estate Farmland Landscape Character Areas, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield.</p> <p>The key characteristics of the 'Estate Farmlands' Landscape Type is a broad, gently undulating landform with mixed farming dominated by arable cropping. There are localised woodland blocks and occasional trees. Hedgerows enclose medium sized, semi-regular fields, with small villages and farmsteads existing within the landscape. The area is characterised by an open landscape with long-distance views.</p> <p>The key characteristics of the 'Riverside Meadows' include narrow rivers meandering along flood plains of variable width, remnant riverside vegetation, wetland and unimproved grassland, dairy farming dominated by pasture, dense tree cover along river channels, and scattered tree cover along boundaries. There is also a strong association with transport routes due to the presence of canals, railway lines and roads.</p>	
Topography	<p>The land south of the A619 descends to the north and westwards towards the River Doe Lea. The land north of the A619 is generally flat with a very gentle slope west towards the River Doe Lea.</p>	
Public Rights of Way	<p>There is one public right of way that crosses the southern section of the Strategic Gap, but there are several other footpaths in the immediate vicinity of the Strategic Gap connecting Woodthorpe, Poolsbrook, Netherthorpe, Mastin Moor and Lowgates. There is also access to the Chesterfield Canal via a Greenway and Strategic Walking and Cycling Route.</p>	
Key Views	<p>Looking north from the A619 shows immediate access to open space and further afield open countryside. There are pylons visible from these views, but generally do not detract from the open countryside.</p> <p>Looking south from the A619 provides views of fairly open space towards Woodthorpe. There are limited key views looking south from the A619.</p> <p>Looking west, there are key views towards the Grade II* Church of St John the Baptist.</p>	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the Strategic Gap does not fall within an area of primary or secondary sensitivity.
	Open Space and Playing Pitches	There is a Playing Field located along Worksop Road. To the west of the strategic gap, there are two further areas of open space: a recreational ground associated with Netherthorpe School and Staveley Bridge Sports Ground.
	Formal Parks	There are no formal parks within the Strategic Gap.

	Ecology	There is a Local Wildlife Site and the Norbriggs Flash Local Nature Reserve. The Doe Lea is considered to have Good Ecological Status.
	Green Infrastructure	The Chesterfield Green Infrastructure Study (2009) identifies a River and Canal Environment and open countryside within the Strategic Gap. The Study also recognises that the land surrounding the Doe Lea is a Local Nature Reserve. The Landscape Study Area is identified as a River and Canal Environment.
	Flood Risk	The land north of the A619 is identified as Flood Zone 3 with flood defences. Part of the Strategic Gap south of the A619 is within Flood Zone 2 and 3 with flood defences.
Historic Environment	There are no Conservation Areas within the Strategic Gap, nor any Listed Buildings. There are, however, views towards the Grade II Netherthorpe School and Grade II* Church of St John the Baptist.	
Consented Developments	There is one consented development immediately to the east of the Strategic Gap at the land west of Cranleigh Road (for 90 dwellings including access) (application reference CHE/14/00393).	

8.3.3 Assessment

Given the identification of the land gap as a Strategic Gap within the Core Strategy (2013) and the Green Wedge and Strategic Gap Indicative Assessment (2011), the land gap has been assessed against the Purposes of a Strategic Gap.

8.3.4 Consideration of Lowgates / Netherthorpe and Woodthorpe / Mastin Moor against Strategic Gap purposes

Purpose 1 aims to maintain open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements.

The Strategic Gap provides protection between Mastin Moor and Lowgates to the north of the A619 and between Netherthorpe and Woodthorpe to the south of the A619. The A619 bisects the Strategic Gap.

- To the north of the A619, strong boundaries are defined by the Norbriggs Cutting (disused railway line) and the River Doe Lea, alongside largely open land supports the perception of separation between Lowgates and Mastin Moor.
- To the south of the A619, there are a number of residential properties along Worksop Road and Norbriggs Primary School. Despite the presence of this built form at the narrowest point within the land gap, the Strategic Gap maintains open land both to the north and south of the A619. The designation of a Strategic Gap at this narrow location maintains the identity and visual separation of these settlements.

The Strategic Gap therefore performs Purpose 1 by maintaining a narrow tract of open land between two distinct settlements from physical and perceptual merging.

Does the Strategic Gap perform Purpose 1?	Yes
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Purpose 2 supports the appreciation and wider perceptual benefits of open countryside.

The Strategic Gap provides physical access to the countryside through a series of formal footpaths (particularly Norbriggs Cutting which connects to Cuckoo Way) and informal footpaths to the south surrounding Netherthorpe Flash Nature Reserve. There are also a number of stronger views looking north from the A619 out to open countryside, which supports the perceptual benefits of open countryside particularly when travelling along the A619.

Whilst the views to the south of the A619 are foreshortened in part by taller areas of scrub, there are occasional views across open fields towards Netherthorpe Flash and lower-lying development in the west (including historic buildings associated with Netherthorpe School). The land to the south of the A619 therefore supports the appreciation and wider perceptual benefits of open countryside.

The visual and physical connection to the countryside is therefore apparent from both the north and south of the A619. This allows the countryside to flow between the bisected Strategic Gap. The land between Lowgates and Mastin Moor, and Netherthorpe and Woodthorpe therefore supports the appreciation of the countryside and physical access is available within the Strategic Gap.

Does the Strategic Gap perform Purpose 2?	Yes
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Purpose 3 maintains existing or influence form and direction of settlements.

This Strategic Gap therefore helps to prevent the merging of both Lowgates and Netherthorpe with Woodthorpe and Mastin Moor settlements and maintains the existing built form. Through its designation, the form of the Strategic Gap guides development away from the essential gap along the A619 towards suitable locations further to the east and west.

The northern section of this Strategic Gap has strong recognisable and defensible boundaries. The Green Belt provides a boundary in the north (which aligns with the northern extent of built form within Mastin Moor), whilst the river corridor and pylons provide the boundary in the west, and the residential development in the east.

To the south east of the Strategic Gap, there is a recently consented development to the west of Cranleigh Drive. As built form extends from Woodthorpe to the southern side of the A619, the consented development to the west of Cranleigh Road has effectively infilled the residential indented boundary. Based on the form of this consented development, there is an opportunity to strengthen the boundary of the designation by excluding land to the west of Spencer Avenue. The proposed eastern boundary could then be defined by the extent of a copse of woodland.

To the south west, the boundary of the Strategic Gap is weakly defined by the edge of River Doe Lea and Netherthorpe Flash Nature Reserve. At a number of points, the existing boundary of the designation alternates between the River and

ponds associated with the Nature Reserve. To strengthen the designation in guiding future built form, the western boundary of the designation could be extended to include the full extent of ponds associated with the Nature Reserve to the north of the disused railway line and track associated with Bridle Road.

The Strategic Gap therefore has a role in maintaining or influencing the form and direction of settlements.

Does the Strategic Gap perform Purpose 3?	Yes
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8.3.5 Conclusion on the performance of Lowgates/Netherthorpe and Woodthorpe/Mastin Moor as a Strategic Gap

The Strategic Gap has a role in preventing settlements from merging and providing visible connections to open countryside. Whilst the Strategic Gap does have a role in maintaining the existing form and direction of settlements, this is somewhat reduced by consented developments and indented boundaries.

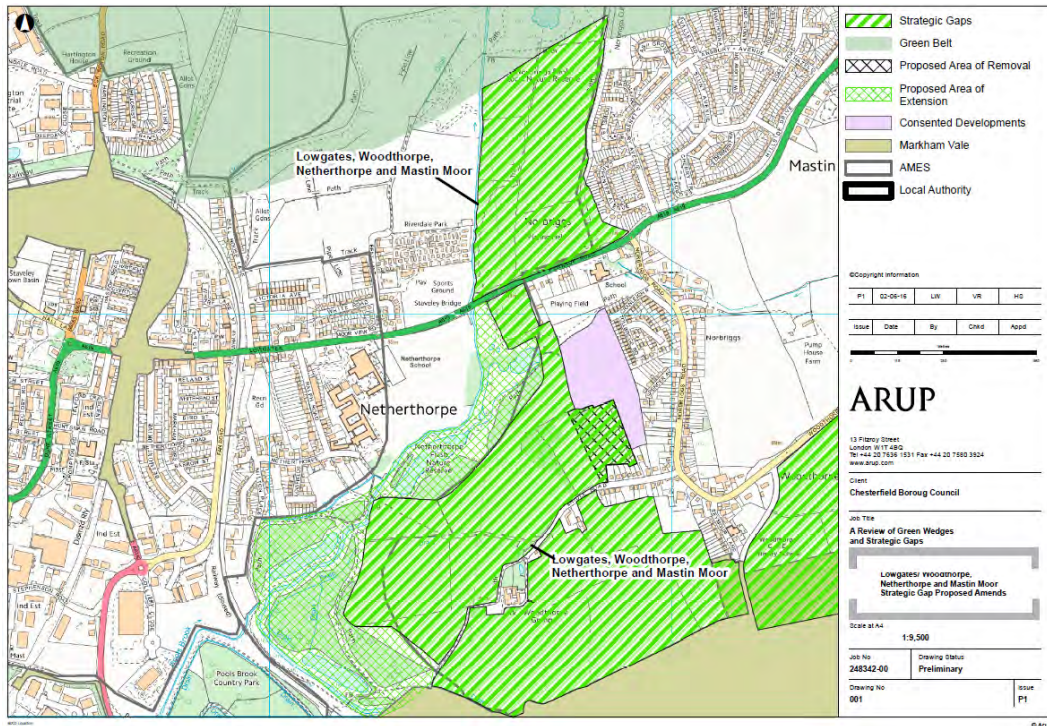
In order to strengthen this Strategic Gap, it is recommended that the western boundary includes all of the ponds and green space associated with the Local Wildlife Site and River Doe Lea Corridor to the south of the A619. In addition, it is recommended that the land to the south of the consented residential built form and west of Spencer Avenue should be excluded to reduce the indented nature of this boundary. The boundary would then be defined by a copse of trees, and would create a defensible and logical western boundary which helps the Strategic Gap support Purpose 3.

8.3.6 Proposed boundary refinements

As recommended above, the Strategic Gap should be modified to include all of the Ponds and Green Space associated with the Local Wildlife Site and River Doe Lea Corridor to the south of the A619, and exclude the land to the south of the consented residential built form at Cranleigh Drive and west of Spencer Avenue. These alterations could create more regular, defensible and logical boundaries that would enhance the performance of the Lowgates/Netherthorpe and Woodthorpe/Mastin Moor as a Strategic Gap.

These alterations would align with the conclusions of the River Doe Lea Corridor assessment in Section 10.1.

Figure 5 Proposed Boundary Refinements



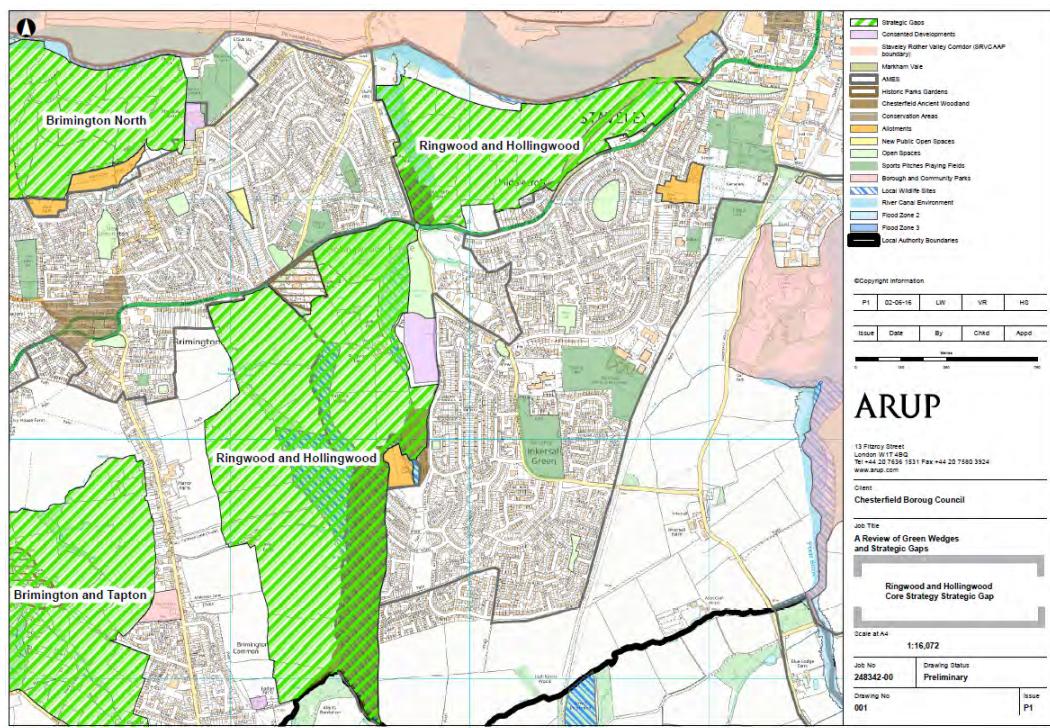
8.4 Strategic Gap: Ringwood and Hollingwood

8.4.1 Overview

The designation of the Strategic Gap between Ringwood and Hollingwood was defined in the Green Wedge and Strategic Gap Indicative Assessment (2011) and adopted in principle within the Policy CS1 *Spatial Strategy* in the Core Strategy (2013).

There are two sections to the Strategic Gap: the first exists to the north of A619 and east of Troughbrook Road (referred to as Section A) with the second to the south of the A619, west of Inkersall Green Road and Bevan Drive (referred to as Section B). These two sections are connected diagonally at the intersection of the A619 and Troughbrook Road/Inkersall Green Road.

Figure 6 Wider context of the Strategic Gap



The Strategic Gap consists of open agricultural fields, thick woodland at Parkers Wood, and a Local Wildlife Site along the Trough Brook. Troughbrook Wood and West Wood are within the Strategic Gap and are designated as Ancient Woodland. The Strategic Gap is exceptionally large and has the largest area of any existing designated Green Wedge or Strategic Gap (162.8 hectares).

Section A is generally defined by irregular field boundaries. The northern boundary is the edge of agricultural fields, beyond which exists the Chesterfield Canal. The eastern boundary is defined by residential development, whilst the southern boundary follows the A619 and irregularly indents to avoid residential development. The western boundary follows Troughbrook Road and also is drawn to avoid residential development, also creating an irregular boundary.

The northern boundary of Section B follows the A619, indenting around Ringwood Hall before following a field boundary until the built form edge of Brimington. The western boundary then follows field boundaries before reaching Lodge Farm and a footpath. This footpath and the Local Authority boundary creates the southern boundary for Section B. Thick woodland and Inkersall Green Road forms the eastern boundary.

The Strategic Gap separates Hollingwood, New Brimington and Brimington Common from Middlecroft, and Inkersall. The Staveley and Rother Valley Corridor regeneration area is located to the north of the Strategic Gap. There is direct access between Middlecroft and Inkersall, and Hollingwood and Brimington, via Troughbrook Road, Inkersall Green Road and the A619. The Trans-Pennine Trail runs through the Strategic Gap in the south of Section B. There are several footpaths crossing Section B providing access to Brimington Common, Brimington, Ringwood, Hollingwood, Middlecroft and Inkersall.

Strong views of open countryside exist looking from Brimington Common towards the northeast. There are also good views from Chesterfield Canal southwards towards Section A which create a sense of openness, however there are large electricity pylons that run along Section A. Looking east from Brimington Common towards Inkersall provides clear evidence of separation and countryside between these settlements.

8.4.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the land gap between settlements. Analysing context can support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations which can support the definition of potential boundaries.

Table 20 Designation Context

Feature	Definition
Landscape Character	<p>The Landscape Character of Derbyshire 2003 identifies the land as Coalfield Village Farmlands and Estate Farmland Landscape Character Areas, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield.</p> <p>The landscape characteristics for Coalfield Village Farmlands include gently undulating landform, relict ancient semi-natural woodland, towns and villages surrounded by remnant medieval strip fields. This Landscape Character Area comprises the land to the east of Brimington.</p> <p>The key characteristics of the Estate Farmland include broad, gently undulating landform, mixed farming dominated by arable cropping, hedgerows enclosing medium size semi-regular fields, small villages, and open landscape with long distance views. This Landscape Character Area comprises the land within Parker's Wood, Trough Brook and agricultural fields to the north of the A619.</p>
Topography	<p>Section A generally descends from the A619 in a northward direction towards Chesterfield Canal. Section B descends from the Brimington, Brimington Common, Inkersall, and Middlecroft in the east towards the Trough Brook in the west. The Trough Brook passes through the Strategic Gap at the intersection of Troughbrook Road/Inkersall Green Road and the A619 which is evident by the valley-like features.</p>

Public Rights of Way	The Trans-Pennine Trail runs through the Strategic Gap in the south of Section B. However, there are several footpaths crossing Section B providing access to Brimington Common, Brimington, Ringwood, Hollingwood, Middlecroft and Inkersall. Footpaths from here connect to Troughbrook Road and then onto the Chesterfield Canal (another part of the Trans-Pennine Trail).	
Key Views	The strongest view showing clear evidence for a Strategic Gap is looking east from the very southern portion of Brimington towards Inkersall which shows open countryside and dense areas of woodland. In other areas, views of the countryside are constrained.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the Strategic Gap does not fall within an area of primary or secondary sensitivity.
	Open Space and Playing Pitches	There is a large informal open space used as a community park, however, there are no other areas of public open space within the area.
	Ecology	The Strategic Gap includes a River and Canal Environment, Local Wildlife Sites, Ancient Replanted Woodland, and Ancient and Semi-Natural Woodland.
	Green Infrastructure	The Strategic Gap includes a River and Canal Environment, an area acting as a community park, and the Trans-Pennine Trail which includes a cycle route.
	Flood Risk	Land within the Strategic Gap generally falls within Flood Risk Zone 1.
Historic Environment	The Brimington Conservation Area exists within the built form to the north west of the Strategic Gap, and there are three Grade II listed buildings bordering the Strategic Gap including the Grade II Ringwood Club, the Grade II listed Manor House at 76 and Grade II listed Street Boundary Wall and Gatepiers at the Manor House.	
Consented Developments or Strategic Allocation	There is one consented development adjacent to the Strategic Gap – the land to the west of Bevan Drive. The Staveley Rother Valley Corridor is also adjacent to Section A of the Strategic Gap.	

8.4.3 Assessment

Given the identification of the land gap as a Strategic Gap within the Core Strategy (2013) and the Green Wedge and Strategic Gap Indicative Assessment (2011), the land gap has been assessed against the Purposes of a Strategic Gap.

8.4.4 Consideration of Ringwood and Hollingwood against Strategic Gap purposes

Purpose 1 aims to maintain open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements.

Both sections of the Strategic Gap maintain open land between several settlements. Section A prevents the merging of Hollingwood, Middlecroft, western Staveley and the land earmarked for the Staveley and Rother Valley Corridor. Section A supports an essential gap between distinct existing settlements, particularly Middlecroft and Hollingwood where this land gap is particularly narrow. The land gap at this location comprises three dense areas of

woodland which generally follow access routes and areas of Green Space. Without the designation of land as a Strategic Gap, there is an opportunity for these two settlements will merge.

Section B preserves the separate identities of the settlements of Brimington, Inkersall, Middlecroft and Brimington Common. Similar to Section A, the land in the north east plays a role in maintaining an essential gap between Hollingwood and Middlecroft. Further to the south, where the land gap is wider, the designation of a Strategic Gap continues to play a role in preserving a less essential gap that prevents neighbouring settlements from merging.

The Strategic Gap overall provides a strong sense of separation along the A619 in leaving Middlecroft and entering Hollingwood/Brimington. This is partly due to the thick woodland alongside the road and the steep topography which slopes down in both directions towards Trough Brook. The Strategic Gap also makes clear the separation between Hollingwood and Middlecroft; Middlecroft, Inkersall and Brimington Common.

The Ringwood and Hollingwood Strategic Gap performs Purpose 1 by supporting an essential land gap in the central portion between several distinct settlements.

Does the Strategic Gap perform Purpose 1?	Yes
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Purpose 2 supports the appreciation and wider perceptual benefits of open countryside.

The Strategic Gap provides visual access to the countryside showing a clear separation of settlements. The physical and visual connection between Sections A and B strengthens this sense of access to open countryside.

The scale of land designated within this Strategic Gap allows for physical access to the countryside through a range of informal and formal opportunities for recreation. For example, there is an area of open space designated within Section B which acts as an informal community park. This area also includes a Local Wildlife Site and ancient woodland with footpaths connecting settlements such as Brimington Common, Inkersall, Brimington and the Chesterfield Canal. A network of informal footpaths and public rights of way connect to the Trans-Pennine Trail which runs through the south of the site.

Whilst there are views from within the Strategic Gap to open countryside, views of the countryside from within neighbouring areas are constrained by linear built form particularly along Manor Road. Therefore whilst the Strategic Gap achieves Purpose 2 by providing access to the countryside from urban areas through a range of informal and formal opportunities, perceptual benefits and views of the countryside are somewhat constrained by residential development and rear gardens.

Does the Strategic Gap perform Purpose 2?	Yes
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Purpose 3 maintains existing or influence form and direction of settlements.

The role of the Strategic Gap in achieving Purpose 3 is mixed with some readily recognisable boundary features and a number of less logical boundaries.

The boundaries of the northern section of the Strategic Gap (Section A) are mixed in strength. In the west, the boundary of the Strategic Gap follows Troughbrook Road, before indenting around an area of residential built form. In the south, the boundary is largely defined by the strong infrastructure boundary of Chesterfield Road, however, again this indents around an area of residential development and an agricultural field. In the north, the extent of the Strategic Gap is defined by agricultural fields. Therefore, whilst the boundaries to the west and south are relatively strong and have guided the form of development to the south of Chesterfield Road and west of Throughbrook Road, the boundary to the north is irregular and weakly defined.

The boundaries which define Section B are largely weaker. The northern and eastern boundary are largely defined by Chesterfield Road and Bevan Drive. However, these boundaries are weakened by and indented area of land to the west of Inkersall Green Road and around Ringwood Hall. The south eastern boundary is strongly defined by West Wood and the extent of residential development along Madin Drive, Bradshaw Road, Kinder Road, Middleton Drive and Blueberry Close. These boundaries are generally guiding development to land to the north of Chesterfield Road and east of Bevan Drive.

The north western and western boundaries of Section B are weakly defined by agricultural field boundaries and therefore are likely to be vulnerable to change and not guide the future growth of Brimington. Specifically, the rationale within the Sites and Boundaries Issues and Options Consultation Document (2012) for omitting land to the east of Manor Road within the Strategic Gap is unclear. Extending the designation to include this undesignated land within the Strategic Gap would strengthen the boundary by following physical residential development features.

Generally, the Strategic Gap exhibits recognisable boundaries, however, in some instances there are opportunities to strengthen existing boundary features. Consideration should be given to strengthening these boundaries to create more readily recognisable boundary features: particularly the western boundary of Section B and the northern and southern boundaries of Section A. This could include boundary extensions to the built form in the southern section and to include land which borders the A619 in the northern section.

Purpose 3 is achieved within this Strategic Gap but could be strengthened to make more defensible boundary features.

Does the Strategic Gap perform Purpose 3?	Yes
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8.4.5 Conclusion on the performance of Ringwood and Hollingwood as a Strategic Gap

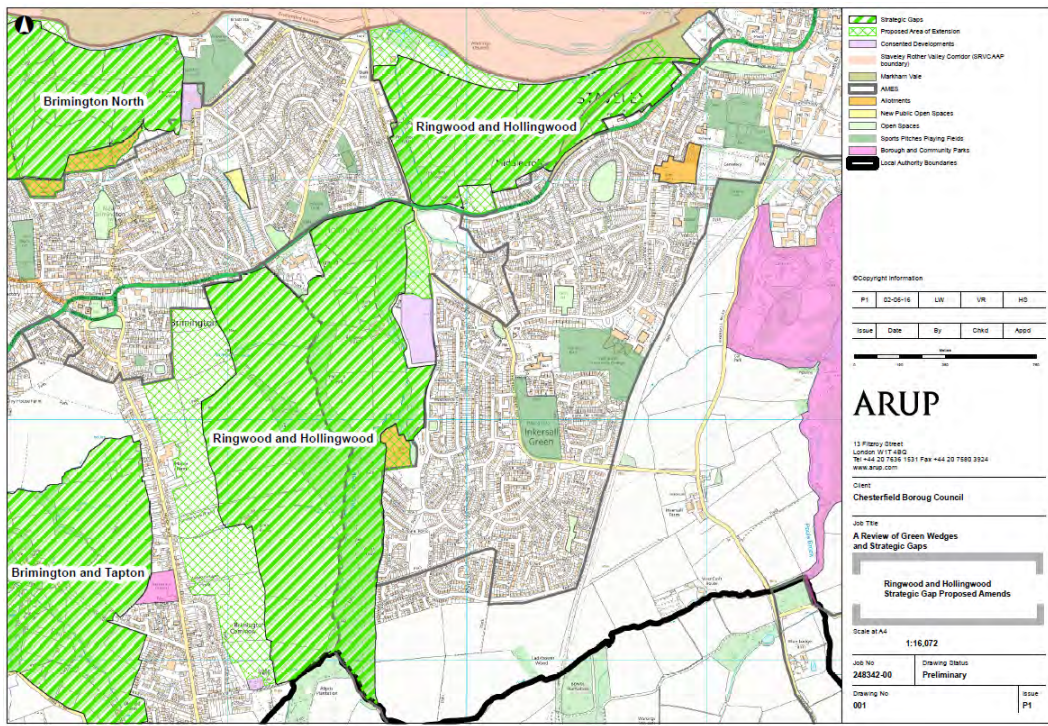
This Strategic Gap performs Purpose 1 and 2, and moderately achieves Purpose 3. With the proposed boundary refinements below, the Strategic Gap will have logical defensible boundaries that will ensure that Purpose 3 is fully-achieved. The designation of this Strategic Gap is compatible with strategic allocations in the Borough’s spatial strategy helping to guide development towards the Staveley Rother Valley regeneration area and elsewhere within Chesterfield.

8.4.6 Proposed boundary refinements

Recommendations include expanding Section A of the Strategic Gap to include land north of the agricultural fields up to the Chesterfield Canal, which is a logical physical boundary, and to include the omitted agricultural field along Chesterfield Road.

The boundaries of Section B should be expanded to linear development along Manor Road, which would represent a physical defensible boundary feature. The eastern boundary of Strategic Gap should also include land to the west of Bevan Drive, which would ensure that the proposed boundary becomes stronger whilst retaining that the land gap between Hollingwood and Middlecroft.

Figure 7 Proposed Boundary Amendments

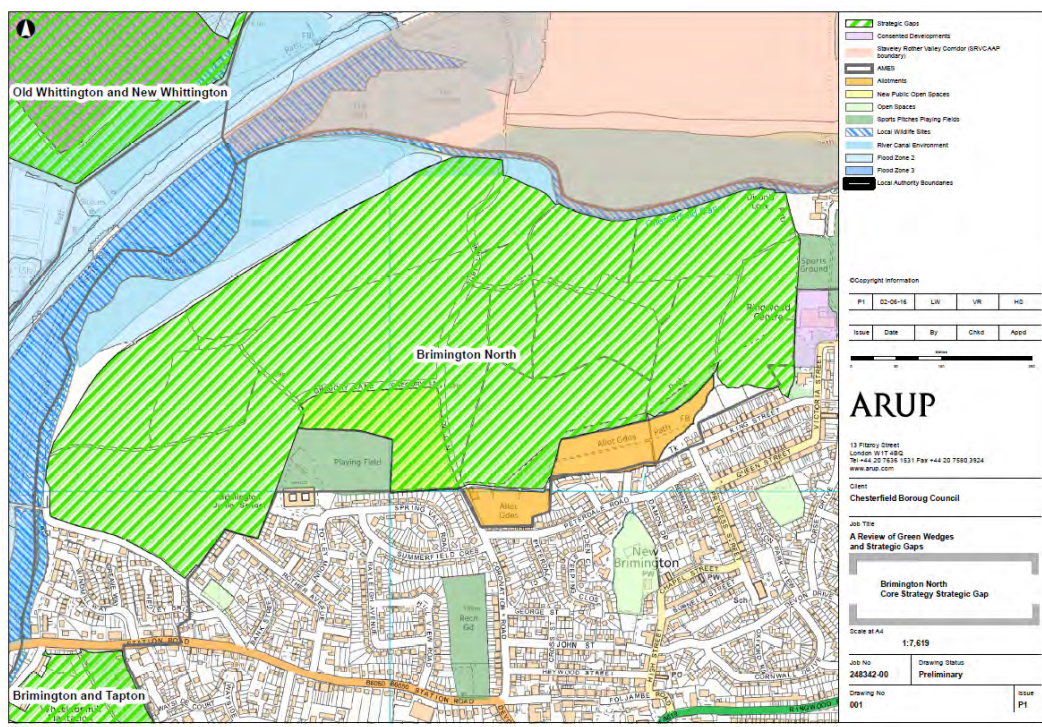


8.5 Strategic Gap: Brimington North

8.5.1 Overview

The designation of the Strategic Gap between Brimington and Staveley and Rother Valley Corridor was defined in the Green Wedge and Strategic Gap Indicative Assessment (2011) and set out in Policy CS1 *Spatial Strategy* in the Core Strategy (2013). It is located to the north of Brimington and south of New Whittington. The current Strategic Gap is 68.29 hectares.

Figure 8 Wider context of the Strategic Gap



The Strategic Gap contains numerous irregular agricultural fields, allotments, sports pitches and playing fields. Fields in the west are bounded by hedgerows, with greater levels of trees within the east. Boundaries to the south of the Strategic Gap are defined by indented areas of residential development, allotments and a playing field. To the east and west, boundaries are strongly defined by Newbridge Lane and a footpath, with boundaries in the north weakly defined by agricultural field boundaries.

The settlements of Old Whittington and New Whittington are located northwest of the Strategic Gap across the Chesterfield Canal and River Rother; the Old Whittington and New Whittington Strategic Gap exists to the north east. Brimington borders the Strategic Gap to the south and the Staveley and Rother Valley Corridor regeneration site is located adjacent to the site in the north/northeast. There is direct access via public footpaths to Old Whittington and New Whittington and to the Trans-Pennine Trail, which follows the Chesterfield Canal. Key views within the Strategic Gap are limited, but there are distant views of open countryside beyond New Whittington in the northwest.

The Strategic Gap does provide an area of separation between Old Whittington and New Whittington and Brimington, and importantly between Brimington and the regeneration strategic site designated in the Core Strategy called the Staveley and Rother Valley Corridor.

8.5.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the land gap between settlements. Analysing context can support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations which can support the definition of potential boundaries.

Table 21 Designation Context

Features	Definition	
Landscape Character	The Landscape Character of Derbyshire 2003 identifies the land as Coalfield Village Farmland Landscape Character Areas, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield. The landscape characteristics for Coalfield Village Farmlands include gently undulating, landform, relict ancient semi-natural woodland, towns and villages surrounded by remnant medieval strip fields.	
Topography	Brimington exists on an area of higher ground in the south, and descends towards the Chesterfield Canal in the north.	
Public Rights of Way	There are two rights of way within the Strategic Gap that connect Brimington to Old Whittington and New Whittington. These rights of way also connect to the Chesterfield Canal and Trans Pennine Trail.	
Key Views	There are views of distant open countryside beyond New Whittington in the north east.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the Strategic Gap does not fall within an area of primary or secondary sensitivity.
	Open Space and Playing Pitches	There is a new public open space within the Strategic Gap. Adjacent to the Strategic Gap are two playing pitches at Brimington Junior School and Ringwood Centre.
	Ecology	There are no designated Local Wildlife Sites or Local Nature Reserves within the Strategic Gap.
	Green Infrastructure	The Chesterfield Green Infrastructure Study 2009 identified the majority of the Strategic Gap as open countryside. There is a Derbyshire County Council strategic walking and cycle route through the Strategic Gap.
	Flood Risk	The majority of the land within Brimington North Strategic Gap is within Flood Risk Zone 1, however, there area bordering the Chesterfield Canal and the River Rother is within areas of Flood Risk Zone 2 and 3.
Historic Environment	There are no Listed Buildings or Conservation Areas within the Strategic Gap.	
Consented Developments or	There is one consented development adjacent to the Strategic Gap: land to the west of Victoria Street and east of the Strategic Gap. The Staveley and	

Strategic Allocations	Rother Valley Corridor strategic site is also designated adjacent to the Strategic Gap in the north.
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8.5.3 Assessment

Given the identification of the land gap as a Strategic Gap within the Core Strategy (2013) and the Green Wedge and Strategic Gap Indicative Assessment (2011), the land gap has been assessed against the Purposes of a Strategic Gap.

8.5.4 Consideration of Brimington North against Strategic Gap purposes

Purpose 1 aims to maintain open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements.

The Strategic Gap plays a role in maintaining an open area between Brimington, and Old Whittington and New Whittington. It also has a future role in preventing coalescence between Brimington, and the Staveley and Rother Valley Corridor regeneration site. There is a definite perception of separation between Brimington and Old Whittington which is created by a lack of built form along Newbridge Lane.

The Strategic Gap therefore has a role in maintaining open land between Brimington, Old Whittington and New Whittington; therefore this land gap achieves Purpose 1. This role will be strengthened further once the Staveley and Rother Valley Corridor has been developed.

Does the Strategic Gap perform Purpose 1?	Yes
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Purpose 2 supports the appreciation and wider perceptual benefits of open countryside.

The Strategic Gap provides physical and visual access to the open countryside. Physical access comes in the form of two public rights of way which provide access to the Trans Pennine Trail and Chesterfield Canal, and to Old Whittington and New Whittington. The character of the Strategic Gap is generally wide and open providing distant views of countryside in the northwest. Near views of countryside are slightly obscured and foreshortened at times due to a number of tree lines bordering agricultural fields.

The Strategic Gap performs Purpose 2 providing strong visual and physical access from the urban settlement of Brimington out to the countryside in the north west.

Does the Strategic Gap perform Purpose 2?	Yes
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Purpose 3 maintains existing or influence form and direction of settlements.

The Strategic Gap is compatible with the strategic allocation at Staveley and Rother Valley Corridor. The Strategic Gap maintains the settlement form and guides development towards Staveley, through boundary features which are generally logical and defensible:

- The southern boundary follows Newbridge Lane, residential development, Brimington Junior School and allotments. The Study Assumptions (Section 5.5) states that areas of existing green space (such as playing fields and allotments) should be included when this would strengthen the boundary of the designation. Therefore, the southern boundary of the designation should be amended to include the playing fields associated with Brimington Junior School and the allotment gardens to rear of King Street.
- The eastern and western boundaries are clearly defined: in the east the boundaries comprise a consented development, sports pitches and a public right of way, whilst western boundaries are defined by Newbridge Lane.
- The northern boundary is generally logical following the Chesterfield Canal, which is considered to be a strong physical feature. However, it deviates from the Canal in the west following a weak tree line. Where possible, this boundary should be reconsidered to align with the Canal in the east which would strengthen the boundary of this land gap and align with the future development at the Staveley and Rother Valley Corridor boundary.

The Strategic Gap achieves Purpose 3. Following the implementation of amendments to the boundary features, the extent to which the designation achieves Purpose 3 will be strengthened.

Does the Strategic Gap perform Purpose 3?	Yes
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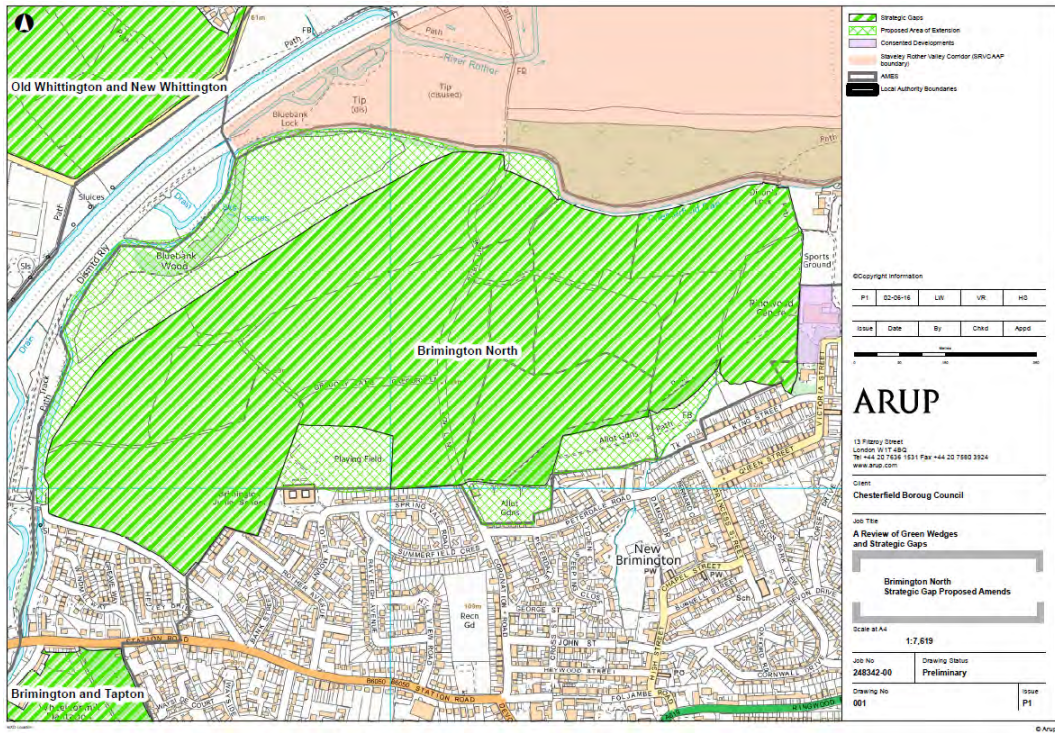
8.5.5 Conclusion on the performance of Brimington North as a Strategic Gap

The land achieves all three Purposes of a Strategic Gap, as it will: prevent future merging between Brimington North and the Staveley and Rother Valley Corridor boundary, support access to the countryside through the Trans-Pennine Trail and along the tow path, and permit visual connections to the countryside in the northwest.

8.5.6 Proposed boundary refinements

In order to create stronger logical and defensible boundaries, it is recommended that the Strategic Gap is expanded to include all land up to the Chesterfield Canal. The Strategic Gap should also include school playing pitches associated with the Brimington Junior School and the land east of the allotments north of King Street.

Figure 9 Proposed Boundary Amendments



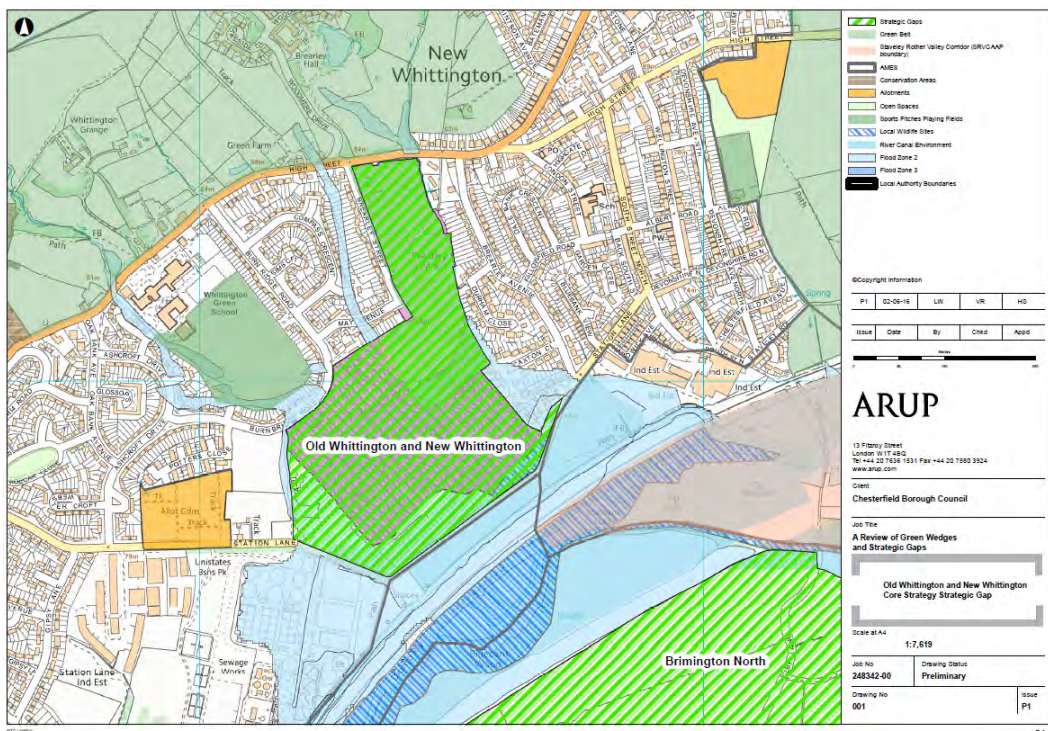
8.6 Strategic Gap: Old Whittington and New Whittington

8.6.1 Overview

The designation of the Strategic Gap between Old Whittington and New Whittington and Brimington was defined in the Green Wedge and Strategic Gap Indicative Assessment (2011) and set out in Policy CS1 *Spatial Strategy* in the Core Strategy (2013). It is located northeast of the Chesterfield urban area, between the urban areas of Old Whittington and New Whittington.

Brimington is located southeast of the Strategic Gap beyond the Chesterfield Canal, River Rother and an active railway line. The Staveley and Rother Valley Corridor regeneration strategic site is located to the north east. The Strategic Gap therefore provides an area of separation between Old Whittington and New Whittington, and with Brimington.

Figure 10 Wider context of the Strategic Gap



The Strategic Gap is characterised by agricultural fields and Brearley Wetland Nature Reserve in the south and Brearley Park recreation area in the north. There is direct access via footpaths to Brimington and to the Trans Pennine Trail, and access to the countryside via footpaths through the Green Belt in the north. Boundaries are defined in the south by Station Lane, in the east by a strongly defined linear-area of residential built form and the High Street in the north. The boundary to the east is more weakly defined by a track road, which is not supported by any built form.

8.6.2 Context and Designations within the Wider Area

The following table sets out the designations which impact the land within the land gap between settlements. Analysing context can support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations which can support the definition of potential boundaries.

Table 22 Designation Context

Feature	Designation	
Landscape Character	The Landscape Character of Derbyshire 2003 identifies the land as Coalfield Village Farmland Landscape Character Areas, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield. The landscape characteristics for Coalfield Village Farmlands include gently undulating landform, relict ancient semi-natural woodland, towns and villages surrounded by remnant medieval strip fields.	
Topography	The land gently slopes downward from Brearley Park in the north towards the River Rother in the south.	
Public Rights of Way	There is a right of way connecting Brimington to Old Whittington and New Whittington. This right of way also connects to the Chesterfield Canal and Trans Pennine Trail.	
Key Views	There are views of thick woodland at Bluebank Wood from Brearley Park. There are also good views of the Chesterfield Crooked Spire.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the Strategic Gap does not fall within an area of primary or secondary sensitivity.
	Open Space and Playing Pitches	There are playing pitches within the Strategic Gap.
	Ecology	The Brearley Wetland Nature Reserve is located within the Strategic Gap.
	Green Infrastructure	The Chesterfield Green Infrastructure Study 2009 identified the Strategic Gap as open countryside. Brearley is a Borough and Community Park.
	Flood Risk	The southern section of the Strategic Gap is identified as Flood Zone 2.
Historic Environment	There are no Listed Buildings or Conservation Areas within the Strategic Gap. The Old Whittington Conservation Area exists to the west of the Strategic Gap, however this is located beyond a large residential neighbourhood.	
Consented Developments or Strategic Allocations	There is no consented developments within the Strategic Gap. However, the Staveley and Rother Valley Corridor is designated adjacent to the Strategic Gap in the southeast.	

8.6.3 Assessment

Given the identification of the land gap as a Strategic Gap within the Core Strategy (2013) and the Green Wedge and Strategic Gap Indicative Assessment (2011), the land gap has been assessed against the Purposes of a Strategic Gap.

8.6.4 Consideration of Old Whittington and New Whittington against Strategic purposes

Purpose 1 aims to maintain open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements.

The Strategic Gap maintains an open area between the Chesterfield urban area, Old Whittington and New Whittington, and Brimington to the south. The Strategic Gap prevents coalescence of these distinct settlements by maintaining a narrow area of open land. This area of land and the Brimington North Strategic Gap work in combination to provide this visual break between settlements, and there is a clear perception of leaving New Whittington to enter Old Whittington.

This Strategic Gap achieves Purpose 1 by providing open land which supports an essential gap between two distinct settlements from physical and visual merging.

Does the Strategic Gap perform Purpose 1?	Yes
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Purpose 2 supports the appreciation and wider perceptual benefits of open countryside.

The Strategic Gap has a public right of way running through the area and contains a Borough and Community Park. The park also contains playing pitches which support physical opportunities for recreation. The area provides visual and physical access from neighbouring settlements to the countryside through a good range of formal and informal opportunities for recreation.

There is a strong visual connection between this land gap, the Brimington North Strategic Gap and the Green Belt designation in the north. This connection creates a corridor of open countryside which provides perceptual benefits to viewers. The Old Whittington and New Whittington Strategic Gap therefore supports the appreciation and wider perceptual benefits of open countryside.

Does the Strategic Gap perform Purpose 2?	Yes
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Purpose 3 maintains existing or influence form and direction of settlements.

The designation of this Strategic Gap helps to guide development towards the strategic site allocation at Staveley and Rother Valley Corridor.

The Strategic Gap is generally bounded by defensible and readily recognisable boundary features. It is bordered on three sides by regular residential built form boundaries which aids in separating Old Whittington and New Whittington. The southern boundary is formed by Station Lane which is a strongly defined and recognisable physical infrastructure feature. The western boundary is weakest as it follows a tree-lined field boundary, which results in an area of land between the Strategic Gap, allotments and residential built form further to the south west. Considering this area of land to the south west of the indicative Strategic Gap was designated as 'open countryside' within the adopted Local Plan Proposals Map, it is recommended that the boundary be extended to Potters Close and the allotments.

The Strategic Gap performs Purpose 3 with generally logical and recognisable boundaries, however there is an opportunity to strengthen the boundary to the south west.

Does the Strategic Gap perform Purpose 3?	Yes
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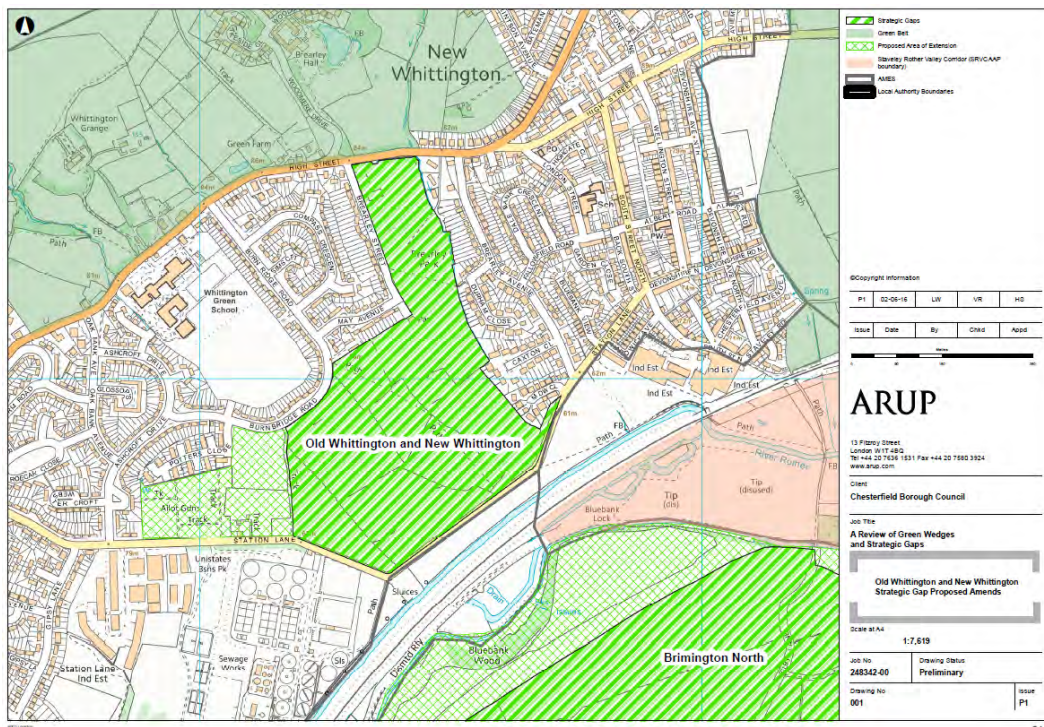
8.6.5 Conclusion on the performance of Old Whittington and New Whittington as a Strategic Gap

The land within the Strategic Gap between Old Whittington has a multi-functional role in preventing merging between the distinct urban areas of Old Whittington and New Whittington. The land gap provides access to the countryside and supports the appreciation of the wider perceptual benefits of open countryside.

8.6.6 Proposed boundary refinements

In order to create a logical and defensible western boundary, it is recommended to extend to Potters Close and to include the allotments.

Figure 11 Proposed Boundary Refinement



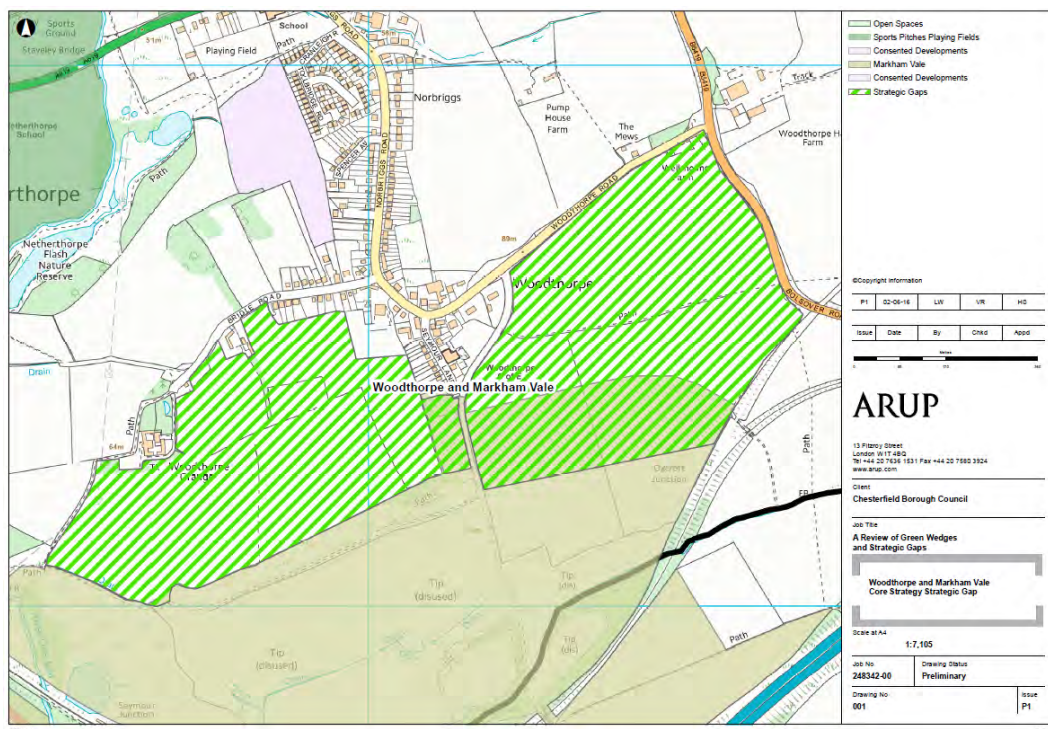
8.7 Strategic Gap: Woodthorpe and Markham Vale

8.7.1 Overview

The designation of the Strategic Gap between Woodthorpe and Markham Vale was defined in Policy CS1 *Spatial Strategy* in the Core Strategy (2013), however it was not identified within the Green Wedge and Strategic Gap Indicative Assessment. It is located in the east of Chesterfield near the Local Authority boundary with Bolsover. The village of Woodthorpe is situated directly to the north with, currently, limited built form to the south of the area. The M1 is situated to the south and southeast of the Strategic Gap, with disused railway lines to the west.

The Strategic Gap is bounded by the Lowgates/Netherthorpe and Woodthorpe/Mastin Moor Strategic Gap to the west and north-west (specifically, the boundary with Bridle Road), irregular residential development associated with Woodthorpe and Woodthorpe Road to the north, and the B6419 to the east. The southern boundary consists of thick woodland and agricultural fields. To the south of the Strategic Gap is the reclaimed Seymour Colliery area, the M1 and a disused railway.

Figure 12 Wider context of the Strategic Gap



The Strategic Gap is characterised by large, irregularly-shaped agricultural fields and occasional copse of woodland. Pedestrian access is provided by public footpaths between Clowne and Bolsover, whilst vehicular access is provided between Woodthorpe, Duckmanton and the M1 via an unnamed road associated with the reclaimed colliery site. The Strategic Gap does not prevent merging between two existing settlements, rather between Woodthorpe and the built form extent of the employment site designated in the Core Strategy as Markham Vale.

The Strategic Gap is separated into two sections by an access track: Section A, land to the west of the unnamed colliery access road; and Section B, land to the east of this colliery access road. There are strong views out towards the countryside looking east, south and west from Woodthorpe as the topography descends towards the M1 in the distance.

8.7.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land gap between settlements. Analysing context can support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations which can support the definition of potential boundaries.

Table 23 Designation Context

Feature	Description	
Landscape Character	<p>The Landscape Character of Derbyshire 2003 identifies the land as Estate Farmland Landscape Character Areas, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield.</p> <p>The key characteristics of the 'Estate Farmlands' Landscape Type is a broad, gently undulating landform with mixed farming dominated by arable cropping. There are localised woodland blocks and occasional trees.</p> <p>Hedgerows enclose medium sized, semi-regular fields, with small villages and farmsteads existing within the landscape. The area is characterised by an open landscape with long-distance views.</p>	
Topography	The landscape is defined by a downward slope from Woodthorpe towards the railway line, the M1 and the River Doe Lea.	
Public Rights of Way	There is one Public Right of Way crossing the eastern section of the Strategic Gap, but there are several other footpaths in the immediate vicinity of the Strategic Gap connecting Woodthorpe, Poolsbrook, Netherthorpe, Mastin Moor, Clowne and Bolsover.	
Key Views	Looking south from Woodthorpe provides good views of open and rolling countryside but there are large electricity pylons in the view. However, there are no key views within the site.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the Strategic Gap does not fall within an area of primary or secondary sensitivity.
	Open Space and Playing Pitches	There are no open spaces or playing pitches within the Strategic Gap.
	Ecology	There are no Local Wildlife Sites or Local Nature Reserves within the Strategic Gap, but a Local Wildlife Site is located adjacent to the southwest boundary.
	Green Infrastructure	The Chesterfield Green Infrastructure Study 2009 identified the Strategic Gap as open countryside and land falls within the Land East and West of Woodthorpe Landscape Study Area. A small section of the Strategic Gap is within the River and Canal Environment. There is a proposed Derbyshire County Council Cycle Route which will connect from the south of the Colliery.
	Flood Risk	A small section of the Strategic Gap is in Flood Zone 2; the southern boundary surrounding the Pools Brook drain.

Historic Environment	There is a Grade II Listed Building in Woodthorpe village (Church of St Peter), directly north of the Strategic Gap. Views back across the proposed Strategic Gap would view this feature against the built form of Woodthorpe.
Consented Developments or Strategic Allocations	There is one consented development in the immediate vicinity of the Strategic Gap – land to the west of Cranleigh Road. A Strategic Allocation has been allocated at Markham Vale for a major new employment development northeast of Poolsbrook and east of Duckmanton.

8.7.3 Assessment

Given the identification of the land gap as a Strategic Gap within the Core Strategy (2013) and the Green Wedge and Strategic Gap Indicative Assessment (2011), the land gap has been assessed against the Purposes of a Strategic Gap.

8.7.4 Consideration of Woodthorpe and Markham Vale against Strategic Gap purposes

Purpose 1 aims to maintain open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements.

Section A (land to the west) of the Strategic Gap provides support in separating Poolsbrook and Netherthorpe from Woodthorpe. Land at this location is generally devoid of development, apart from Woodthorpe Grange, and is considered to be representative of open countryside. Whilst land to the west of the unnamed track road (Section B) is also representative of open countryside, the land gap performs less of a role in protecting the setting and identity of settlements with the nearest settlements located at Shuttlewood Common in Bolsover.

Both Sections A and B of the land gap have a role in maintaining a land gap between Woodthorpe and development at Markham Vale North. The southern boundary of Section B consists of a tree line and an undefined boundary. When this southern edge is assessed against the Markham Vale North Proposed Masterplan, set out on the Markham Vale promotional site, this becomes a strongly defensible boundary based on levels of proposed built form. Markham Vale North proposes to have consistent built form along Plot 2 North⁵, which the extent of the existing Strategic Gap designation mirrors.

The southern boundary of Section A is generally clearer and more defensible, following infrastructure and landform features. However, as with Section B, the southern boundary of Section A becomes perceptibly stronger when assessed against development at Markham Vale North. Plot 1 North⁶ and the existing Strategic Gap will share the same border creating a readily recognisable boundary.

Does the Strategic Gap perform Purpose 1?	Yes
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⁵ <http://www.markhamvale.co.uk/masterplan.php>

⁶ <http://www.markhamvale.co.uk/masterplan.php>

Purpose 2 supports the appreciation and wider perceptual benefits of open countryside.

Section A and B supports visual access to the countryside, and physical access to both Clowne and Bolsover. There are strong views of the open countryside from Woodthorpe, with views to the south west detracted only by the M1 and the operational railway line. There are public rights of way travelling to Shuttlewood and Clowne, and there are perceptual benefits of open countryside at this location.

When the Markham Vale North development comes forward, the extent to which the Strategic Gap performs this Purpose will be weakened as views of open countryside will be foreshortened by industrial development.

Does the Strategic Gap perform Purpose 2?	Yes
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Purpose 3 maintains existing or influence form and direction of settlements.

Section A has a weakly defined northern boundary which is stepped around indented residential built form. Section B has strong northern and eastern boundaries following existing infrastructure along Woodthorpe Road and the B6419. Through its role as a Strategic Gap, the designation has retained the form of Woodthorpe although the existing boundary to the northwest is weakly defined by stepped and angular built form.

As discussed in Purpose 1, as Markham Vale develops, the boundaries of the Strategic Gap will become stronger and more defensible based on the extent of the built form at this strategic allocation. There would also be a strong sense of leaving Woodthorpe and entering a new development. However, currently there is limited sense of leaving one settlement and entering the next because Woodthorpe is surrounded by countryside.

The extent of the existing Strategic Gap therefore has a role in maintain and influencing the form and direction of settlements.

Does the Strategic Gap perform Purpose 3?	Yes
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8.7.5 Conclusion on the performance of Woodthorpe and Markham Vale as a Strategic Gap

As emphasised within this assessment, the designation should remain as a Strategic Gap unless the Markham Vale North development does not come forward. There are **no proposed boundary amendments**.

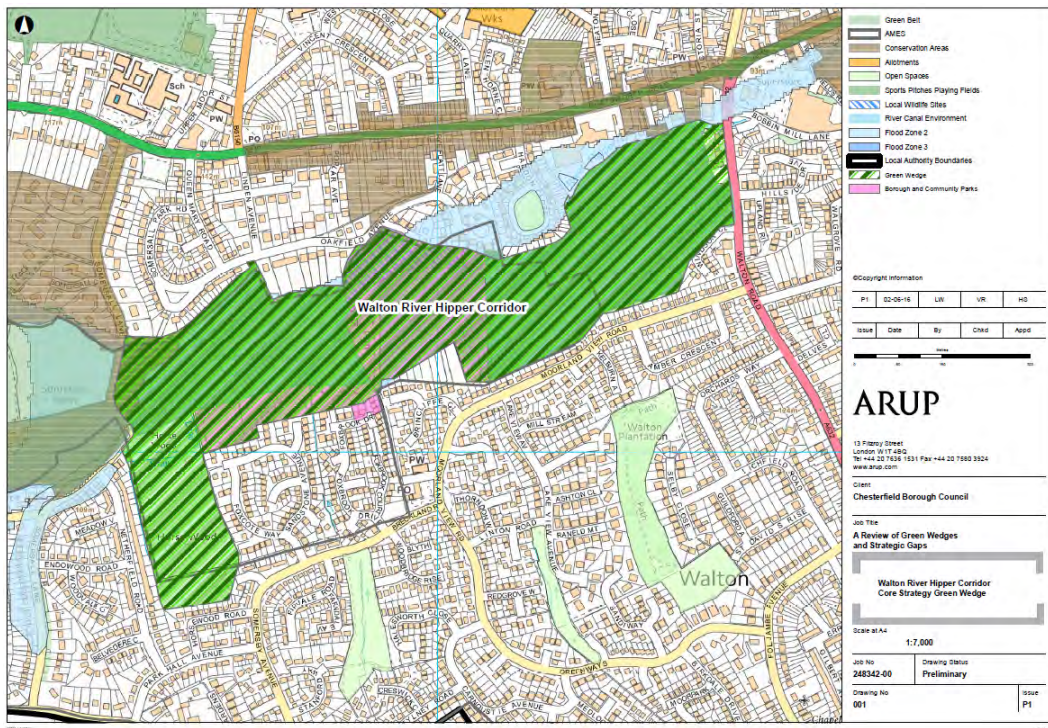
8.8 Green Wedge: Walton River Hipper Corridor

8.8.1 Overview

The designation of the Green Wedge at the Walton River Hipper Corridor was defined in the Green Wedge and Strategic Gap Indicative Assessment (2011) and set out in Policy CS1 *Spatial Strategy* in the Core Strategy (2013). It was identified within the Green Wedge and Strategic Gap Indicative Assessment as the ‘Walton River Corridor’.

The Green Wedge is located in the west of the Chesterfield Urban Area. Walton lies to the south, Somersall lies to the west, Brampton lies to the east and Chatsworth Road District Centre lies to the north. The Green Wedge connects to open countryside near the Somersall Conservation Area, where there is a cluster of Grade II and Grade II* Listed Buildings. Owing to its function as a River Corridor, the topography of the area is flat and views are generally contained by neighbouring urban form.

Figure 13 Wider context of the Green Wedge



The Green Wedge consists of a mixture of dense woodland surrounding the River Hipper corridor, Walton Dam, open space and several rights of way. The Green Wedge is generally wide, which narrows in the centre near Walton Dam. It is bounded by substantial residential development in the north, east and south. Somersall Lane comprises the western boundary, where the area connects to open land and Green Belt in the west of Chesterfield.

8.8.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the Green Wedge. Analysing context can support the justification of the extent to which a Green Wedge supports a purpose, whilst identifying designations which can support the definition of potential boundaries.

Table 24 Designation Context

Feature	Designation	
Landscape Character	The Landscape Character of Derbyshire 2003 identifies the land as Wooded Farmlands and Urban area, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield. Key characteristics for Wooded Farmlands include gently undulating landform with land rising to limestone plateaus, prominent tree cover with dense watercourse trees and scattered hedgerow trees, and healthy vegetation associated with steeper slopes.	
Topography	Owing to its function as a River Corridor, the topography of the area is flat.	
Public Rights of Way	There are numerous public rights of way throughout the Green Wedge connecting Brampton to Somersall and open countryside and Walton to Chatsworth Road.	
Key Views	The site is densely wooded around its boundaries preventing key views outside of the site.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the Green Wedge has a primary sensitivity for the central and western parts of the Green Wedge. The primary sensitivity covers half of the Walton Dam westwards.
	Open Space and Playing Pitches	The western section of the Green Wedge is the Somersall Playing Fields. The eastern section of the Green Wedge also has sports pitches.
	Ecology	There is a Local Wildlife Site south of Oakfield Avenue within the Green Wedge and a River and Canal Environment throughout the Green Wedge.
	Green Infrastructure	The area is identified as open countryside and a Borough and Community Park within the Chesterfield Green Infrastructure Study (2009).
	Flood Risk	Parts of the Green Wedge along the River Hipper are within Flood Zone 2 and 3.
Historic Environment	The western section of the Green Wedge is within the Somersall Conservation Area, where there are a number of listed buildings.	
Consented Developments or Strategic Allocations	There are no consented developments in the immediate vicinity of the Green Wedge.	

8.8.3 Assessment

Given the identification of the land gap as a Green Wedge within the Core Strategy (2013) and the Green Wedge and Strategic Gap Indicative Assessment (2011), the land gap has been assessed against the Purposes of a Green Wedge.

8.8.4 Consideration of Walton River Hipper Corridor against Green Wedge purposes

Purpose 1 aims to maintain open areas between parts of settlement within Chesterfield from merging.

This Green Wedge separates Walton and the Chatsworth Road District Centre providing a strong sense of separation between these two neighbouring parts of the Chesterfield Urban Area. Despite copse of dense woodland, the River Corridor provides a sense of open space between neighbourhoods within an urban area. The boundaries of this Green Wedge are strong and defensible, following the relatively regular built form of existing development and the infrastructure features of Walton Road and Somersall Lane. Considering this, the Green Wedge achieves Purpose 1 by supporting an essential gap between neighbouring parts of an urban area.

Does the Green Wedge perform Purpose 1?	Yes
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Purpose 2 provides a 'Green Lung', penetrating from open countryside into an urban area.

The Green Wedge performs this Purpose, as it provides a connected corridor of green open spaces penetrating from the Chesterfield urban area into Somersall and the open countryside. The area is highly accessible with numerous rights of way from various developments which helps provide a physical link into the countryside. This Green Wedge achieves Purpose 2.

Does the Green Wedge perform Purpose 2?	Yes
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Purpose 3 supports recreational purposes which allows access from urban areas to the countryside, and where appropriate, contains informal and formal outdoor recreational facilities.

Whilst views of the open countryside in the west are restricted by areas of woodland, there is a perceptual connection between these connected areas of open land through along the River Hipper to the countryside. A physical link from the Green Wedge out towards the countryside in the west is achieved through numerous rights of way.

Recreational facilities within the area include a network of Public Rights of Way, a Borough and Community Park, playing pitches, a river and canal corridor and open space. This land provides an exemplary range of recreational opportunities and therefore, this area achieves Purpose 3 of a Green Wedge.

Does the Green Wedge perform Purpose 3?	Yes
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Purpose 4 maintains existing or influence form and direction of urban development.

The designation supports an open wedge-shaped area within the urban form of Chesterfield. By its designation, the area is preventing the infill of development and the merging of neighbouring parts of Chatsworth Road and Walton. The area also has generally defensible and readily recognisable boundary features. The Green Wedge achieves Purpose 4 and is bounded by defensible and readily recognisable features.

Does the Green Wedge perform Purpose 4?	Yes
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8.8.5 Conclusion on the performance of Walton River Hipper Corridor as a Green Wedge

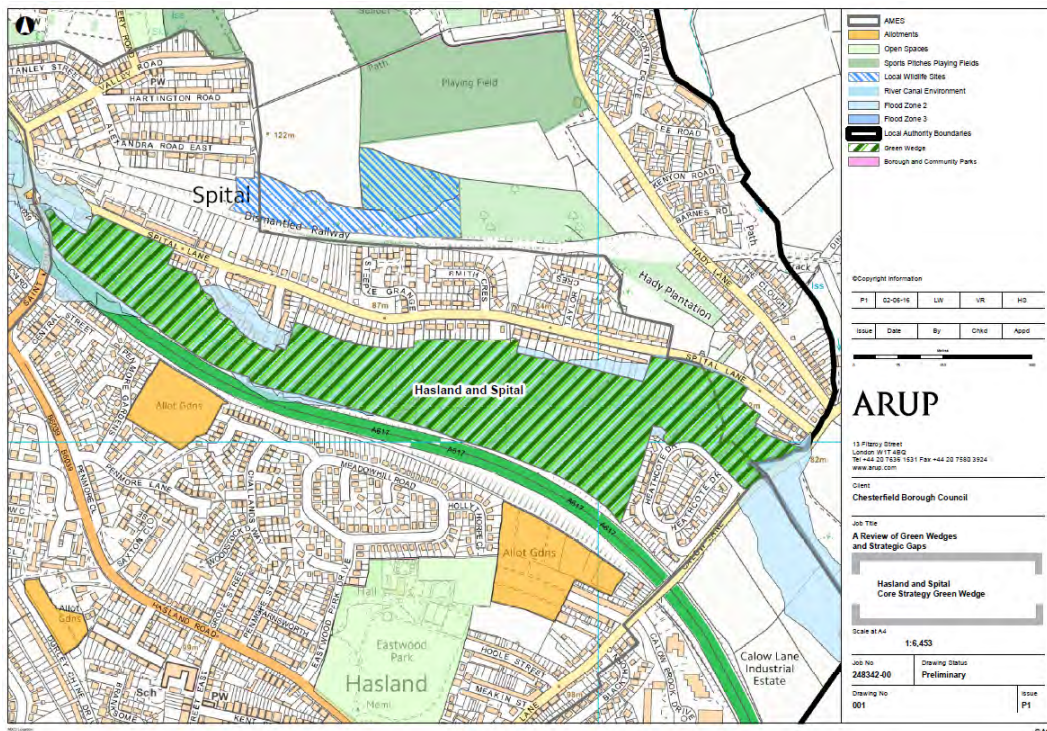
The Walton River Hipper Corridor achieves the purposes of a Green Wedge. There are **no proposed boundary refinements** as the area has generally strong and defensible boundaries. There is a clear connection to the open countryside from the Chesterfield urban area providing a ‘green lung’ to Walton, Chatsworth Road and Brampton.

8.9 Green Wedge: Hasland and Spital

8.9.1 Overview

The designation of the Green Wedge between Hasland and Spital was defined in the Green Wedge and Strategic Gap Indicative Assessment (2011) and set out in Policy CS1 *Spatial Strategy* in the Core Strategy (2013). The Green Wedge is located in the southeast of the Chesterfield urban area, between Hasland and Spital.

Figure 14 Wider context of the Green Wedge



The Green Wedge consists of the thickly tree-lined Spital Brook, areas of open space and functional flood plain. Large electricity pylons also run through the entirety of the site. The topography of the Green Wedge descends from the A617 and residential development along Spital Lane to the Brook in the central section. There is access through the site and no public rights of way, however there is a visual and physical connection to the wider countryside from the eastern boundary at Calow Lane.

8.9.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the Green Wedge. Analysing context can support the justification of the extent to which a Green Wedge supports a purpose, whilst identifying designations which can support the definition of potential boundaries.

Table 25 Designation Context

Feature	Description	
Landscape Character	The Landscape Character of Derbyshire 2003 identifies the land as an Urban Area, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield.	
Topography	The land slopes down from the A617 and the residential development in the north towards Spital Brook in the south. Spital Brook runs through the entirety of the site.	
Public Rights of Way	There are no rights of way within the Green Wedge.	
Key Views	The boundaries of the Green Wedge are supported by dense corridors of trees which constrains views.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the Green Wedge has no areas of primary or secondary sensitivity.
	Open Space and Playing Pitches	There are no formally identified open spaces or playing pitches in the Green Wedge.
	Ecology	There are no Local Wildlife Sites or Local Nature Reserves in the Green Wedge.
	Green Infrastructure	The site is identified as a River and Canal Environment within the Chesterfield Green Infrastructure Study (2009).
	Flood Risk	The majority of the Green Wedge is within Flood Risk Zone 2 and 3, highlighting the role of the area as a functional flood plain.
Historic Environment	Spital Barn, a Grade II Listed Building, is located adjacent to the Green Wedge. There are no Listed Buildings or Conservation Areas within the Green Wedge, and views of key features are limited by vegetation.	
Consented Developments or Strategic Allocations	There are no consented developments in the immediate vicinity of the Green Wedge.	

8.9.3 Assessment

Given the identification of the land gap as a Green Wedge within the Core Strategy (2013) and the Green Wedge and Strategic Gap Indicative Assessment (2011), the land gap has been assessed against the Purposes of a Green Wedge.

8.9.4 Consideration of Hasland and Spital against Green Wedge purposes

Purpose 1 aims to maintain open areas between parts of settlement within Chesterfield from merging.

The Green Wedge provides open land between Hasland and Spital within Chesterfield Urban Area. Whilst the designation therefore preserves an essential gap between two distinct portions of Chesterfield Urban Area, the opportunity for

these settlements to merge is limited as a result of the topography and the role of the area as a functional flood plain. There is a perception of leaving Hasland and entering Spital along Saint Leonards Drive and along Calow Lane, however this is somewhat reduced by the visual merging of built form to the north west of the Green Wedge.

The boundaries of this Green Wedge are strong and defensible following residential built form in the north and the infrastructure features of the A617, Calow Lane, Saint Leonards Drive and Spital Lane.

Whilst the Green Wedge maintains essential land gap between Hasland and Spital, it does not have a strong perception of separation on the eastern boundary. The area does provide a visual break from development, and thus still achieves this Purpose as it prevents coalescence of Hasland and Spital.

Does the Green Wedge perform Purpose 1?	Yes
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Purpose 2 provides a ‘Green Lung’, penetrating from open countryside into an urban area.

The majority of the land within the Green Wedge is not accessible to the public, however there is a perceptual benefits of connecting to the countryside via the land gap to the north of Heathcote Drive. There are clear views eastward from residential dwellings and Calow Lane towards open countryside which supports a visual link from the urban area to the countryside.

Whilst the visual and perceptual benefits are clear and support the Green Wedge to provide a ‘Green Lung’ function, the physical benefits of connection to the countryside less apparent. There are a number of open green spaces supporting natural processes helping to provide a ‘green lung’ for a number of residential dwellings, which offer a sense of a green corridor. There is an opportunity to strengthen the extent to which this area performs Purpose 2 by enhancing the physical accessibility through the designation, for example by providing a sustainable transport route.

Does the Green Wedge perform Purpose 2?	Yes
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Purpose 3 supports recreational purposes which allows access from urban areas to the countryside, and where appropriate, contains informal and formal outdoor recreational facilities.

As mentioned in Purpose 2, there is a clear visual link to the open countryside, but there is no physical or accessible connection to the countryside through public rights of way or informal footpaths. The Green Wedge is also generally lacking infrastructure for physical recreational opportunities. An informal playing field is located north of Heathcote Drive, but this is the only recreational opportunity within the Green Wedge.

As the Green Wedge contains only limited recreational facilities and no physical access to the countryside, this Purpose is not achieved. Enhancing physical access

within this area of land, such as promoting a right of way through the site, would ensure that the area performed this Purpose of a Green Wedge.

Does the Green Wedge perform Purpose 3?	No
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Purpose 4 maintains existing or influence form and direction of urban development.

The Green Wedge influences the form of the existing settlements preventing the merging between Hasland and Spital, and by guiding future developing form to land further north or south.

The boundaries for this Green Wedge are generally logical and readily recognisable, as these are based on the linear extent of residential development and other infrastructure boundaries. Whilst the south eastern boundary of the Green Wedge is weakened by an indented area around residential built form off Heathcote Drive, the designation of a Green Wedge at this location does support the form and direction of development by maintaining a land gap between this residential built form and residential dwellings in the north east at Spital Lane.

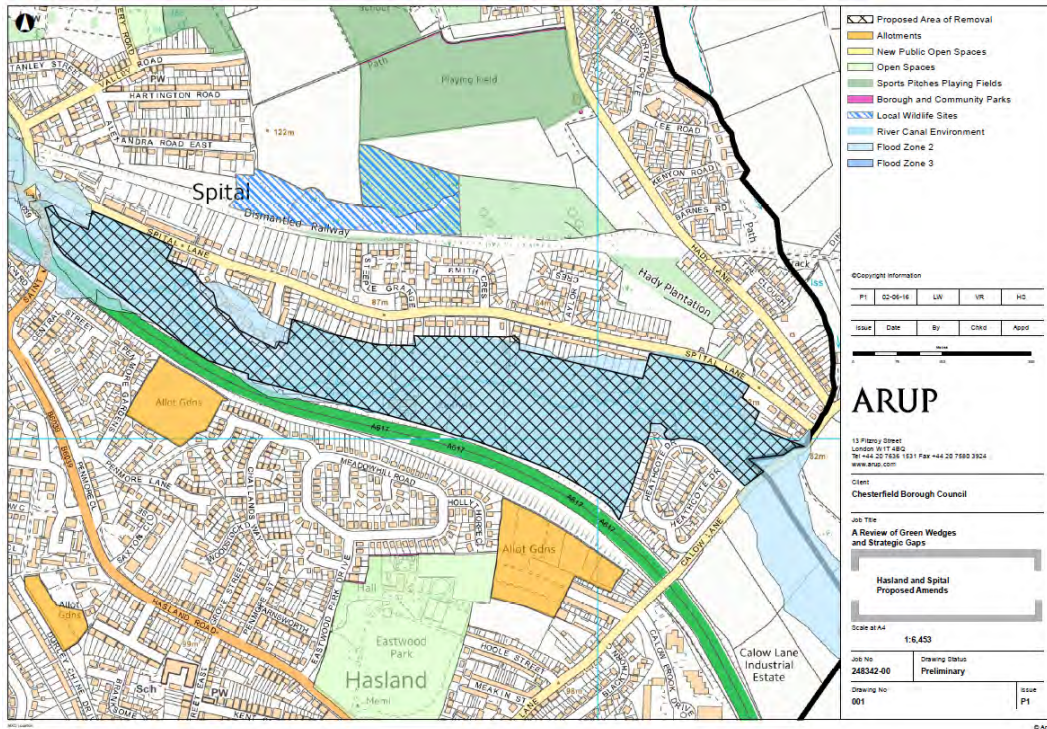
Does the Green Wedge perform Purpose 4?	Yes
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8.9.5 Conclusion on the performance of Hasland and Spital as a Green Wedge

This land gap performs the role of a Green Wedge, except the extent to which it provides physical access to the countryside. It provides the functions of a green corridor acting as a green buffer between Spital and the A617 and maintains a land gap between Hasland and Spital. Overall, as it does not achieve all of the purposes, it is considered that this area **should not, in its current form, be designated as a Green Wedge.**

There are no proposed amendments to the boundaries of the designation that could strengthen the extent to which it could fulfil the Purposes of a Green Wedge, and therefore the designation should be removed. If physical access was enhanced within the land gap, then the role of this area as a Green Wedge should be reinstated.

Figure 15 Proposed Amends to the Hasland and Spital Green Wedge



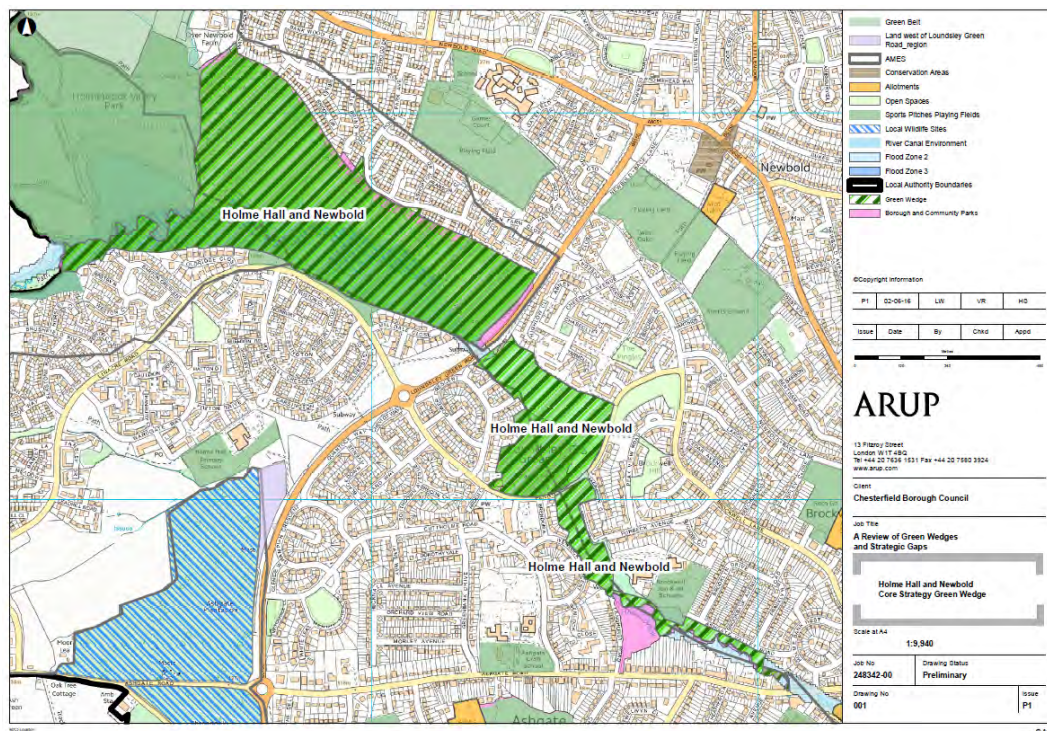
8.10 Green Wedge: Holme Hall and Newbold Green

8.10.1 Overview

The designation of the Green Wedge at Holme Hall and Newbold was defined in the Green Wedge and Strategic Gap Indicative Assessment (2011) and set out in Policy CS1 *Spatial Strategy* in the Core Strategy (2013).

The Green Wedge is situated within the western portion of the Chesterfield Urban Area and has a role in connecting the wider countryside in the west into the Urban Area. The Green Wedge is currently 42.26 hectares; stretching from Holmebrook Valley Park in the west through Loundsley Green and Ashgate, and finishing at Ashgate Road.

Figure 16 Wider context of the Green Wedge



The Green Wedge consists of a mixture of dense woodland and linked open spaces. The land gap is wedge-shaped: it is wider at the most north western section and becomes narrower as it heads further into Chesterfield urban area. The boundaries are generally consistent and border built form where possible, with the exception of a small area of land to the east of Langhurst Road. The Green Wedge is bounded mostly by residential development, but also borders Brockwell Junior and Infant Schools, Green Belt and Holmebrook Valley Park.

The Green Wedge is surrounded by dense urban neighbourhoods including Ashgate, Brockwell, Loundsley Green, Newbold and Holmehall. There is no vehicle access through the whole of the Green Wedge, but there is a right of way throughout the site providing direct pedestrian access between the neighbouring part of Chesterfield and the countryside. From Holmebrook Valley Park, there are key views of the Chesterfield Spire. The park and the remainder of the Green

Wedge also contribute to a perception of separation between numerous communities and provide a ‘Green Lung’.

8.10.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the Green Wedge. Analysing context can support the justification of the extent to which a Green Wedge supports a purpose, whilst identifying designations can support the definition of potential boundaries.

Table 26 Designation Context

Feature	Designation	
Landscape Character	<p>The Landscape Character of Derbyshire 2003 identifies the land as Coalfield Village Farmlands, Wooded Farmlands and Urban area, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield.</p> <p>The landscape characteristics for Coalfield Village Farmlands include gently undulating, landform, relict ancient semi-natural woodland, towns and villages surrounded by remnant medieval strip fields. Key characteristics for Wooded Farmlands includes gently undulating landform on land rising to limestone plateaus, prominent tree cover with dense watercourse trees and scattered hedgerow trees, and healthy vegetation associated with steeper slopes.</p>	
Topography	<p>The land within the Green Wedge is generally characteristic of a river valley. The land descends away from Holme Park Avenue in the north towards Holme Brook and the urban area of Chesterfield in the south. On the southern side of the brook, the land descends northwards towards Holme Brook away from Linacre Road. Near Loundsley Green and Ashgate, the land is generally flat.</p>	
Public Rights of Way	<p>One key public right of way runs throughout the Green Wedge and beyond connecting to numerous rights of way heading towards Linacre Reservoirs and into Chesterfield town centre. There are a number of Public Rights of Way which connect from north to south across the River Corridor area.</p> <p>Public rights of way generally connect to a larger network of footpaths in the west.</p>	
Key Views	<p>From the northern section of Holmebrook Valley Park, there is a good view of the Chesterfield Spire. Views between Holme Hall and Newbold are somewhat limited by a dense corridor of woodland which follows the extent of the Brook.</p>	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	<p>Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the Green Wedge has primary and secondary sensitivity for the parts of the Green Wedge in Holmebrook Valley Park. The primary sensitivity is within the southwest corner of Holmebrook Valley Park and the Local Wildlife Site. The secondary sensitivity is north of the Local Wildlife Site and the rest of the Holmebrook Valley Park.</p>
	Open Space and Playing Pitches	<p>The northern section bounded by Loundsley Green Road, Holmebrook Valley Park, Brockwell Lane and Holme Park Avenue is identified as playing fields and sports pitches. Loundsley Green playing fields are also identified. The Green Wedge east of Loundsley Green Road and bounded by Ashgate Road is all identified as open space.</p>

	Ecology	There is a Local Wildlife Site west of Loundsley Green Road within the Green Wedge and a River and Canal Environment throughout the Green Wedge.
	Green Infrastructure	The site is identified as a Borough and Community Park within the Chesterfield Green Infrastructure Study (2009) and has a Derbyshire County Council cycle route running through it. Part of the Green Wedge is within Holmebrook Valley Park.
	Flood Risk	Parts of the Green Wedge along Holme Brook are identified as Flood Zone 2 and 3.
Historic Environment	There are no listed buildings or Conservation Areas within the immediate vicinity of the Green Wedge, however there are views to the Grade I listed Church of St Mary and All Saints.	
Consented Developments or Strategic Allocations	There are no consented developments in the immediate vicinity of the Green Wedge.	

8.10.3 Assessment

Given the identification of the land gap as a Green Wedge within the Core Strategy (2013) and the Green Wedge and Strategic Gap Indicative Assessment (2011), the land gap has been assessed against the Purposes of a Green Wedge.

8.10.4 Consideration of Holme Hall and Newbold Green against Green Wedge purposes

Purpose 1 aims to maintain open areas between parts of settlement within Chesterfield from merging.

The Green Wedge maintains open areas between Newbold, Holme Hall, Loundsley Green, Brockwell and Ashgate. The character of this Green Wedge is generally narrow, although the Green Wedge becomes wider at Holmebrook Valley Park and further westwards. There is limited opportunity for visual or perceptual merging between these settlements, as a result of dense corridors of trees following the River Corridor. There is a strong sense of separation surrounding Holmebrook Valley Park, where the land gap is widest and contains most open land.

The Green Wedge generally follows the landform boundaries of Holmebrook and existing development with largely regular boundaries. The western boundary is less strong but adjoins land designated as Green Belt. This Green Wedge has strong defensible boundaries supporting an essential gap that, if not designated may have resulted in the coalescence of these urban areas. The Green Wedge therefore provides open land in an essential gap preventing visual and physical merging. This Green Wedge achieves Purpose 1.

Does the Green Wedge perform Purpose 1?	Yes
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Purpose 2 provides a ‘Green Lung’, penetrating from open countryside into an urban area.

The area forms a strong corridor and network of green open spaces that stretches from open countryside into the existing urban area of Chesterfield. It provides a green lung and accessible area of parkland and open space to a large residential population.

There is a visual and physical link from the urban area into the countryside. This Green Wedge displays high levels of accessibility with rights of way and points of access throughout the area, towards other neighbourhoods and the countryside. This Green Wedge supports natural and ecological processes and contains a Local Wildlife Site and River and Canal Environment. This Green Wedge achieves Purpose 2.

Does the Green Wedge perform Purpose 2?	Yes
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Purpose 3 supports recreational purposes which allows access from urban areas to the countryside, and where appropriate, contains informal and formal outdoor recreational facilities.

This Green Wedge contains Loundsley Green Park and Holmebrook Valley Park, which both contain recreational open space and playing fields, including playing fields, accessible public rights of way, a Borough Park, and a River and Canal Corridor. There is a strong connection from the urban area into the countryside with a right of way extending towards Linacre Reservoir, Queen’s Park, the town centre and beyond.

This Green Wedge achieves Purpose 3 through supporting recreational purposes allowing access from urban areas to the countryside and providing visual benefits into the countryside.

Does the Green Wedge perform Purpose 3?	Yes
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Purpose 4 maintains existing or influence form and direction of urban development.

The Green Wedge performs an important role in preventing the development from sprawling towards adjacent neighbouring areas. This is particularly evident at Merrick Close and Nevis Close.

The boundaries which form the Green Wedge are generally strong, and created by linear residential development, Linacre Road and Holme Park Avenue. Designated land to the south of Pennine Way has boundary features which are often defined by inconsistent residential development form and the extent of Brockwell Junior School. In these locations, the existing designation has sought to ensure these boundaries do not become any more irregular. In the south, a small section of land east of Langhurst Road is not currently designated as a Green Wedge which increases the irregularity of the boundary. There is an opportunity to increase the strength of this southern boundary by including this area of land.

The Green Wedge achieves Purpose 4 as it is bounded by largely defensible and readily recognisable features. However there is an opportunity to increase the extent to which the designation fulfils this Purpose by including the land to the east of Langhurst Road.

Does the Green Wedge perform Purpose 4?	Yes
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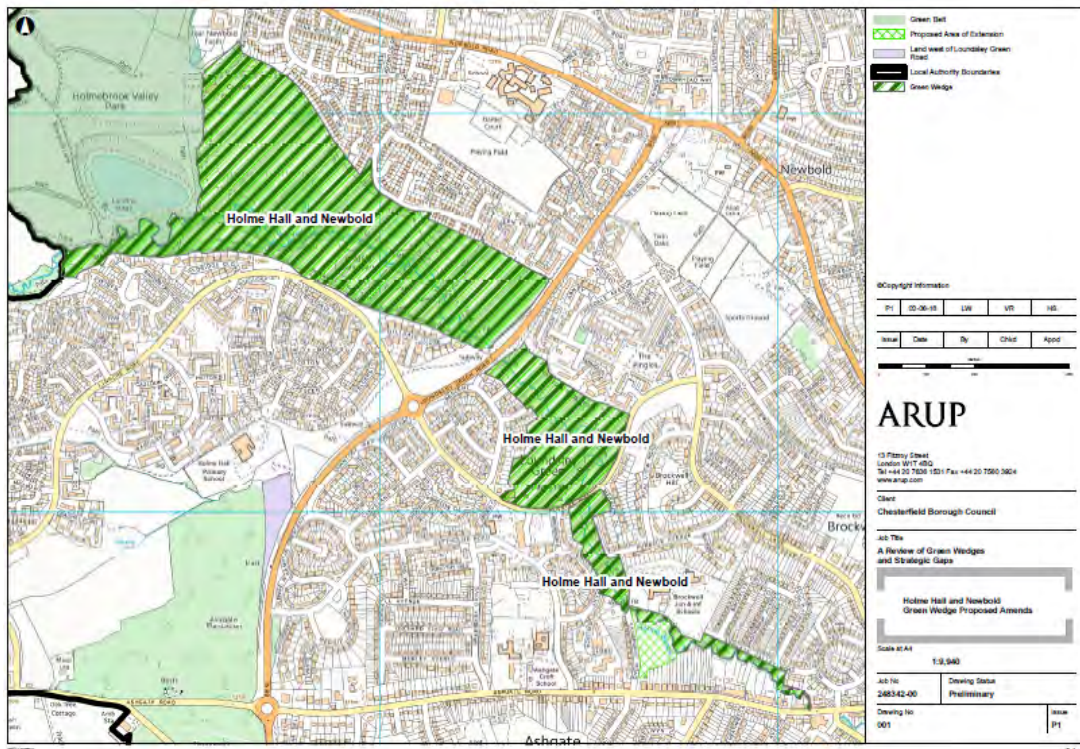
8.10.5 Conclusion on the performance of Holme Hall and Newbold Green as a Green Wedge

This Green Wedge performs its functions well particularly in connecting the urban area of Chesterfield into Holmebrook Valley Park and then on into countryside. This provides clear visual and physical benefits to residents. It is evident that this Green Wedge also provides a Green Lung to all neighbouring areas including Newbold, Holme Hall, Brockwell, Loundsley Green and Ashgate. Therefore, this area should remain designated as a Green Wedge subject to the following amendments.

8.10.6 Proposed boundary refinements

It is recommended that the land east of Langhurst Road be included within the boundary of the Holme Hall and Newbold Green Wedge in order to create a more defensible southern boundary for the Green Wedge.

Figure 17 Proposed Boundary Refinements

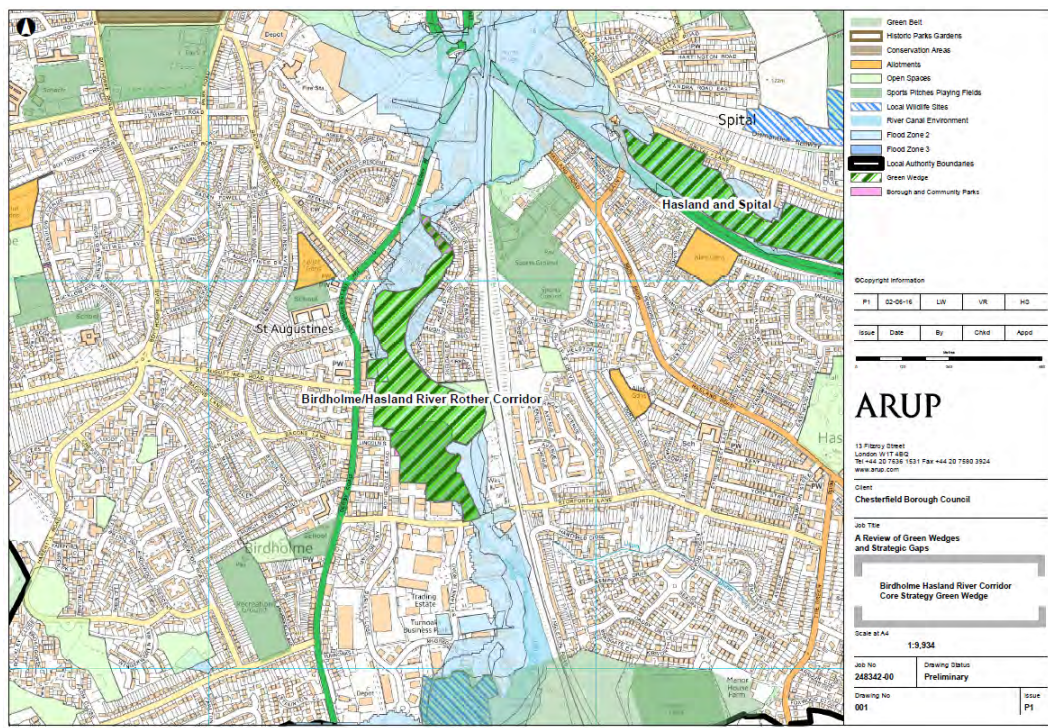


8.11 Green Wedge: Birdholme/Hasland River Rother Corridor ('Rother Washlands')

8.11.1 Overview

The designation of the Green Wedge between Birdholme and Hasland was defined in the Green Wedge and Strategic Gap Indicative Assessment (2011) and set out in Policy CS1 *Spatial Strategy* in the Core Strategy (2013). It is referred to as the Rother Washlands in the Sites and Boundaries Issues and Options Draft (2013). The Green Wedge is situated in the south of the Chesterfield urban area and is currently 9.17 hectares.

Figure 18 Wider context of the Green Wedge



The Green Wedge is situated along the course of the River Rother, and consists of a mixture of dense woodland and open space with a footpath and cycle path traversing the area. The Green Wedge starts as a narrow corridor at Herriot Drive and becomes wider at Lincoln Street, before narrowing near Storforth Lane. The Green Wedge is therefore surrounded by urban neighbourhoods including Birdholme and Hasland Green. The perception of leaving one part of the settlement and entering the next is mainly experienced when traversing the area by foot. When travelling along Storforth Lane, the perception of leaving one part of the settlement and entering the next is not apparent.

Overall, the boundaries appear irregular but generally follow existing built form. The eastern edge is particularly irregular following an unclear treeline feature. It is bounded by residential development in the west; Warwick Street Industrial Units and Storforth Lane to the south; a concrete works, an active railway line and residential development to the east; Herriot Drive forms the northern boundary.

8.11.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the Green Wedge. Analysing context can support the justification of the extent to which a Green Wedge supports a purpose, whilst identifying designations which can support the definition of potential boundaries.

Table 27 Designation Context

Feature	Description	
Landscape Character	<p>The Landscape Character of Derbyshire 2003 identifies the land as Riverside Meadows and Urban area, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield.</p> <p>The key characteristics of the 'Riverside Meadows' include narrow rivers meandering along flood plains of variable width, remnant riverside vegetation, wetland and unimproved grassland, dairy farming dominated by pasture, dense tree cover along river channels, and scattered tree cover along boundaries. There is also a strong association with transport routes due to the presence of canals, railway lines and roads.</p>	
Topography	The land is flat with a gentle descent towards the River Rother on the eastern edge.	
Public Rights of Way	There are no public rights of way travelling through the area, however there are a number of informal footpaths and one formal traffic-free cycle route within the area.	
Key Views	As the area is generally flat and surrounded by residential development or thick woodland, there are no key views within the site.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the Green Wedge is not considered to contain features of primary or secondary sensitivity/
	Open Space and Playing Pitches	The area is formally identified as open space with defined sports pitches and playing fields.
	Ecology	The Green Wedge is identified as a River and Canal Environment, there are no Local Wildlife Sites within the area.
	Green Infrastructure	As set out in the Chesterfield Green Infrastructure Study (2009), the site is identified as a Borough and Community Park, has an existing footpath and complete cycle route, and is a River and Canal Environment. The area is also identified as a Borough and Community Park.
	Flood Risk	The Green Wedge is within Flood Zone 3 and has flood defences within it.
Historic Environment	There are no Listed Buildings or Conservation Areas within the Green Wedge.	
Consented Developments or Strategic Allocation	There are no consented developments in the immediate vicinity of the Green Wedge.	

8.11.3 Assessment

Given the identification of the land gap as a Green Wedge within the Core Strategy (2013) and the Green Wedge and Strategic Gap Indicative Assessment (2011), the land gap has been assessed against the Purposes of a Green Wedge.

8.11.4 Consideration of Birdholme/Hasland River Rother Corridor against Green Wedge purposes

Purpose 1 aims to maintain open areas between parts of settlement within Chesterfield from merging.

The Green Wedge maintains open areas between Hasland Green and Birdholme. The character of this Green Wedge is generally narrow, but opens in the south to create a sense of separation between parts of settlements. This separation is supported by the extent of the functional flood plain and a dense corridor of trees.

The Green Wedge follows the physical boundaries of residential and industrial development, however there is a small portion of the eastern boundary which is defined by unclear features. Overall, the Green Wedge exhibits relatively consistent boundaries supporting an essential gap which would have otherwise resulted in the coalescence of settlements.

The Green Wedge achieves Purpose 1 because it supports an essential land gap between two neighbouring parts of an urban area and prevents physical and visual merging. There is a perception of leaving Birdholme and entering another part of the settlement due to the open space and thick woodland, however this is mainly created through footpaths and cycle routes traversing the area.

Does the Green Wedge perform Purpose 1?	Yes
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Purpose 2 provides a ‘Green Lung’, penetrating from open countryside into an urban area.

The Green Wedge does not provide a direct connection to the countryside. Whilst the River Rother extends south into the countryside, there is no physical or perceptual access. The land to the south of Storforth Lane along the River Rother supports a poor quality environment and is surrounded by Turnoaks Business Park. A visual connection is therefore difficult to perceive and there is limited physical access; therefore the area has no tangible connection to the countryside.

The Green Wedge provides accessible areas of parkland and open space to a large number of residential dwellings. It provides a network of green open spaces albeit because of its lack of connection to the countryside, the Green Wedge does not achieve Purpose 2. Should remediation or enhancement works be undertaken on land surrounding the River Rother to the south of Storforth Lane to ensure that physical access was promoted, the Green Wedge designation could be extended to include this area and therefore achieve Purpose 2.

Does the Green Wedge perform Purpose 2?	No
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Purpose 3 supports recreational purposes which allows access from urban areas to the countryside, and where appropriate, contains informal and formal outdoor recreational facilities.

This Green Wedge includes designated open space and playing pitches providing informal recreational opportunities. It also includes a public right of way from Storforth Lane onto the A61 heading into Chesterfield town centre. There are also public rights of way that connect the residential developments across the Green Wedge.

Whilst the Green Wedge provides access to recreational facilities, there is no physical or perceptual link from the urban area to the wider countryside. At the southern boundary, the Green Wedge ends at Storforth Lane. As discussed in Purpose 2, the River Rother extends into the countryside, but lacks a visible connection. This Green Wedge is enclosed, therefore, creating more a sense of a linear urban green space, as opposed to bringing countryside into the urban area.

This Green Wedge, whilst providing recreational facilities, does not provide physical and perceptual access from the urban area to the countryside and, thus, does not perform Purpose 3.

Does the Green Wedge perform Purpose 3?	No
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Purpose 4 maintains existing or influence form and direction of urban development.

The Green Wedge performs an important role in preventing infilling of development between the urban areas of Birdholme and Hasland. Boundary features, whilst indented and stepped, are generally based on the extent of the existing residential and industrial development and are moderate in strength. Boundaries within the central eastern section are not defined by physical features on the ground, and are therefore vulnerable to change. Should the Green Wedge be retained, it is recommended that the designation boundaries are based on the extent of the ‘countryside’ designation on the Local Plan Proposals Map (which comprises both Core Strategy policies against saved policies from the 2006 Local Plan).

The Green Wedge overall moderately performs Purpose 4 because it is largely bounded by defensible and clearly identifiable features, particularly to the west, and generally maintain the existing settlement form.

Does the Green Wedge perform Purpose 4?	Yes
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8.11.5 Conclusion on the performance of Birdholme/Hasland River Rother Corridor as a Green Wedge

Whilst the Green Wedge supports Purposes 1 and 4, it does not achieve Purposes 2 and 3 as the Green Wedge does not have visual, physical or perceptual access to the countryside. As such, the Birdholme/Hasland River Rother Corridor Green

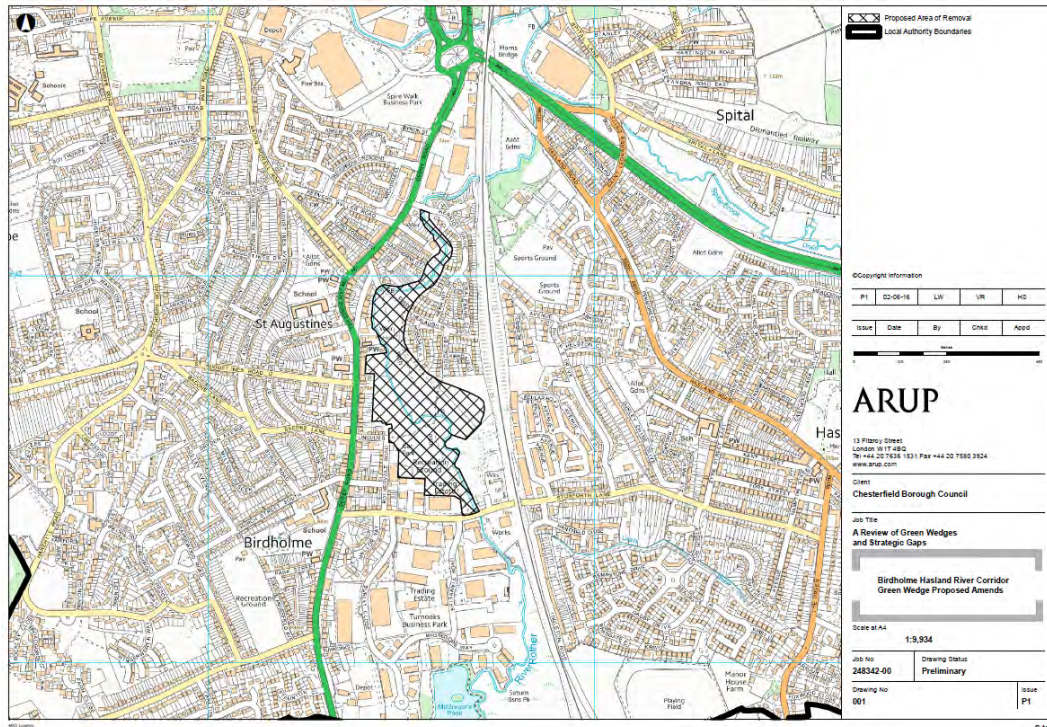
Wedge should be removed as a Green Wedge and considered for designation as a Linear Urban Park and Recreational Area.

Reconsideration of this site as a Green Wedge could be undertaken if the following were to occur:

- Remediation undertaken for the River Rother to the South of Storforth Lane and east of the Turnoaks Business Park; and
- Inclusion of a footpath and cycle path, connecting to Green Belt at Chesterfield’s boundary and extending into the Wingerworth Avenue development in the North Derbyshire local authority area.

If these recommendations cannot be met, then it is considered that this Green Wedge should be designated as a linear park.

Figure 19 Proposed Boundary Amendments



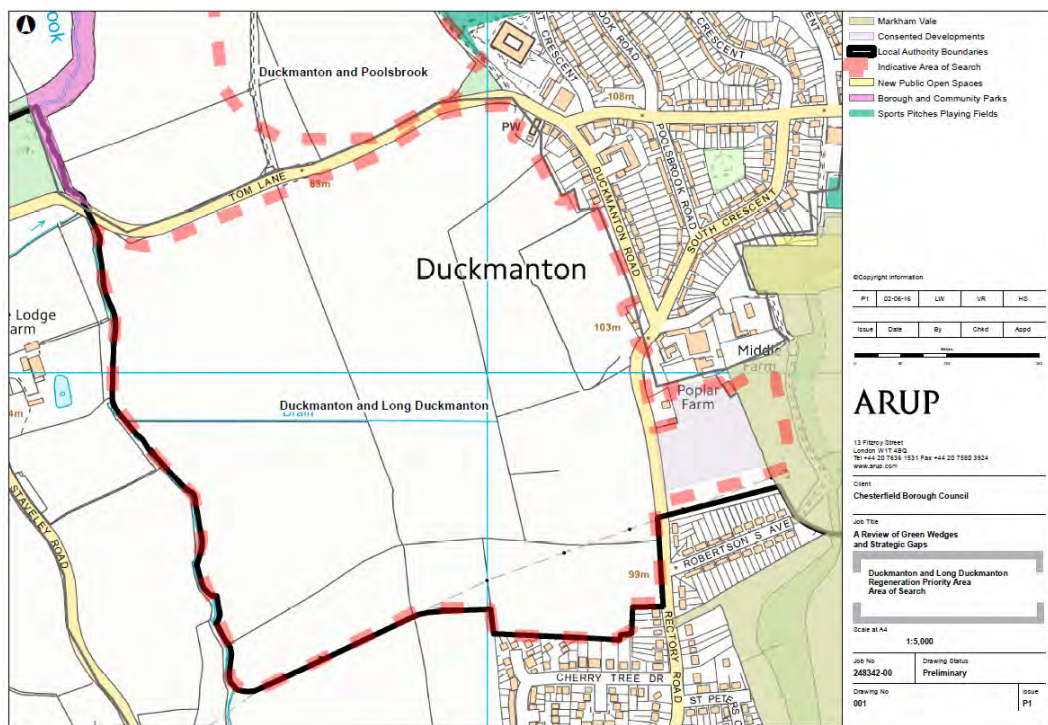
9 Assessment of Potential Designations: Proximity to Regeneration Priority Areas

9.1 Regeneration Priority: Long Duckmanton and Duckmanton

9.1.1 Overview

The potential designation of a Green Wedge and Strategic Gap between Duckmanton and Long Duckmanton was considered within the Chesterfield Core Strategy (2013). Long Duckmanton is located within the North East Derbyshire District and is identified as a small settlement. Duckmanton was designated as a Regeneration Priority Area within the adopted Core Strategy; a policy which requires named settlements to accommodate 15% of the total housing growth requirement. It was recognised that this growth may bring about the need for the designation of a Green Wedge or Strategic Gap at this location.

Figure 20 Wider context of land between Duckmanton and Long Duckmanton



The area of land between Duckmanton and Long Duckmanton is characterised as a narrow strip of agricultural farmland, with areas of hardstanding and a consented residential development to the east of Rectory Road. Boundaries of the area of search are defined by:

- The north eastern boundary of the area of search is defined by the residential planning consent associated with 'land to the south of Poplar Farm'. Beyond this, the northern boundary is defined by indented built form around Poplar Farm.

- To the south, the area of search is defined by a regular boundary of residential rear gardens along Robertson’s Avenue and Cherry Tree Drive.
- In the north west, the boundary for the area of search is defined by Tom Lane.
- In the south west and west, the boundary is defined by the local authority boundary with North East Derbyshire.

Whilst the land to the west is predominantly characterised by open, large agricultural fields, the separation between Duckmanton and Long Duckmanton is almost none existent to the east from the presence of the outline residential consent, the motorway service station at Junction 29a of the M1 and Markham Vale East. Whilst there is direct access between the two settlements along Rectory Road; access is channelled by dense hedgerows lining the road. There are no key views between settlements, and the perception of leaving one settlement and entering the next is currently very limited. This perception of separation will no longer exist following the development of the consented residential built form at the land to the south of Poplar Farm.

9.1.2 Context and Designations within the Wider Area

Table 28 sets out the designations which impact the land gap between Long Duckmanton and Duckmanton. The reason for analysing the context is that it can support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations that can support the definition of potential boundaries.

Table 28 Designation Context

Feature	Description
Landscape Character	<p>The Landscape Character of Derbyshire 2003 identifies the land within this area as falling within both the Coalfield Village Farmlands and Estate Farmland Landscape Character Area, within the wider Nottinghamshire, Derbyshire and Yorkshire Coalfield (Character Area 38).</p> <p>The key characteristics of the ‘Estate Farmlands’ Landscape Type is a broad, gently undulating landform with mixed farming dominated by arable cropping. There are localised woodland blocks and occasional trees. Hedgerows enclose medium sized, semi-regular fields, with small villages and farmsteads existing within the landscape. The area is characterised by an open landscape with long-distance views.</p> <p>The key characteristics of the ‘Coalfield Village Farmlands’ are defined by a broad industrial landscape characterised by villages, dairy farming and small woodlands. There is a gently undulating landform, with dairy farming and pasture and ancient semi-natural woodlands, copse of trees and linear tree belts. Towns and villages are generally established on ridge lines surrounded by remnant medieval strip fields.</p>
Topography	The wider topography of the area is gently undulating. The land between these two settlements is broadly flat to the east, and descending from Rectory Road to Poolsbrook in the west.
Public Rights of Way	There are limited public rights of way within the area between the two settlements. Only one Public Right of Way connects from Robertson’s Avenue under the M1 towards Markham Court.

Key Views	The topography slopes away to the east and west from Rectory Road towards areas which are more undulating in the distance. Therefore, whilst there are long distance views, there are limited to no key views.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity. The land gap does not fall within an area of primary or secondary sensitivity
	Open Space and Playing Pitches	Whilst there is one 'New Public Open Space' to the north east of Poplar Farm, there are no other formal Open Space or Playing Pitches within the land gap.
	Ecology	There are no Local Wildlife sites within the Land Gap. Pools brook is considered to have Good Ecological Status
	Green Infrastructure	Using the Chesterfield Green Infrastructure Study (2009), it can be confirmed that there are no Green Infrastructure Assets within the land gap. Pools Brook is considered to feature as an external Green Infrastructure Link to Neighbouring Authority. The land gap is considered to fall within the Landscape Study Area of and between Inkersall and Duckmanton.
	Flood Risk	The land gap is within Flood Risk Zone 1.
Historic Environment	There are no conservation areas within Duckmanton or Long Duckmanton. Poplar Farmhouse is a Grade II listed structure (Reference: 1334691).	
Consented Developments or Strategic Allocations	There is one consented major residential development to the east of Rectory Road. This application is for outline residential development on 1.38 hectares of land up to 35 dwellings, including a means of access. Conditional permission was issued in November 2015 (CHE/15/00085/OUT).	

9.1.3 Assessment

The key differentiator between Green Wedges and Strategic Gaps is the role of the designation in providing access to the countryside from an urban area, whereas Strategic Gaps support separation between settlements. Duckmanton and Long Duckmanton are not considered to be urban areas, and therefore, the land gap has been assessed for its role in supporting a Strategic Gap.

9.1.4 Consideration of land gap between Duckmanton and Long Duckmanton against Strategic Gap purposes

Purpose 1: aims to maintain open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements.

The land gap provides a very limited area of separation between Long Duckmanton and Duckmanton. Duckmanton is identified as one of the eastern villages in Chesterfield and Long Duckmanton is identified as a Small Settlement within North East Derbyshire.

The extent to which the land gap achieves Purpose 1 is mixed, with the land to the east and west of Rectory road performing largely different functions:

- The land to the east of Rectory Road comprises a small agricultural field with areas of hardstanding. The field is bound by dense hedgerows, but descends to

the east towards Motorway Services at Junction 29A and Plots 1, 2, 3 and 4 of Markham Vale West. Despite relatively long line views to the east and limited levels of development, the land to the east of Rectory Road displays lower levels of openness as it is contained by development to the north, east and south. As the strategic extent of Markham Vale and the outline residential consent at the 'Land to the South of Poplar Farm' will result in the coalescence of these settlements, there is almost no perception of leaving the settlement of Duckmanton to enter Long Duckmanton.

- The area to the west of Rectory Road comprises large semi-regular agricultural fields. Land at this location is generally devoid of development and is therefore considered to be open land which connects to wider countryside. Given the linear settlement form of Duckmanton in the north, the land within this land gap has only a moderate role in prevent these settlements from merging. There is, however, a strong perception of leaving Long Duckmanton to the south and entering Duckmanton in the north.

Whilst the land gap between the settlements of Duckmanton and Long Duckmanton does support a sense of separation between both settlements to the west, there will be no sense of leaving Duckmanton to enter Long Duckmanton once the 'land to the south of Poplar Farm' has been developed. Given the area to the east is where the land gap is at its narrowest point, it is arguable that if this point does not achieve this Purpose then the remainder of the area performs this Purpose equally weak.

Does the land gap perform its role for Strategic Gap Purpose 1?	No
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Purpose 2: supports the appreciation and wider perceptual benefits of open countryside

The area within the land gap between Duckmanton and Long Duckmanton has a mixed role in achieving Purpose 2.

- Owing to the level of built form on all boundaries and levels of enclosure provided by the dense hedge along the roadside, the land to the east of Rectory Road displays low levels of openness. The proximity of Motorway Services at Junction 29A and Plots 1, 2, 3 and 4 of Markham Vale West limits connections to open countryside and the proximity of the M1 detracts from any wider perceptual benefits of open countryside. Following the build out of the 'land to the south of Poplar Farm', the area to the east of Rectory Road would have no role in supporting the appreciation and wider perceptual benefits of open countryside.
- To the west of Rectory Road, land is devoid of development and characteristic of open countryside. Although the topography is undulating, there are views to Staveley beyond areas of open land. Whilst there is limited public access to these areas of open land, land to the west of Rectory Road does provide perceptual benefits in that it provides a break between the countryside and the urban area.

The role in supporting Purpose 2 is therefore mixed; land to the east does not support the appreciation and wider perceptual benefits of open countryside,

however the land to the west achieves this Purpose. Again, as the narrowest point of this land gap does not support the appreciation and wider perceptual benefits of open countryside, the land gap is not considered to fulfil the role of a Strategic Gap.

Does the land gap perform its role for Strategic Gap Purpose 2?	No
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Purpose 3: maintains existing or influence form and direction of settlements

The extent to which a land gap maintains existing or influences the form of settlements is based on existing boundaries of development and form of the settlements.

The land gap between these settlements is currently narrow, and will be largely non-existent following the build out of the consented residential development to the east of Rectory Road. Despite existing weak boundaries in the east, designation of this land as a strategic gap would therefore not influence the future form and direction of development as the perception of separation is already limited. Coalescence of these settlements will take place following the build out of the consented residential development.

Given the settlement form of Duckmanton in the north, which curves around the form of Tom Lane to the west, and the angular residential built form at Long Duckmanton in the south, the designation of a strategic gap to the west of Rectory Road is unlikely to have a significant role in guiding future development form.

Again, as the narrowest point of this land gap does not maintain existing or influence form and direction of settlements, the land gap is not considered to fulfil the role of a Strategic Gap.

Does the land gap perform its role for Strategic Gap Purpose 3?	No
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9.1.5 Conclusion on the performance of Long Duckmanton and Duckmanton as a Strategic Gap

The area plays a mixed role in supporting a Strategic Gap:

- Specifically to the west, the land gap does support the appreciation and perceptual benefits of open countryside and could continue to guide the future development form of both Long Duckmanton and Duckmanton. Given the settlement form of Duckmanton in the north, the land gap has only a limited role in preventing neighbouring settlements from merging and therefore is not considered to have a role as a Strategic Gap.
- To the east of Rectory Road, where the land gap is at its narrowest, the land gap does not have a role in supporting the appreciation and wider perceptual benefits of open countryside. Following the development of the outline residential consent at the ‘land to the south of Poplar Farm’ the land gap will provide no perception of separation between Duckmanton and Long Duckmanton

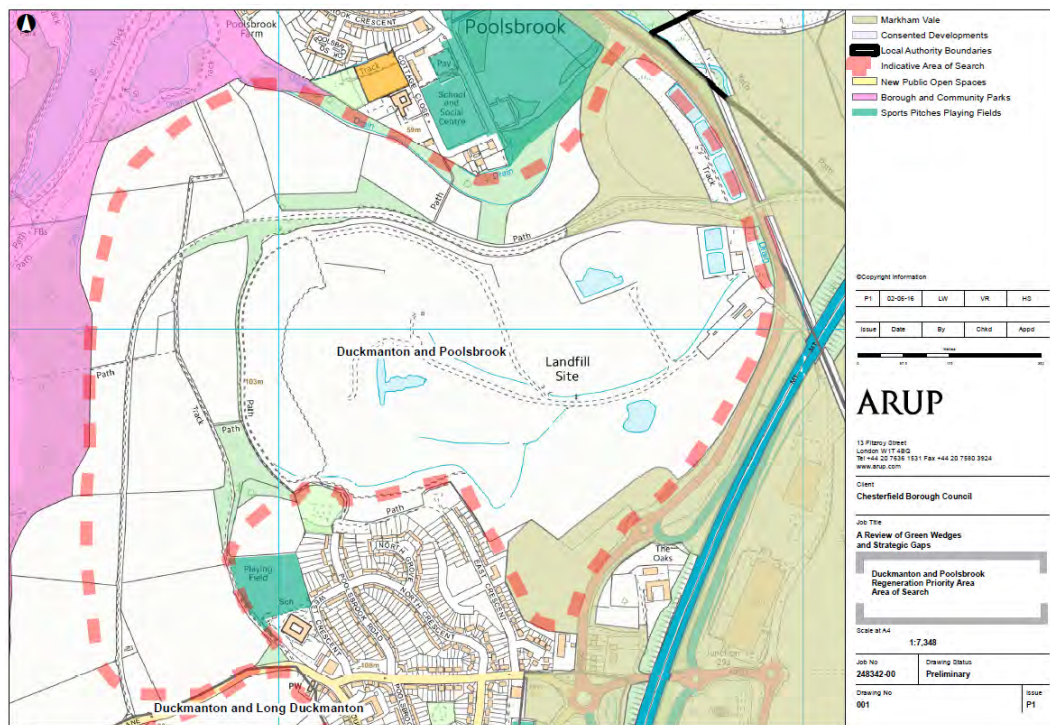
Following the build out of the ‘land to the south of Poplar Farm’, where the land gap is at its narrowest, there will be no perception of separation and the settlements will appear almost continuous. Any perception of separation will decrease further once the Markham Vale East site has been fully-developed. The land at this eastern location does not support the appreciation of the countryside nor support the future form or direction of settlements. Owing to the fact that the narrowest point of the Strategic Gap does not achieve the Purposes 1 to 3, the **area has not been considered for designation as a Strategic Gap.**

9.2 Regeneration Priority: Duckmanton and Poolsbrook

9.2.1 Overview

The potential designation of a Green Wedge or Strategic Gap between Duckmanton and Poolsbrook was considered within the Core Strategy (2013). Regeneration Priority Areas require growth levels of 15% of the total requirement as set out in the adopted Core Strategy; Duckmanton and Poolsbrook are both identified as Regeneration Priority Areas within Policy CS1. To accommodate this growth, it is recognised within Policy CS1 that there may be a need for a designation of a Green Wedge or Strategic Gap at these locations.

Figure 21 Wider context of land between Duckmanton and Poolsbrook.



The area of land between Duckmanton and Poolsbrook is defined by an active landfill which forms a visually imposing feature of the site. The topography of the site means that the landfill sits on a high point between Poolsbrook and Duckmanton which limits views of open countryside or of either settlement, particularly from Duckmanton.

The northern boundary of the potential land gap consists of a corridor of woodland between Poolsbrook and the landfill. The north western boundary of the potential area for designation could be formed by the northern boundary of Poolsbrook Country Park, which is located immediately west of Poolsbrook. The southern boundary of the area of search is defined by an irregularly shaped residential development to the north of Duckmanton, which is defined by the residential streets of Poolsbrook Road, North Grove and East Crescent. Whilst the land to the west is predominantly characterised by open, large agricultural fields

and the Pools Brook river corridor, the land gap is terminated to the east by a boundary defined by the A6192 and the proposed development extent of Markham Vale. The landform of the landfill becomes a definitive feature in the landscape, with the area to north of the landfill appearing to function separately.

There is indirect access between the two settlements via the A6192 to the east, whilst direct access is limited to two public rights of way. There are limited quality views from Duckmanton due to the presence of the active landfill; the active landfill offers the perception that settlements to the north and south the land gap are distinct. From Poolsbrook the topography of gentle hills sloping upwards in a southerly direction blocks views of the landfill, providing a weaker perception of countryside.

9.2.2 Context and Designations within the Wider Area

The following sets out the presence of designations which impact the land between these settlements. Analysing context can support the justification of the extent to which a Strategic Gap or Green Wedge supports a Purpose, whilst identifying designations that can support the definition of potential boundaries.

Table 29 Designation Context

Feature	Description	
Landscape Character	The Landscape Character of Derbyshire 2003 identifies the land within this as Estate Farmland Landscape Character Area, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield. The key characteristics of this site include broad, gently undulating landform, mixed farming dominated by arable cropping, hedgerows enclosing medium size semi-regular fields, small villages, and open landscape with long distance views.	
Topography	The active landfill sits at a high point between Duckmanton and Poolsbrook. To the north and west of the Landfill, gentle hills descend towards Poolsbrook and the Pools Brook river corridor.	
Public Rights of Way	There are two rights of way connecting Duckmanton to Poolsbrook and Pools Brook Country Park, both of which travel through the landfill to the north of the Duckmanton. A proposed DCC cycle route exists to the north east of the land gap.	
Key Views	From Poolsbrook Road in Duckmanton, there are long-line views westwards towards Middlescroft and Inkersall Green. From the south of Poolsbrook, there are long-line views to open areas of undulating countryside.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the land gap does not fall within an area of primary or secondary sensitivity
	Open Space and Playing Pitches	There are two areas of open space within the land gap (to the terminus of Poolsbrook Road and neighbouring Cottage Close). There are also two formal areas of school playing pitches (associated with Duckmanton Primary School and Poolsbrook Primary School). There is also an area of allotments.
	Ecology	The area surrounding Pools Brook is identified as Ireland Wildlife Area.

	Green Infrastructure	The area surrounding Pools Brook is identified as a Borough and Community Park (through its connections to Poolsbrook Country Park). Pools Brook is identified as a Local Wildlife Site which has external Green Infrastructure Connection Links to Neighbouring Authorities.
	Flood Risk	The area falls within Flood Risk Zone1. There are areas of Flood Risk associated with Pools Brook in the west.
Historic Environment	There are no conservation areas in close proximity to the land gap.	
Consented Developments or Strategic Allocations	There are no consented developments within the land gap, nor any strategic allocations.	

9.2.3 Assessment

As the potential site is located between neighbouring settlements and not within Chesterfield urban area, the site has been assessed against Strategic Gap purposes.

9.2.4 Consideration of Duckmanton and Poolsbrook against Strategic Gap purposes

Purpose 1 aims to maintain open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements.

In the adopted Local Plan: Core Strategy, the land between Duckmanton and Poolsbrook is identified as Policy EVR 2 ‘Open Countryside and Other’ which remains extant as a saved policy from the Replacement Chesterfield Borough Local Plan. This is accepted as an adopted ‘starting point’ where the ‘settlement boundary’ for Duckmanton is defined by the built form to the north of Poolsbrook Road, North Grove and East Crescent, as opposed to the extent of the landfill site.

When reviewing the distance between the eastern villages of Duckmanton and Poolsbrook without considering existing land uses, the land is of a sufficient scale with an undulating topography to prevent physical merging of these two settlements. Because of the topography and limited direct access, there is no visual connection between Duckmanton and Poolsbrook. In addition, when travelling along the A6192, there is a strong perception of leaving Duckmanton and entering Poolsbrook.

Overall, this site does not currently perform Purpose 1 as the topography and limited direct access of the land is already preventing the merging of the two settlements. Even with the proposed development of Markham Vale to the east of the A6192, this land gap appears to be of a sufficient scale and topography that the area does not play a role in preventing merging.

However, should development pressures result in the future development of the landfill site to the north of Duckmanton or should the landfill fall within the settlement boundary for Duckmanton in the future, there would be a greater risk of these two settlements perceptually or physically merging. In this instance, the

land to the north of the boundary of the landfill site (defined by a track road) and south of Poolsbrook should be considered for designation.

Does the land gap perform its role for Strategic Gap Purpose 1?	No
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Purpose 2 supports the appreciation and wider perceptual benefits of open countryside.

The site has two footpaths providing access between Duckmanton and Poolsbrook. However, these footpaths are in close proximity to the landfill: either crossing the landfill or following along the landfill. These provide weak views, weaker perceptual benefits of open countryside and poor quality access to the countryside.

The land gap does not provide perceptual benefits of open countryside, particularly from Duckmanton. Duckmanton has views of the active landfill and the M1, with limited perceptual benefits looking west from Duckmanton towards Poolsbrook. Given the dominating scale of the landfill, the majority of the land gap is not considered to support the appreciation and wider perceptual benefits of open countryside.

There are, however, localised perceptual benefits of open countryside from Poolsbrook. Specifically, there is a channelled area of land to the south of Poolsbrook which has a separate character to the southern portion of the land gap. This land gap contains agricultural fields with wooded field boundaries and dense copse of woodland which connect to a wider area of countryside further to the west. The corridor-nature of this area means that whilst it promotes the visual and perceptual benefits of open land, the extent to which it displays the characteristics of open countryside are weaker.

As a whole, this potential area for designation does not perform the function of Purpose 2 because it provides limited visual access from the urban area to the countryside. The extent to which the land gap fulfils this purpose is notably weaker from the south.

Does the land gap perform its role for Strategic Gap Purpose 2?	No
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Purpose 3 maintains existing or influence form and direction of settlements.

The site maintains the existing form of settlements due to the presence of the landfill and the topography. To an extent it is the potential area for designation has directed development towards both the landfill and Markham Vale in the east. As the landfill was previously identified as 'Open Countryside and Other' and therefore within the potential area for designation, the land gap itself is not considered to be guiding development.

With the exception of the A6192 to the east and the heavy woodland south of Poolsbrook, the boundaries of the potential area for designation are weak. Potential boundaries at this site are not generally logical or defensible.

Does the land gap perform its roll for Strategic Gap Purpose 3?	No
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9.2.5 Conclusion on the performance of Duckmanton and Poolsbrook as a Strategic Gap

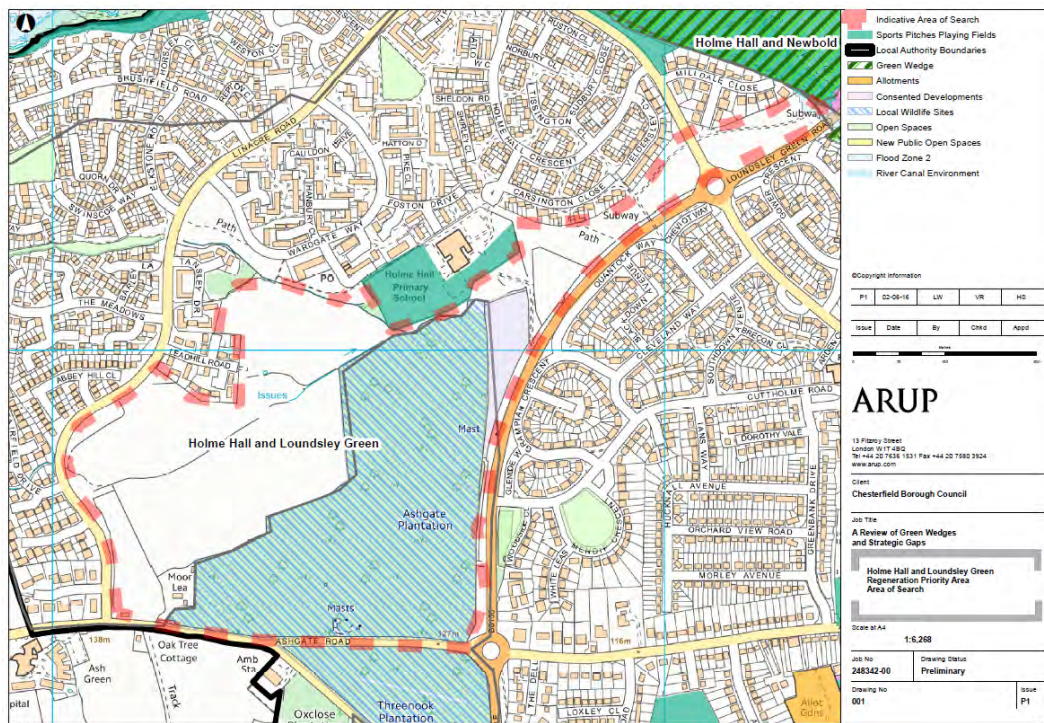
The proposed site does not support all three functions and thus does not represent a Strategic Gap. The main issue with this site is the presence of the active landfill which detracts from the countryside and creates a lack of open land. This potential area for consideration should not be considered further as a Strategic Gap.

9.3 Regeneration Priority: Holme Hall and Loundsley Green

9.3.1 Overview

The potential designation of a Green Wedge or Strategic Gap for the land bounded by Ashgate Road, Linacre Road, the B6150, and residential development to the north was considered within Core Strategy (2013). Within the Core Strategy, Holme Hall and Loundsley Green were identified as a Regeneration Priority Area, where the possibility of development may bring about the need for a designation. The site is situated in the west of the Chesterfield urban area near to the Chesterfield local authority boundary.

Figure 22 Wider context of the land between Holme Hall and Loundsley Green



The area for consideration consists of a mixture of thick woodland plantation associated with Ashgate Plantation, agricultural fields in the south west and green space in the north east. The northern boundary of the potential area for designation is defined by a curved residential street and strengthened in part by Linacre Road. The southern and eastern sections of the potential area for designation are strongly defined by Linacre Road in the west and the B6150 in the east. Internal boundaries created by the woodland mean that the area can be defined as two separate sections: the northern section which is narrow and enclosed due to its low-lying narrow position; and the southern section, which is wider and comparatively more open.

9.3.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the site. Analysing context can support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations can support the definition of potential boundaries.

Table 30 Designation Context

Feature	Description	
Landscape Character	The Landscape Character of Derbyshire 2003 identifies the land as Wooded Farmlands and Urban area, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield. Key characteristics for Wooded Farmlands includes gently undulating landform on land rising to limestone plateaus, prominent tree cover with dense watercourse trees and scattered hedgerow trees, and healthy vegetation associated with steeper slopes.	
Topography	The highest point on this land is at the intersection of Linacre Road and Ashgate Road. From here, the land descends towards Holme Hall in the north. The land also generally slopes down from Linacre Road and the B6150 to create a small valley at the start of a small stream just north of Ashgate Plantation.	
Public Rights of Way	A public right of way runs parallel to the B6150 crossing Linacre Road and providing access to Holme Hall and the Holme Hall and Newbold Green Wedge. There is also a right of way that runs north/south from Holme Hall to the B6150.	
Key Views	The very thick area of woodland associated with Ashgate Plantation is a key feature within all views. Long distance views are also possible from the south west of the potential area for designation towards the north east.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, Ashgate Plantation is considered to be of primary sensitivity. The remainder of the land within the potential area for designation is not identified as a specific sensitivity.
	Open Space and Playing Pitches	The northern section bounded by Loundsley Green Road, Holmebrook Valley Park, Brockwell Lane and Holme Park Avenue is identified as playing fields and sports pitches. Loundsley Green playing fields also exist within the area.
	Ecology	Ashgate Plantation is identified as a Local Wildlife Site.
	Green Infrastructure	The site is identified as open countryside within the Chesterfield Green Infrastructure Study (2009) and has a strategic footpath and cycle route through the northern section of the land.
	Flood Risk	The area falls within Flood Risk Zone 1.
Historic Environment	There are no listed features within the area, nor any Conservation Areas within close proximity of the potential area for designation.	
Consented Developments or Strategic Allocations	There is one consented development in the central portion of the broad area of search, on the land to the west of Loundsley Green Road. The consent is for 14 market houses (CHE/15/00835/OUT)	

9.3.3 Assessment

The key differentiator between Green Wedges and Strategic Gaps is the role of the designation in providing access to the countryside from an urban area, whereas Strategic Gaps support separation between settlements. Ashgate, Holme Hall and Loundsley Green are considered to be part of the Chesterfield urban area, and therefore, the land gap has been assessed for its role in supporting a Green Wedge.

9.3.4 Consideration of Holme Hall and Loundsley Green against Green Wedge purposes

Purpose 1 aims to maintain open areas between parts of settlement within Chesterfield from merging.

The proposed site maintains open areas between Holme Hall, Loundsley Green, and Ashgate. The character of this land is wider in the south west with a narrow land gap between Holme Hall and the B6150. The narrowest point of the land gap exists in the area surrounding the recently consented residential development to the west of Loundsley Green Road.

The northern section of the land gap provides separation between Holme Hall in the west and Loundsley Green in the east. This narrow corridor of land supports an essential gap and prevents the physical and perceptual merging of this built form. This northern area has strongly defined boundaries, including a linear residential built form boundary and the B6150 Loundsley Green Road. Towards the south of the site, the land is of a sufficient scale and defined topography that the risk of merging between Ashgate and Loundsley Green is considerably less. Dense areas of woodland do mean that there are limited views between these settlements and the perception of separation is already strong.

The northern section of this site achieves Purpose 1 in supporting an essential gap to prevent the physical and visual merging of Loundsley Green and Holme Hall. However, the southern section supports a less essential gap due to the scale of the land gap between Ashgate and Loundsley Green. The southern portion of the Indicative Area of Search therefore does not achieve Purpose 1.

Does the potential area for designation perform Purpose 1 of a Green Wedge?	Yes – Northern Section
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Purpose 2 provides a ‘Green Lung’, penetrating from open countryside into an urban area.

The area displays a mixed ability in providing a Green Lung between the Chesterfield Urban Area and the countryside:

- The northern section displays accessibility to the countryside through physical access via informal footpaths to the Holme Hall and Newbold Green Wedge, which exists to the north of Linacre Road. This represents an area of accessible open space between Loundsley Green and Holme Hall that

connects via the Holme Hall and Newbold Green Wedge to a wider area of countryside further in the north east.

- Accessibility within the southern section is considerably weaker, with no informal or formal access to the Green Belt and countryside beyond Ashgate Road in the south. Whilst the southern section does not contain accessible parkland, there are areas of open space and the Ashgate Plantation Local Wildlife Site. The southern section therefore has limited physical access to the open countryside, but does provide a sense of visual access to the countryside due to the scale of this area.

Whilst the northern section achieves Purpose 2, the southern section does not perform this function. In addition, connections between the north and southern sections are limited as a result of lack of connectivity between these distinct sections. The southern section of the Green Wedge could perform this Purpose if either of the following were to be implemented:

- A footpath and/or cycle path were added through the southern section of this site (potentially connecting to the existing footpath behind Fairfield Drive) which connects from the northern section out to the countryside in the south; or,
- The northern section of the site is the only part considered.

Does the potential area for designation perform Purpose 2 of a Green Wedge?	Yes – Northern Section
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Purpose 3 supports recreational purposes which allows access from urban areas to the countryside, and where appropriate, contains informal and formal outdoor recreational facilities.

The northern section provides both a physical and perceptual link to the wider countryside via the Holme Hall and Newbold Green Wedge. This is achieved through an informal footpath parallel to the B6150 which is identified as a strategic footpath and cycle route in the Green Infrastructure Study (2009). In the southern section, views out from Linacre Road and Leadhill Road show that there is a perceptual sense of connection to the wider countryside and an existing desire line from Linacre Road across from the bus stop at Linacre Road/Abbeyhill Close. Additional physical access, particularly from the northern section towards this southern section, would aid the extent to which the southern section achieves Purpose 3.

Purpose 3 is achieved within the section to the north of the Ashgate Plantation, but again the southern section contains limited recreational purposes. Therefore, Purpose 3 is not supported within the whole of the potential area for designation.

Does the potential area for designation perform Purpose 3 of a Green Wedge?	Yes – Northern Section
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Purpose 4 maintains existing or influence form and direction of urban development.

Despite the recently consented development to the west of Loundsley Green, the northern section does help maintain the existing extent of two settlements and a potential designation at this location would prevent the any further development from Loundsley Green Road towards Carsington Close and Yeldersley Close. The proposed boundaries of this northern section, which are defined by residential development and Loundsley Green Road, have generally guided the built form of Holme Hall and Loundsley Green.

The topography, size and scale of this land gap to the south of the does mean that if development were to happen here, the land gap would still have a role in guiding the form and direction of urban development. This southern area is generally representative of open countryside.

Overall, the northern section does achieve Purpose 4 by helping to guide development away from an area that would result in coalescence and which has existing relatively strong boundaries. However, given the size and scale of the southern section, the southern area is not considered to perform Purpose 4.

Does the potential area for designation perform Purpose 4 of a Green Wedge?	Yes – Northern Section
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9.3.5 Conclusion on the performance of Holme Hall and Loundsley Green as a Green Wedge

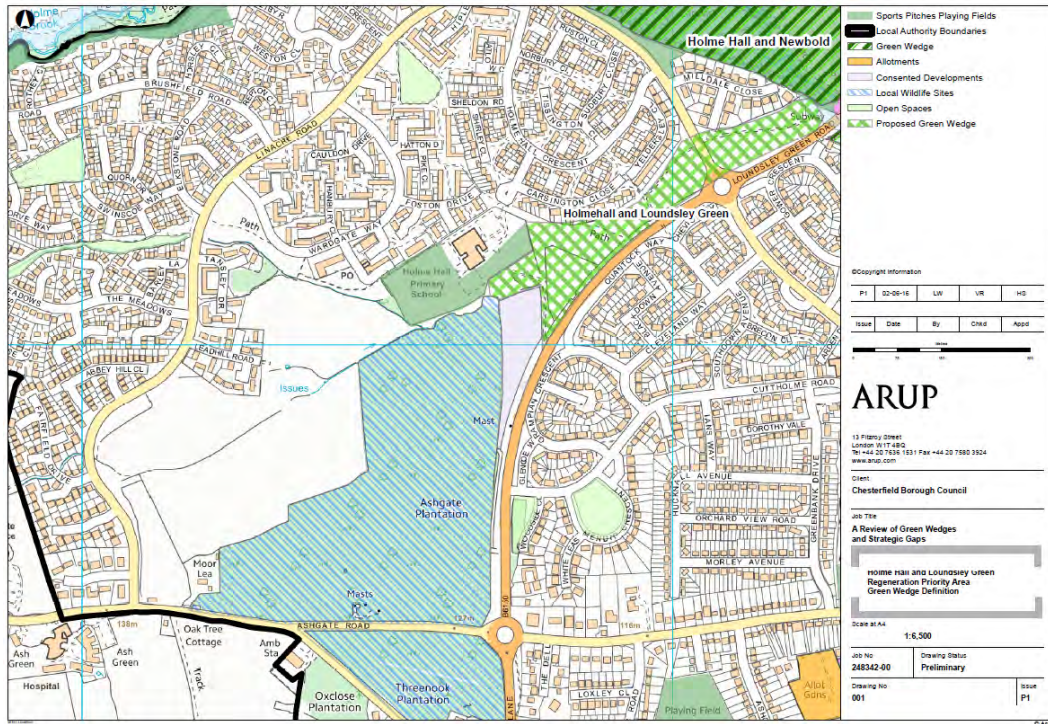
The northern section of the site performs the function of a Green Wedge well, however the southern does not achieve all Purposes of a Green Wedge. Therefore, when considering the northern and southern section together, the potential area for designation should not be considered as a Green Wedge. However, should the designation consist of the northern section only, it would perform the purposes of a Green Wedge.

If the southern section were to provide physical access through the site, particularly through to the northern portion, then consideration should also be given to designating the broader area of search together. However, the southern section is considered to be more characteristic of open countryside and therefore not demonstrating the Purposes of a Green Wedge.

9.3.6 Proposed boundary

The proposed boundary for the Green Wedge should therefore comprise the land bounded by the residential development along Carsington Road and Milldale Close, north of Loundsley Green Road and to the north east of the recently consented development to the west of Loundsley Green Road.

Figure 23 Proposed Designation Boundary



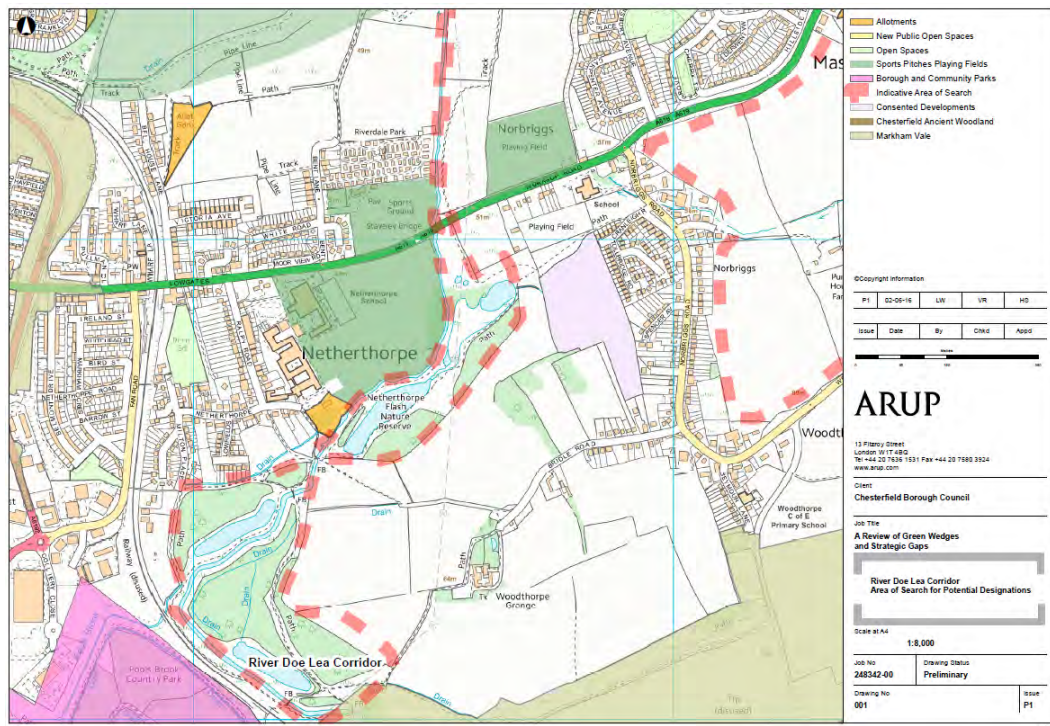
10 Potential Strategic Gap Designations: Areas arising through Representations to Sites and Boundaries

10.1 River Corridor north and south of the A619 between Lowgates and Mastin Moor

10.1.1 Overview

The potential designation of a Green Wedge or Strategic Gap for the River Doe Lea Corridor between Lowgates and Mastin Moor and Netherthorpe and Woodthorpe was suggested within representations to the Sites and Boundaries Issues and Options (2013). This area is assessed against the functions of a Strategic Gap as it is not located within the Chesterfield Urban Area. The north and eastern section of this land gap is already designated within the Lowgates / Netherthorpe and Woodthorpe/ Mastin Moor Strategic Gap. This assessment therefore considers the appropriateness of the River Doe Lea Corridor south of the A619 as a Strategic Gap.

Figure 24 Wider context of land around the River Doe Lea Corridor.



The River Doe Lea Corridor south of the A619 is defined as narrow woodland and river corridor with associated vegetation, part of which is a Local Wildlife Site. Adjacent and immediately east of the site is an existing and designated Strategic Gap (Lowgates/ Netherthorpe and Woodthorpe/ Mastin Moor Strategic Gap). The western boundary is predominantly defined by the river corridor and the extent of

existing development including community uses, residential and light industrial. A disused railway line forms the south/south-western boundary.

There is no direct vehicular access through the site, but the A619 provides vehicle access along the northern boundary. There are also several rights of way that traverse the site between Netherthorpe and Woodthorpe. Views are contained by vegetation associated with the River Corridor and the flat topography of the area, which constrains opportunities for key views. Although the already designated Strategic Gap is the main source of providing open countryside, the site enhances the sense of leaving one settlement and entering the next.

10.1.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the land gap between settlements. Analysing context can support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations which can support the definition of potential boundaries.

Table 30 Designation Context

Feature	Description	
Landscape Character	<p>The Landscape Character of Derbyshire 2003 identifies the land within the area as Riverside Meadows Landscape Character Area, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield.</p> <p>The key characteristics of the 'Riverside Meadows' include narrow rivers meandering along flood plains of variable width, remnant riverside vegetation, wetland and unimproved grassland, dairy farming dominated by pasture, dense tree cover along river channels, and scattered tree cover along boundaries. There is also a strong association with transport routes due to the presence of canals, railway lines and roads.</p>	
Topography	The land gap is generally flat and only a gentle slope down towards Pools Brook includes a narrow river, riverside vegetation and woodland.	
Public Rights of Way	There are two rights of way connecting Netherthorpe to Woodthorpe and Poolsbrook through the River Corridor.	
Key Views	Views are contained by vegetation associated with the River Corridor and therefore key views are constrained.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the land gap does not fall within an area of primary or secondary sensitivity.
	Open Space and Playing Pitches	There are no open spaces or playing pitches within the land gap. However, there are playing fields adjacent to the site.
	Ecology	There is a Local Wildlife Site and the Norbriggs Flash Local Nature Reserve. The Doe Lea is considered to have Good Ecological Status.
	Green Infrastructure	The Chesterfield Green Infrastructure Study (2009) identifies a River and Canal Environment and open countryside within the Strategic Gap. The Study also recognises that the land surrounding the Doe Lea is a Local Nature Reserve.
	Flood Risk	The land gap is Flood Zone 2 and 3 with flood defences.

Historic Environment	There are no Conservation Areas within the Strategic Gap, nor any Listed Buildings. There are, however, constrained views towards the Grade II Netherthorpe School and Grade II* Church of St John the Baptist.
Consented Developments	There is one nearby consented development, though not directly adjacent to the potential area for designation. This comprises the land west of Cranleigh Road (for 90 dwellings including access) (application reference CHE/14/00393).

10.1.3 Assessment

The key differentiator between Green Wedges and Strategic Gaps is the role of the designation in providing access to the countryside from an urban area, whereas Strategic Gaps support separation between settlements. Lowgates, Netherthorpe, Mastin Moor and Woodthorpe are not considered to be part of the Chesterfield urban area, and therefore, the land gap has been assessed for its role in supporting a Strategic Gap.

10.1.4 Consideration of the River Doe Lea Corridor against Strategic Gap purposes

Purpose 1 aims to maintain open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements.

Alongside the Lowgates / Netherthorpe and Woodthorpe / Mastin Moor Strategic Gap, the land gap seeks to support open land between Netherthorpe and Woodthorpe by helping to prevent the merging of these settlements. The specific function of the River Doe Lea Corridor, however, is limited due to the scale of the land within the River Corridor. Arguably, the vegetation associated with the River Corridor, does provide strong visual separation between these two settlements.

This land moderately achieves Purpose 1 due to its narrow size, however when combined with the existing Lowgates / Netherthorpe and Woodthorpe / Mastin Moor Strategic Gap to the east, this site fulfils the Purpose by providing a largely essential land gap between two settlements from physically and perceptually merging.

Does the potential area for designation perform Purpose 1 of a Strategic Gap?	Yes
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Purpose 2 supports the appreciation and wider perceptual benefits of open countryside.

The site partially supports the perceptual benefits of open countryside particularly from the Netherthorpe urban area. There is access to the countryside through a number of informal and formal footpaths which traverse the River Corridor, and the land gap does enhance the existing visual break created by the Lowgates / Netherthorpe and Woodthorpe / Mastin Moor Strategic Gap.

In its own right, the site only weakly supports Purpose 2 due to its narrow corridor form and dense levels of vegetation. However, it would further enhance the

function of the Lowgates / Netherthorpe and Woodthorpe / Mastin Moor Strategic Gap by having an immediate perception of countryside from Netherthorpe.

Does the potential area for designation perform Purpose 2 of a Strategic Gap?	Yes
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Purpose 3 maintains existing or influence form and direction of settlements.

The land gap created by the River Corridor and the area within the Lowgates/ Netherthorpe and Woodthorpe / Mastin Moor Strategic Gap does ensure that the existing form of neighbouring settlements is maintained. The area helps to guide development away from an essential gap along the A619 towards a more suitable location where merging of settlements is not a risk. The boundaries for this site are readily recognisable: the river to the west, the disused railway line to the south/west, Strategic Gap to the east, and the A619 to the north.

This area of land achieves Purpose 3; the area is bounded by clearly defined features, and this area does help support a perception of leaving Netherthorpe and entering Woodthorpe. Combining this Strategic Gap with the Lowgates/Netherthorpe and Woodthorpe/Mastin Moor Strategic Gap would create a more defensible boundary for both designations and further enhance the extent to which this area supports Purpose 3.

Does the potential area for designation perform Purpose 3 of a Strategic Gap?	Yes
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10.1.5 Conclusion on the performance of River Corridor between Netherthorpe and Woodthorpe as a Strategic Gap

Combining both the River Doe Lea Corridor and Lowgates, Netherthorpe, Mastin Moor and Woodthorpe Strategic Gap could ensure that performance against the three Purposes for both areas is enhanced.

There is justification in expanding the Lowgates/Netherthorpe and Woodthorpe/Mastin Moor Strategic Gap to include the extent of the River Doe Lea Corridor as it could provide a more defensible and logical boundary.

10.1.6 Proposed boundary

The proposed boundaries of the newly formed River Doe Lea Corridor and Lowgates, Netherthorpe, Mastin Moor and Woodthorpe Strategic Gap should therefore be formed by Norbriggs Cutting in the north east, the River Doe Lea and associated ponds in the west and the south west, Bridle Road in the south and the amended residential and tree corridor boundary in the south east.

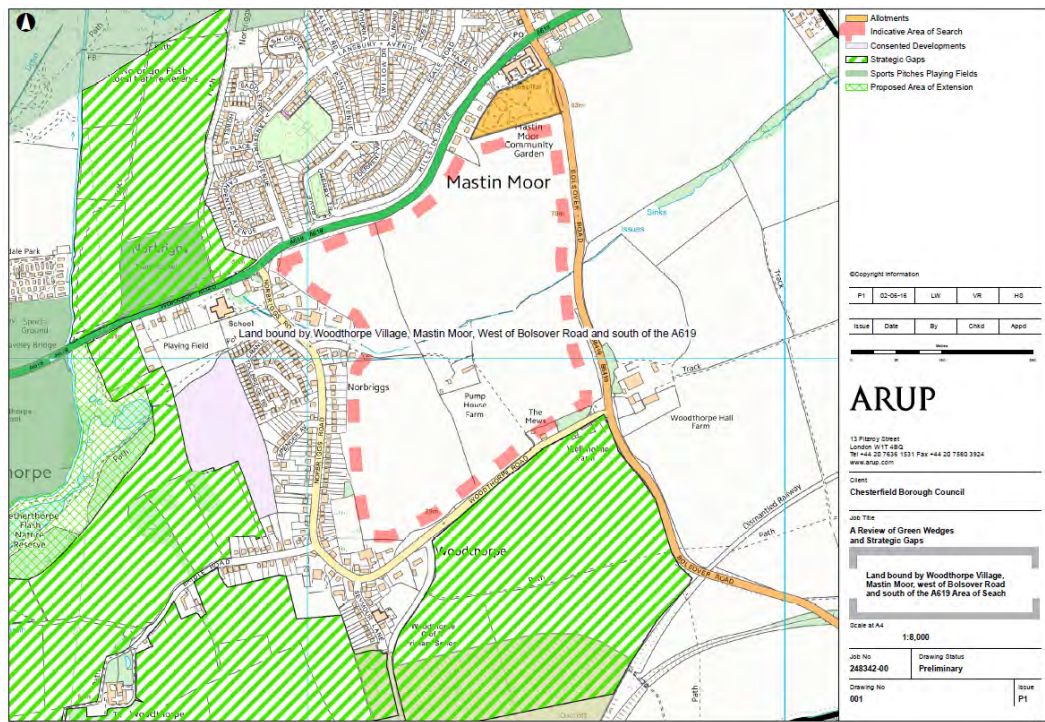
This has been included within the Lowgates/ Netherthorpe and Woodthorpe/ Mastin Moor Strategic Gap in Section 8.3.

10.2 Land bound by Woodthorpe Village, Mastin Moor, west of Bolsover Road and south of the A619

10.2.1 Overview

The potential designation of a Green Wedge or Strategic Gap for the land bound by Woodthorpe, Mastin Moor, west of Bolsover Road and south of the A619 was suggested within representations to the Sites and Boundaries Issues and Options (2013). It is located to the east of Chesterfield and is in close proximity with Local Authority boundary with Bolsover.

Figure 25 Wider context of land bound by Woodthorpe Village, Mastin Moor, west of Bolsover Road and south of the A619



The broad area of search is characterised by four large, regular open agricultural fields which are broad and undulating in nature. The land is bordered to the north by Worksop Road and a small area of residential development, Bolsover Road (B6419) to the east, Woodthorpe Road to the south and residential built form which follows Norbriggs Road in west.

There is generally limited built form along the eastern and southern boundaries, or within the land gap itself, which supports a sense of rural countryside. Built form within the land gap includes Pump House Farm, whilst built form along the eastern and southern boundaries outside the land gap includes Woodthorpe Hall Farm, a residential dwelling and some built form along Woodthorpe Road. Given the undulating nature of the site, there are limited key views between settlements or to any prominent features.

Mastin Moor and Woodthorpe are located diagonally along Norbriggs Road and the A619; these settlements have perceptually merged in the northwest corner. Mastin Moor is surrounded by designations, with Green Belt to the north and east, and a Strategic Gap to the west. The western extent of Woodthorpe is protected by a Strategic Gap to the west, south and southwest of the village.

Whilst there is one right of way which connects across the open land from the southeast edge of the site to Woodthorpe and then on to Mastin Moor, there is no vehicle access through the site.

10.2.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the land gap between settlements. Analysing context can support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations can support the definition of potential boundaries.

Table 32 Designation Context

Feature	Description	
Landscape Character	The Landscape Character of Derbyshire 2003 identifies the land within this area as Estate Farmlands Landscape Character Area, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield. The key characteristics of the 'Estate Farmlands' Landscape Type is a broad, gently undulating landform with mixed farming dominated by arable cropping. There are localised woodland blocks and occasional trees. Hedgerows enclose medium sized, semi-regular fields, with small villages and farmsteads existing within the landscape. The area is characterised by an open landscape with long-distance views.	
Topography	The area with the land gap is undulating: Mastin Moor exists on a high point in the north with the junction of the B6419 and Woodthorpe Road forming another high point within the area. Pump House Farm falls within a lower central point.	
Public Rights of Way	There is one right of way which crosses from the south-eastern edge of the site to Woodthorpe and then on to Mastin Moor.	
Key Views	Whilst the area supports the notion of open countryside, views are somewhat limited by the undulating topography. From the central point along Bolsover Road, there are views out across Woodthorpe.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the land gap does not fall within an area of primary or secondary sensitivity.
	Open Space and Playing Pitches	There is no open space or playing pitches within the land gap. Allotments are located in the northeast corner.
	Ecology	The land has no defined ecological wildlife sites within the area.
	Green Infrastructure	The area is identified as Open Countryside within the Key Green Infrastructure Assets and Land East and West of Woodthorpe on the Landscape Study Area (Chesterfield Green Infrastructure Study 2009).

	Flood Risk	The land within the land gap is identified as falling within Flood Risk Zone 1.
Historic Environment	There are two listed buildings within Woodthorpe (the Grade II listed Church of St Peter and Grade II listed Norbriggs House).	
Consented Developments or Strategic Allocations	There is one consented developments to the west of Woodthorpe, which comprises the land west of Cranleigh Road.	

10.2.3 Assessment

The key differentiator between Green Wedges and Strategic Gaps is the role of the designation in providing access to the countryside from an urban area, whereas Strategic Gaps support separation between settlements. Woodthorpe and Mastin Moor are not considered to be part of the Chesterfield Urban Area, and therefore, the land gap has been assessed for its role in supporting a Strategic Gap.

10.2.4 Consideration of Mastin Moor/Woodthorpe against Strategic Gap purposes

Purpose 1 aims to maintain open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements.

The broad area of search does maintain an open area that is generally devoid of development, but overall does not prevent merging of two settlements. At the junction between Norbriggs Road and the A619, Mastin Moor and Woodthorpe are not perceptually separate settlements; adjacent built form on either side of the A619 offers the perception that these settlements have already somewhat merged. Although the eastern portion of Mastin Moor and the southern area of Woodthorpe are separated by this land gap, this separation decreases rapidly when travelling westwards along Worksop Road or northwards on Norbriggs Road.

The B6419 and Woodthorpe Road does not have a role in providing perception of separation between two settlements due to the lack of development to the south or east, alongside continuous agricultural fields.

The land at this location has an role in maintaining separation between neighbouring settlements. This is because Mastin Moor and Woodthorpe have already perceptually merged at the intersection between Norbriggs Road and A619. The land gap therefore does not achieve Purpose 1.

Does the potential area for designation perform Purpose 1 of a Strategic Gap?	No
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Purpose 2 supports the appreciation and wider perceptual benefits of open countryside.

The land gap does support a visual link to the open countryside and beyond. Views from both Mastin Moor and Woodthorpe are occasionally constrained by dense roadside hedgerows and residential built form. Access to the countryside is

provided by a single footpath which connects between Mastin Moor and Woodthorpe, and southwards towards the M1.

The land gap therefore does support an appreciation of the perceptual benefits of open countryside, although views are occasionally constrained by hedgerows and residential development.

Does the potential area for designation perform Purpose 2 of a Strategic Gap?	Yes
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Purpose 3 maintains existing or influence form and direction of settlements.

The existing boundaries of both Mastin Moor and Woodthorpe are mixed in strength. The southern boundary of Mastin Moor is strongly defined by the A619, with an area of built form in the north eastern corner which extends to the south of the main road. The eastern boundary of Woodthorpe is relatively weakly defined by a linear area of built form. The area is therefore largely bounded by defensible and readily recognisable features, which provide some clarity on what the future form of development should be like.

However, restrictive designations surround much of the villages of Mastin Moor and Woodthorpe. There is an existing Strategic Gap designation to the west of Woodthorpe and Mastin Moor, an existing Strategic Gap to the south of Woodthorpe and Green Belt situated to the north and east of Mastin Moor. Designation of a Strategic Gap at this location would therefore result in the growth of these settlements being severely restricted in all directions.

Therefore, whilst the existing boundaries do provide some clarity on what the future form of development should be like, the land gap does not fulfil the role of Purpose 3. Designation of a strategic gap in this location would have an overly restrictive impact on the form or direction of the growth of these settlements and there is no perception of leaving a settlement and entering the next settlement due to continuous built form between Woodthorpe and Mastin Moor.

Does the potential area for designation perform Purpose 3 of a Strategic Gap?	No
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10.2.5 Conclusion on the performance of Mastin Moor/ Woodthorpe as a Strategic Gap

Whilst the land within the broad area of search does maintain open land and provides views and benefits of open countryside, it does not perform the function of Purpose 1 of preventing the merging of two settlements as Mastin Moor and Woodthorpe have otherwise coalesced. The site also does not provide a perception of leaving one settlement and entering the next settlement due to the continuous built form between Woodthorpe and Mastin Moor. Furthermore, the land gap does not provide unconstrained views of open countryside from urban areas and therefore is somewhat lacking the function of appreciating countryside of urban areas.

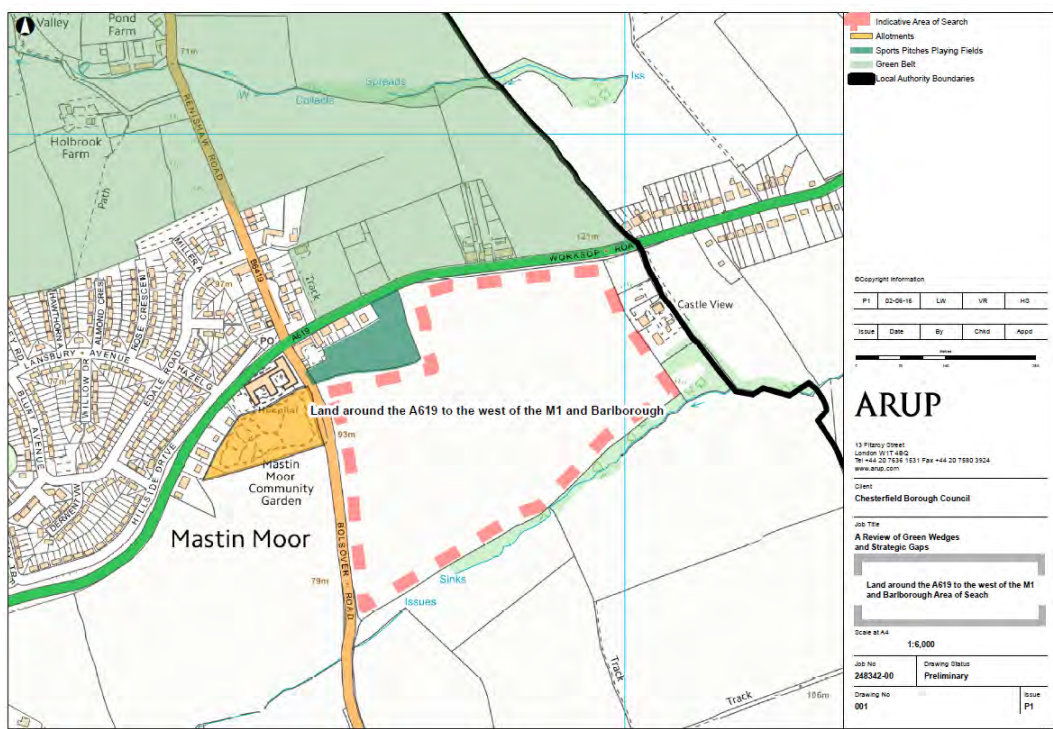
This land gap does not achieve the purposes of a Strategic Gap and therefore should be omitted.

10.3 Land east of the A619 to the M1 and Barlborough

10.3.1 Overview

The potential designation of a Green Wedge or Strategic Gap for the land east of the A619 to the M1 and Barlborough was suggested within representations to the Sites and Boundaries Issues and Options (2013). The representations considers that the remainder of the area surrounding the A619 to the east of the M1 and Barlborough should be considered as a Strategic Gap. The land north of the A619 is designated as Green Belt and as such is not considered within this assessment.

Figure 26 Wider context of land east of the A619 to the M1 and Barlborough



The assessment therefore reviews the land between Bolsover Road and the shared Local Authority boundary with Bolsover in the east. This land gap is characterised by a single open agricultural field of a broad undulating nature. The broad area of search comprises the Local Authority boundary to the east which is not defined by any physical features on the ground, B6419 to the west and both the A619 and small residential development to the north. Woodland defines the southern edge.

This land identified is surrounded on all sides by rural countryside with the exception of limited built form near Mastin Moor and a small residential site near the Local Authority boundary. As the land slopes away from the east to the west, views are possible back towards Mastin Moor and Woodthorpe but views are limited to the south or east.

10.3.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the land gap between settlements. Analysing context can support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations can support the definition of potential boundaries.

Table 33 Designation Context

Feature	Definition	
Landscape Character	The Landscape Character of Derbyshire 2003 identifies the land within this as Estate Farmlands Landscape Character Area, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield. The key characteristics of the 'Estate Farmlands' Landscape Type is a broad, gently undulating landform with mixed farming dominated by arable cropping. There are localised woodland blocks and occasional trees. Hedgerows enclose medium sized, semi-regular fields, with small villages and farmsteads existing within the landscape. The area is characterised by an open landscape with long-distance views.	
Topography	The land gently slopes down from the A619 in the north to the south and west towards the stream at the southern boundary of the land.	
Public Rights of Way	There are no public rights of way crossing the site or any informal access tracks.	
Key Views	There is a strong perception of open countryside looking east from Bolsover Road or south westerly from the A619. Generally, the site supports the notion of open countryside.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the land does not fall within an area of primary or secondary sensitivity.
	Open Space and Playing Pitches	There are sports pitches located in the northwest corner of the land, however there are no other designated areas of open space within the area.
	Ecology	There are no defined ecological sites within the land gap.
	Green Infrastructure	The Chesterfield Green Infrastructure Study (2009) identifies the land as open countryside and land east and west of Woodthorpe.
	Flood Risk	The site falls within Flood Risk Zone 1.
Historic Environment	There are no listed buildings within the land gap or any defined Conservation Areas near the land gap.	
Consented Developments or Strategic Allocations	There are no consented developments in the immediate vicinity of the land gap.	

10.3.3 Assessment

The key differentiator between Green Wedges and Strategic Gaps is the role of the designation in providing access to the countryside from an urban area, whereas Strategic Gaps support separation between settlements. Mastin Moor is not

considered to be part of the Chesterfield urban area, and therefore, the land gap has been assessed for its role in supporting a Strategic Gap.

10.3.4 Consideration of land east of the A619 to the M1 and Barlborough against Strategic Gap purposes

Purpose 1 aims to maintain open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements.

As identified, there is one settlement, Mastin Moor, on the edge of the area, at the intersection of A619 and B6419. The nearest settlement to the east is Barlborough, in Bolsover District, however this is approximately 2km away from Mastin Moor and set to the east of the M1. When leaving Mastin Moor, there is a sense of open countryside and leaving a settlement, but there is not another settlement to support the function of ‘protecting separate identities of settlements’. The area therefore contains open land but does not provide a land gap between neighbouring settlements. As a result, the land does not fulfil Purpose 1.

Does the potential area for designation perform Purpose 1 of a Strategic Gap?	No
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Purpose 2 supports the appreciation and wider perceptual benefits of open countryside.

There is a strong perception of having entered the countryside, with open views and limited levels of built form, when travelling east from Mastin Moor. This provides perceptual benefits of open countryside for residents within Mastin Moor. However, it is worth noting that access to the countryside from this location is limited.

Overall, the land does support views and wider perceptual benefits of open countryside, however this benefit is likely to be limited to the residents of Mastin Moor.

Does the potential area for designation perform Purpose 2 of a Strategic Gap?	Yes
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Purpose 3 maintains existing or influence form and direction of settlements.

The area of search borders the eastern edge of Mastin Moor: a boundary which is defined by residential development and the extent of playing fields. The western boundary of the area, and the point at which a designation could maintain existing or influence the form and direction of settlements is therefore moderate.

Designation of a Strategic Gap at this location could therefore help to maintain the existing form of Mastin Moor at the intersection of the B6419 and the A619 by resisting ribbon development. However, as there is a current lack of development to the east, there is only a limited perception of what built form could ribbon towards. Designation of this land as a Strategic Gap would therefore have only a very limited role in influencing the further form and direction of development.

Although the designation could help to prevent ribbon development south of the A619, the majority of the site and surrounding area is devoid of development and therefore does not influence the direction of settlements. The broad area of search generally does not perform the functions of Purpose 3.

Does the potential area for designation perform Purpose 3 of a Strategic Gap?	No
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10.3.5 Conclusion on the performance of land east of the A619 to the M1 and Barlborough as a Strategic Gap

Whilst the site does maintain open land, it does not maintain open land between neighbouring settlements. Whilst the site would weakly prevent ribbon development along a small section of the A619, there is a general lack of development to the east. As a result of this, the broad area of search should not be considered for a strategic gap designation.

11 Potential Green Wedge Designations: Areas arising through Representations to Sites and Boundaries

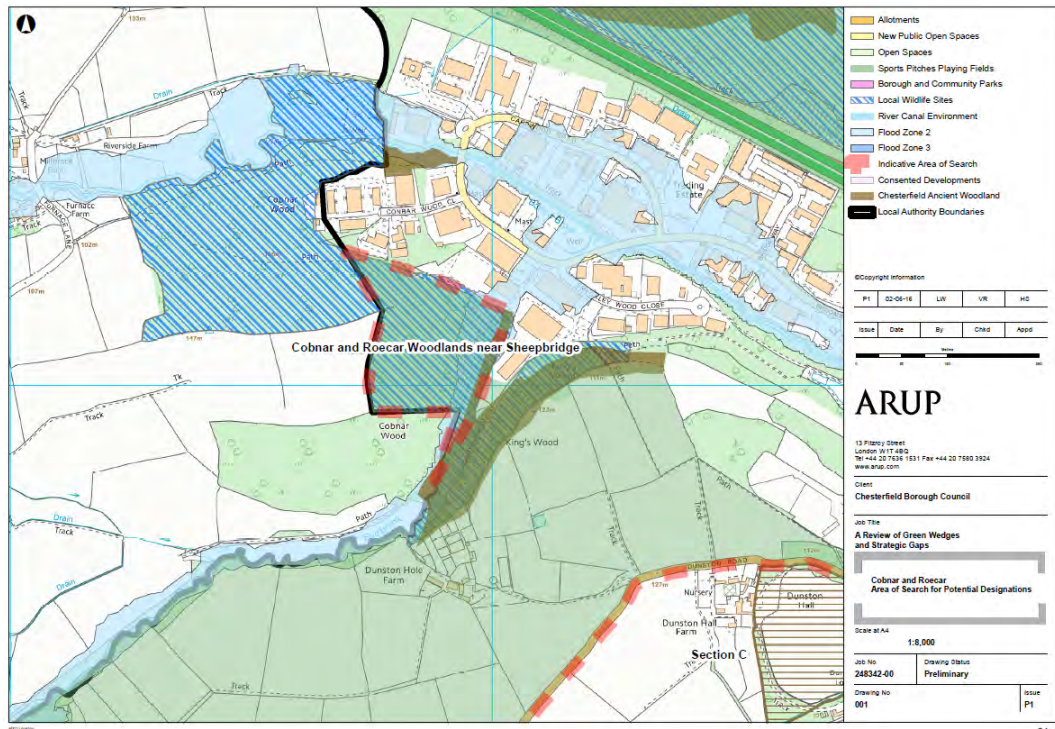
11.1 Cobnar and Roecar Woodlands near Sheepbridge

11.1.1 Overview

The potential designation of a Green Wedge or Strategic Gap at the Cobnar and Roecar Woodlands was suggested within representations to the Sites and Boundaries Issues and Options Draft (2013). The associated representation cited Cobnar and Roecar Woodlands as a means of increasing the number of designations within the Borough.

The Cobnar Wood is located in north east Chesterfield in Sheepbridge and straddles the border of Chesterfield and North East Derbyshire. The area of Cobnar Wood within Chesterfield is designated Green Belt. An industrial estate and King’s Wood borders this potential area for designation, whilst Barlow Brook runs through the area. The topography is undulating, and views are contained by dense areas of woodland.

Figure 27 Wider context of land around Cobnar and Roecar Woodlands



11.1.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the land gap. Analysing context can support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations can support the definition of potential boundaries.

Table 34 Designation Context

Feature	Description	
Landscape Character	The Landscape Character of Derbyshire 2003 identifies the land within this as Wooded Hills and Valleys Landscape Character Area, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield. The key characteristics of the 'Wooded Hills and Valleys' Landscape Type is defined by upland area with broadly undulating topography. There is mixed farming, predominantly pasture, with densely scattered patches of ancient, semi-natural woodland. There are also dense riverside trees and scattered mature hedgerow trees.	
Topography	The land is characterised of a wooded hill with valley floor. Around Barlow Brook, the land is predominantly flat, however at Cobnar Wood within North East Derbyshire, the land steeply rises towards the southeast corner of Cobnar Wood.	
Public Rights of Way	There is one right of way running across Cobnar Wood, which connects into North East.	
Key Views	The area is heavily wooded and surrounded by an industrial estate. Because of this, there are no key views in the site.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the land does not fall within an area of primary or secondary sensitivity.
	Open Space and Playing Pitches	There are no sports pitches or any designated areas of open space.
	Ecology	The Cobnar Woodlands are Local Wildlife Site and an Ancient and Semi-Natural Woodland.
	Green Infrastructure	The Chesterfield Green Infrastructure Study (2009) identifies the land as Ancient and Semi-Natural Woodland a Local Wildlife Site, and an area which forms part of the Whitting Corridor. There are external Green Infrastructure Links into Neighbouring Authorities at this location.
	Flood Risk	The land is within Flood Zone 2 and 3 near Barlow Brook.
Historic Environment	There are no listed buildings within close proximity of the area, and no conservation areas.	
Consented Developments or Strategic Allocations	There are no consented developments in the immediate vicinity of the area.	

11.1.3 Assessment

The key differentiator between Green Wedges and Strategic Gaps is the role of the designation in providing access to the countryside from an urban area, whereas

Strategic Gaps support separation between settlements. Sheepbridge is considered part of the Chesterfield urban area, and therefore, the land gap has been considered for its role in supporting a Green Wedge.

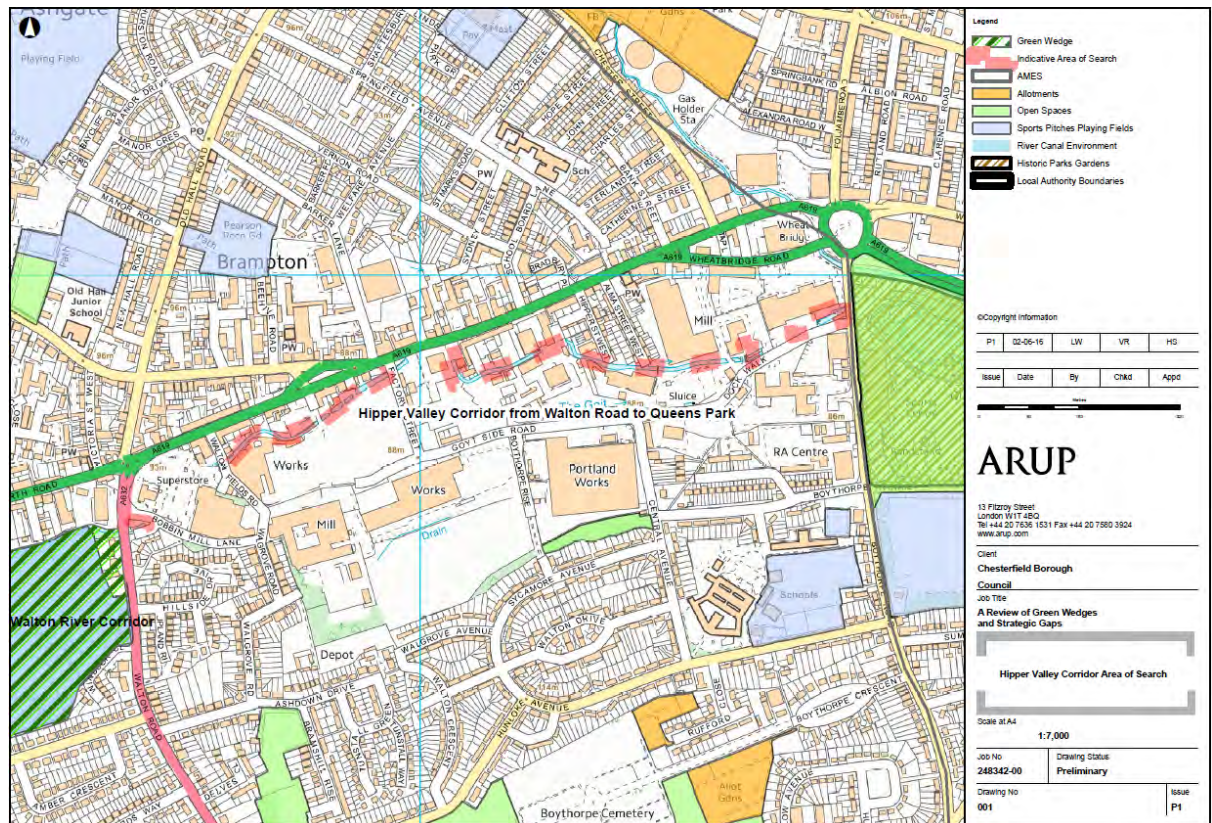
As all of the potential area for designation is identified as Green Belt and located in North East Derbyshire, it is **not necessary to additionally assess the area against the purposes of a Green Wedge (see Study Assumptions Section 5.6).**

11.2 Hipper Valley Corridor from Walton Road towards Queen’s Park

11.2.1 Overview

The potential designation of a Green Wedge or Strategic Gap for the Hipper Valley Corridor from Walton Road towards Queen’s Park was suggested within representations to the Sites and Boundaries Issues and Options (2013). Representations considered that the Hipper Valley corridor should be considered as a River Corridor to create a continuous Green Space. The site is situated in the central Chesterfield urban area. The Walton River Hipper Corridor Green Wedge is located directly west of the potential designation and Queen’s Park is located to the east.

Figure 28 Wider context of land around the Hipper Valley Corridor from Walton Road towards Queen’s Park



The proposed area for designation consists of the River Hipper corridor which passes through a heavily developed urban area. The river flows through the area south of Chatsworth Road and is culverted inconsistently throughout. There are portions of the River which are neglected and need considerable remediation to perform a function as an accessible ‘green lung’.

11.2.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the site. Analysing context can support the justification of the extent to which a Strategic

Gap or Green Wedge supports a purpose, whilst identifying designations that can support the definition of potential boundaries.

Table 35 Designation Context

Feature	Designation	
Landscape Character	The Landscape Character of Derbyshire 2003 identifies the land as Urban, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield.	
Topography	Although the culverted nature of the River Hipper does have an impact on the levels, the proposed area for designation is flat and considerably narrow.	
Public Rights of Way	There are no public rights of way which traverse the length of the River Hipper and access to the River is restricted.	
Key Views	There are no key views within this land gap.	
Relevant Green Infrastructure, Biodiversity and Flood Risk designations	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the proposed site is identified as having no primary or secondary sensitivity.
	Open Space and Playing Pitches	There are no open spaces or playing pitches within the area, and the River is not considered to be accessible.
	Ecology	There are no designated ecological features within the area.
	Green Infrastructure	The area is not identified as having green infrastructure within the Chesterfield Green Infrastructure Study (2009). Queen's Park, adjacent to the proposed site, is identified as a Historic Park and Garden.
	Flood Risk	The potential area for designation falls within Flood Risk Zone 3.
Historic Environment	There is a Grade II listed site next to the River Hipper off of Dock Walk: Cannon Mill, including Mill Wheel. A Grade II* Listed Building is located east of Walton Fields Road called Mill Buildings at Walton Works. Chatsworth Road to the north is identified as a Conservation Area.	
Consented Developments or Strategic Allocations	There are no consented developments in the immediate vicinity of the site.	

11.2.3 Assessment

The key differentiator between Green Wedges and Strategic Gaps is the role of the designation in providing access to the countryside from an urban area, whereas Strategic Gaps support separation between settlements. Walton and Chatsworth Road are considered to be part of the Chesterfield urban area, and therefore, the land gap has been assessed for its role in supporting a Green Wedge function.

11.2.4 Consideration of the Hipper Valley Corridor against Green Wedge purposes

Purpose 1 aims to maintain open areas between parts of settlement within Chesterfield from merging.

The potential area for designation does not maintain open areas between parts of settlements because these parts of settlements have already coalesced, with limited areas of open space adjacent to the River corridor itself. The boundary is extremely inconsistent due to the culverted sections of the River Hipper. This provides a lack of cohesion and a limited sense of separation. The potential area for designation does not perform Purpose 1.

Does the potential area for designation perform Purpose 1 of a Green Wedge?	No
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Purpose 2 provides a ‘Green Lung’, penetrating from open countryside into an urban area.

The potential area for designation does not provide an accessible green lung, and instead contains discrete, isolated areas of neglected open and culverted sections of the River Hipper. It would need significant remediation in order to provide accessible open space to the surrounding urban area. There is an overall lack of Green Infrastructure and the corridor contains areas of intervening built form. Therefore, this area does not achieve Purpose 2.

Does the potential area for designation perform Purpose 2 of a Green Wedge?	No
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Purpose 3 supports recreational purposes which allows access from urban areas to the countryside, and where appropriate, contains informal and formal outdoor recreational facilities.

The area is segmented and contains no consistently accessible or cohesive areas of River Corridor Whilst the River Corridor does eventually connect back to the Countryside in the west, it is surrounded by residential and industrial development with no recreational facilities within the potential area for designation. There is almost no physical access to the countryside and no perceptual sense of a connection to the countryside.

Does the potential area for designation perform Purpose 3 of a Green Wedge?	No
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Purpose 4 maintains existing or influence form and direction of urban development.

As mentioned in the other Purposes, the potential area for designation itself is segmented through culverted sections of the River Hipper; this is clear evidence that the settlement has already merged. The boundaries are also weak and inconsistent contributing to the physical and visual sense of merged settlements. Therefore, this land does not support Purpose 4.

Does the potential area for designation perform Purpose 4 of a Green Wedge?	No
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11.2.5 Conclusion on the performance of Hipper Valley Corridor from Walton Road towards Queen's Park as a Green Wedge

The Hipper Valley Corridor does not support the purposes of a Green Wedge and should not be considered further for designation. Significant remediation works would be necessary to create a cohesive and accessible 'green lung' in order to begin reconsidering the potential area for designation.

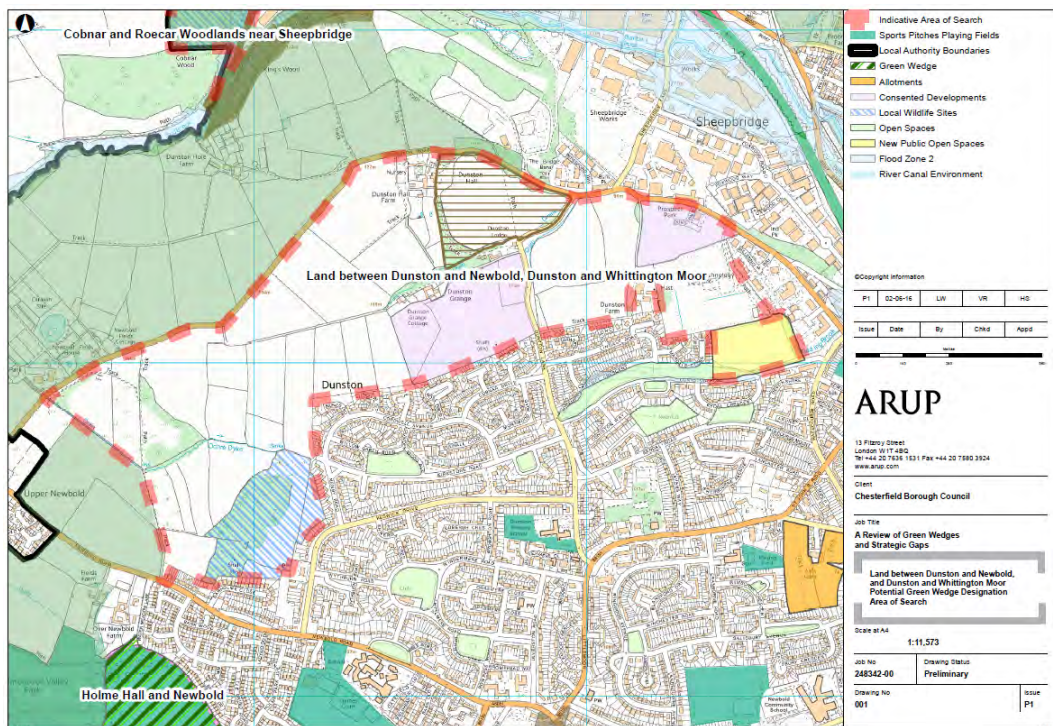
11.3 Land between Dunston and Newbold and Dunston and Whittington Moor

11.3.1 Overview

The potential designation of a Green Wedge or Strategic Gap for the land between Dunston and Newbold and Dunston and Whittington Moor was suggested within the Sites and Boundaries Issues and Options representations (2013).

Representations considered that a land gap must be provided between Dunston and Newbold and Dunston and Whittington Moor. This area is situated in the north-west of the Chesterfield urban area near Sheepbridge.

Figure 29 Wider context of land between Dunston and Newbold and Dunston and Whittington Moor



The potential area for designation has a number of sub-areas which have distinct functions:

- **Section A:** The most easterly section of land bounded by Sheepbridge Industrial Estate, Prospect Park employment allocation and Dunston Road in the north, an access road in the east and residential development along Coniston Road in the south. An area of new open space also falls within this section.
- **Section B:** The central section of the Green Wedge comprises the land between the track road in the east, Dunston Road in the north and residential development in the south. The western portion of Section B contains an area of consented development to the north of Kingswood Close, Nesfield Close and Rosewood Close and Dunston Hall Registered Park and Garden.

- Section C: Represents the most westerly section, which is bounded to the north by Dunston Road, to the south by Newbold Road and to the east by the extent of the consented residential development, Dunston Hall Registered Park and Garden and woodland surrounding Ochre Dyke.

The potential area for designation consists of a mixture of formal Green Open Space (such as the, Dunston Hall Registered Park and Garden) agricultural fields, a number of dense copses of woodland and Ochre Dyke, however land use is somewhat mixed between each different section. Section A and B contains a number of areas of hardstanding, an employment allocation, a consented residential development and newly-defined playing fields, while Section C contains predominantly agricultural fields and rural land uses. Sheepsbridge is located to the north of the land gap, whilst Newbold to the south. Whittington Moor is located to the east and the designated Green Belt exists to the west.

11.3.2 Context and Designations within the Wider Area

The following sets out the designations which impact the land within the potential area for designation. Analysing context can support the justification of the extent to which a Green Wedge supports a Purpose, whilst identifying designations which can support the definition of potential boundaries.

Table 36 Designation Context

Feature	Description	
Landscape Character	The Landscape Character of Derbyshire 2003 identifies the land as Coalfield Village Farmlands, within the Nottinghamshire, Derbyshire and Yorkshire Coalfield. The landscape characteristics for Coalfield Village Farmlands include gently undulating landform, relict ancient semi-natural woodland, towns and villages surrounded by remnant medieval strip fields.	
Topography	<ul style="list-style-type: none"> • Section A has been modified, contains areas of hard standing and has been converted into formal playing pitches; the land is generally flat with pitches dispersed amongst varying man-made levels. • Section B descends from a high point along Dunston Lane towards the north east. • Section C descends from Dunston Road towards Dunston Lane in the east. 	
Public Rights of Way	<p>In Section A, a public right of way runs along the eastern edge towards Dunston Road.</p> <p>In Section B, two public rights of way are boundary features of the site and a public right of way runs north to south through the Dunston Hall Registered Park and Garden.</p> <p>In Section C, there is one public right of way, which connects from Newbold Road to Dunston Road.</p>	
Key Views	There are long-distance views from Dunston Lane eastwards towards Chesterfield Centre.	
Relevant Green Infrastructure, Biodiversity and Flood	Areas of Multiple Sensitivity	Based on the Derbyshire County Council (2010) Areas of Multiple Sensitivity, the potential area for designation is identified as having a secondary sensitivity.
	Open Space and Playing Pitches	The southern part of Section A has an identified new public open space and contains a new Rugby Pitch, whilst Section

Risk designations		B contains a Registered Park and Garden. There are no other areas of designated Public Open Space within this area.
	Ecology	There is a Local Wildlife Site in the southern part of Section C.
	Green Infrastructure	The site is identified as open countryside within the Chesterfield Green Infrastructure Study (2009). Section A and B include a proposed cycle route from Derbyshire County Council.
	Flood Risk	The area falls within Flood Risk Zone 1.
Historic Environment	There are no conservation areas within proposed area for designation, however there are a number of listed buildings within the area including a number of Grade II listed features at Dunston Hall Farm, Dunston Grange Farmhouse and a barn at Dunston Farm.	
Consented Developments or Strategic Allocations	This is one recently consented residential development to the north of Kingswood Close, Nesfield Close and Rosewood Close (CHE/16/00016/OUT).	

11.3.3 Assessment

The key differentiator between Green Wedges and Strategic Gaps is the role of the designation in providing access to the countryside from an urban area, whereas Strategic Gaps support separation between settlements. Dunston, Newbold, Whittington Moor and Sheepbridge are considered to be part of the Chesterfield urban area, and therefore, the land gap has been assessed for its role in supporting a Green Wedge.

11.3.4 Consideration of Dunston and Newbold and Dunston and Whittington Moor against Green Wedge Purposes

Purpose 1 aims to maintain open areas between parts of settlement within Chesterfield from merging.

Section A maintains an open area of land between Dunston and Sheepbridge, and helps to prevent the merging of these settlements at the narrowest point of this potential area for designation. This area is bounded by the man-made landform boundaries associated with the new Rugby Playing Pitch, residential and business development (including an employment allocation at Prospect Park) and the infrastructure boundaries of Dunston Road, Coniston Road and the access track to Dunston Farm. Apart from the built form at Dunston Way, these features are generally strong and recognisable. Section A therefore achieves Purpose 1 with generally recognisable clear boundary features and role in supporting an essential gap between two neighbouring parts of an urban area.

Section B also helps to maintain this open area between Dunston and Sheepbridge. This central section has strong recognisable boundaries in the form of the access track to Dunston Farm, the linear built form of consented residential development, Dunston Road and the wooded extent of the Dunston Hall Registered Park and Garden. At this eastern point of Section B, Dunston is

separated from Sheepbridge by the Dunston Hall Registered Park and Garden, which does mean that the perception of separation between settlements is strong. Section B achieves Purpose 1 with its recognisable features and support for an area of open land between Dunston and Sheepbridge.

Section C generally contains a large track of open land. The boundaries for Section C are defined by Dunston Road in the north and Newbold Lane in the south. Therefore, boundary features are considered to be relatively strong. Beyond the Dunston Hall Registered Park and Garden in the west, this area has a limited role in preventing parts of settlements from merging due to the expanse of the Green Wedge at this point.

The extent to which the land gap performs the role of a Green Wedge is mixed: Sections A and Section B achieve Purpose 1 by maintaining separation between Dunston and Newbold, whilst the scale of the Green Wedge within Section C means that the western portion of the land gap does not achieve this Purpose.

Does the potential area for designation perform Purpose 1 of a Green Wedge?	Yes
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Purpose 2 provides a ‘Green Lung’, penetrating from open countryside into an urban area.

Section A moderately performs this function by penetrating into the urban area from open countryside (western portion of Section C). It has an accessible area of open space in the south along Coniston Road, a number of recreational facilities and a footpath along the eastern edge. Section A has a fragmented corridor or network of green open spaces linking to other green spaces in the immediate vicinity. Whilst Sections B and C contain open land, these portions of the land gap do not penetrate the urban area or contain linked areas of green infrastructure. Section C, in particular, is generally more characteristic of open countryside.

The extent to which the land gap performs the role of a Green Wedge is mixed: whilst Section A achieves Purpose 2, Sections C does not support this Purpose. When considering Section A only, this site would achieve Purpose 2, with Section B supporting this Purpose to a moderate degree.

Does the potential area for designation perform Purpose 2 of a Green Wedge?	Yes – Section A and B only
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Purpose 3 supports recreational purposes which allows access from urban areas to the countryside, and where appropriate, contains informal and formal outdoor recreational facilities.

Section A supports Purpose 3. There are formal opportunities for recreation through the provision of playing pitches at Chesterfield Panthers RUFC. There are also informal opportunities through the provision of a new public open space along the southern boundary of Section A.

Section B moderately achieves Purpose 3. There area contains two public rights of way and the Dunston Hall Registered Park and Garden. Physical access to the

countryside is achieved through a public right of way which travels to the north of Dunston Road.

Whilst there is one public right of way travelling through the area, Section C generally does not achieve Purpose 3. The area only has a limited role in helping to serve parts of settlements in accessing outdoor recreational facilities and there is a limited range of formal and informal opportunities for recreation. Section C generally supports agricultural uses as opposed to permitting recreational access. Land within Section C therefore functions as open countryside bordering residential development, instead of linking numerous developments together through recreational facilities.

The extent to which the land gap performs the role of a Green Wedge is mixed: whilst Section A achieves Purpose 2, and Section B achieves this Purpose to a moderate degree. Despite containing one public right of way, Section C generally does not achieve this Purpose

Does the potential area for designation perform Purpose 3 of a Green Wedge?	Yes – Section A and B only
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Purpose 4 maintains existing or influence form and direction of urban development.

Sections A, B and C all retain settlement form in preventing the further expansion of Dunston towards Dunston Road.

As mentioned in Purpose 1, Section A and B are generally defined by recognisable and largely durable features which help to guide development form away from an essential gap that maintains open space. Whilst Section C does have a role in maintaining a wedge-shaped area into urban Chesterfield, the strength of boundaries surrounding Section C is mixed.

The extent to which the land gap performs the role of a Green Wedge is therefore mixed: whilst Section A achieves Purpose 2, and Section B achieves this Purpose to a moderate degree, Section C only weakly achieves this Purpose.

Does the potential area for designation perform Purpose 3 of a Green Wedge?	Yes – Section A and B only
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11.3.5 Conclusion on the performance of Dunston and Newbold and Newbold and Whittington Moor as a Green Wedge

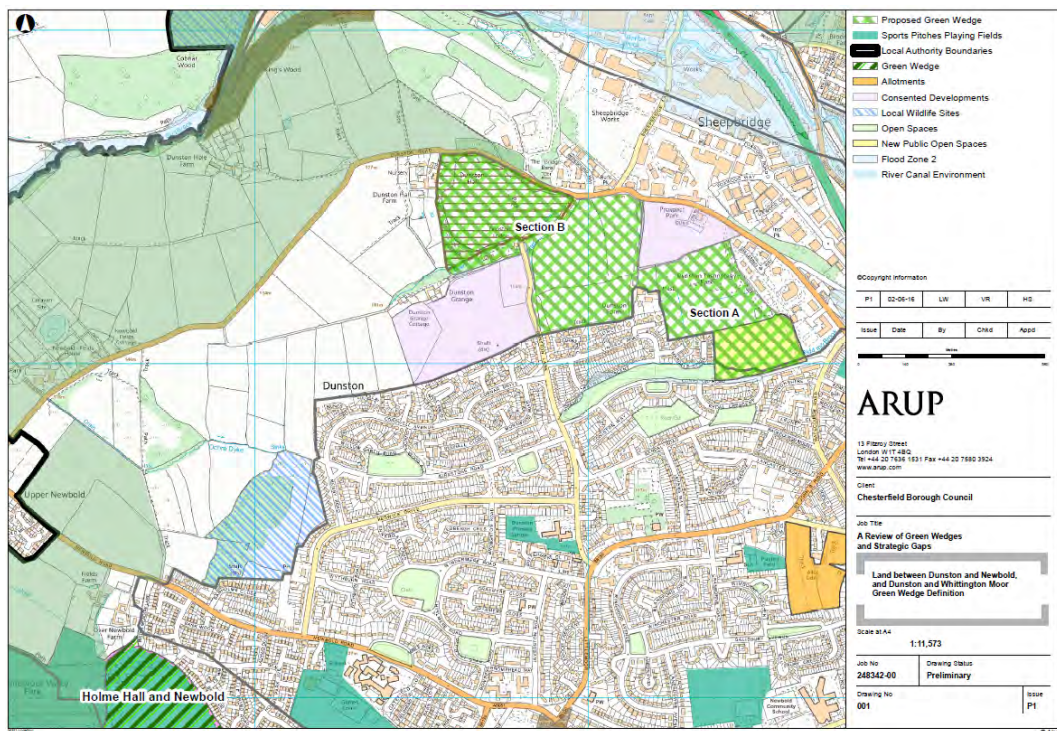
Section A and Section B performs the role of a Green Wedge. The land to the east of the Dunston Hall Registered Park and Garden and consented development should therefore be designated as a Green Wedge, through its ability to maintain the existing form and direction of urban development, the recreational uses the land gap supports and the role of the area in preventing merging between Sheepbridge in the North and Dunston in the south. Although access to the countryside is constrained to few public rights of way, this area moderately performs this function by penetrating into the urban area from open countryside.

Whilst Section C contains one public right of way which connects between Dunston and Newbold, Section C is more characteristic of an area of open countryside and therefore should not be included within the extent of the proposed Green Wedge.

11.3.6 Proposed boundary

The proposed boundary for the Green Wedge should include land to the east of the Dunston Hall Registered Park and Garden and north of the consented residential development. Land further to the west within Section C to be considered as open countryside.

Figure 30 Proposed Boundary for the Designation



12 Conclusion

12.1 Overview

The purpose of this study was to determine the role and extent to which existing and proposed land gaps within Chesterfield met the Purposes of a Strategic Gap or Green Wedge. The study defined the role and purpose of the Strategic Gaps and Green Wedges based on a review of current and past Chesterfield policy wording.

The following areas were used to determine sites to investigate:

- Adopted Core Strategy designations,
- Land identified near Regeneration Priority Areas,
- Representations within the Sites and Boundaries Issues and Options.

Once areas were identified, a desk-based review was undertaken assessing the performance of each potential area for designation against the defined purposes for a Strategic Gap or Green Wedge. This desk based review sought to determine site constraints or other boundary features which could be used to determine the new extent of designations. Analysing context was also used to support the justification of the extent to which a Strategic Gap or Green Wedge supports a purpose, whilst identifying designations which can support the definition of potential boundaries. These preliminary results were then assessed and checked on site through conducting site visits.

There were four existing Green Wedges assessed and four potential areas for designation assessed against the Green Wedge Purposes. There were six existing Strategic Gaps assessed and five new potential areas for designation assessed against the Strategic Gap Purposes.

12.2 Assessment

The table overleaf sets out the findings for each land gap assessed, the type of designation it was assessed against, which Purposes the land gap achieved, whether the land gap maintained its designation or should be included as a designation and any recommendations. These recommendations are detailed further within the Sections 8 to 10 of this Review.

12.2.1 Assessment Conclusions of Existing Core Strategy Designations

Table 37 Existing Core Strategy Green Wedges and Strategic Gaps assessed and findings

Site Assessed	Purposes				Retain designation?	Recommendation
	Purpose 1	Purpose 2	Purpose 3	Purpose 4		
Green Wedges						
Birdholme/Hasland River Rother Corridor Green Wedge	Y	N	N	Y	✘	Omission from designation as a Green Wedge; should be considered for designation as a linear park.
Holme Hall and Newbold Green Wedge	Y	Y	Y	Y	✓	New boundaries proposed
Hasland and Spital Green Wedge	Y	Y	N	Y	✘	Green Wedge should be removed. If physical access was enhanced within the land gap, then the role of this area as a Green Wedge should be reinstated.
Walton River Hipper Corridor Green Wedge	Y	Y	Y	Y	✓	No amendments proposed
Strategic Gaps						
Brimington and Tapton Strategic Gap	Y	Y	Y		✓	New boundaries proposed
Brimington North Strategic Gap	Y	Y	Y		✓	New boundaries proposed
Lowgates/Netherthorpe and Woodthorpe/Mastin Moor Strategic Gap	Y	Y	Y		✓	New boundaries proposed
Old Whittington and New Whittington Strategic Gap	Y	Y	Y		✓	New boundaries proposed
Ringwood and Hollingwood Strategic Gap	Y	Y	Y		✓	New boundaries proposed
Woodthorpe and Markham Vale Strategic Gap	Y	Y	Y		✓	No proposed boundary amendments

12.2.2 Assessment Conclusions for Potential Designations in Regeneration Priority Area and Representations to the Sites and Boundaries Issues and Options Draft

Table 38 Areas of search assessed and findings

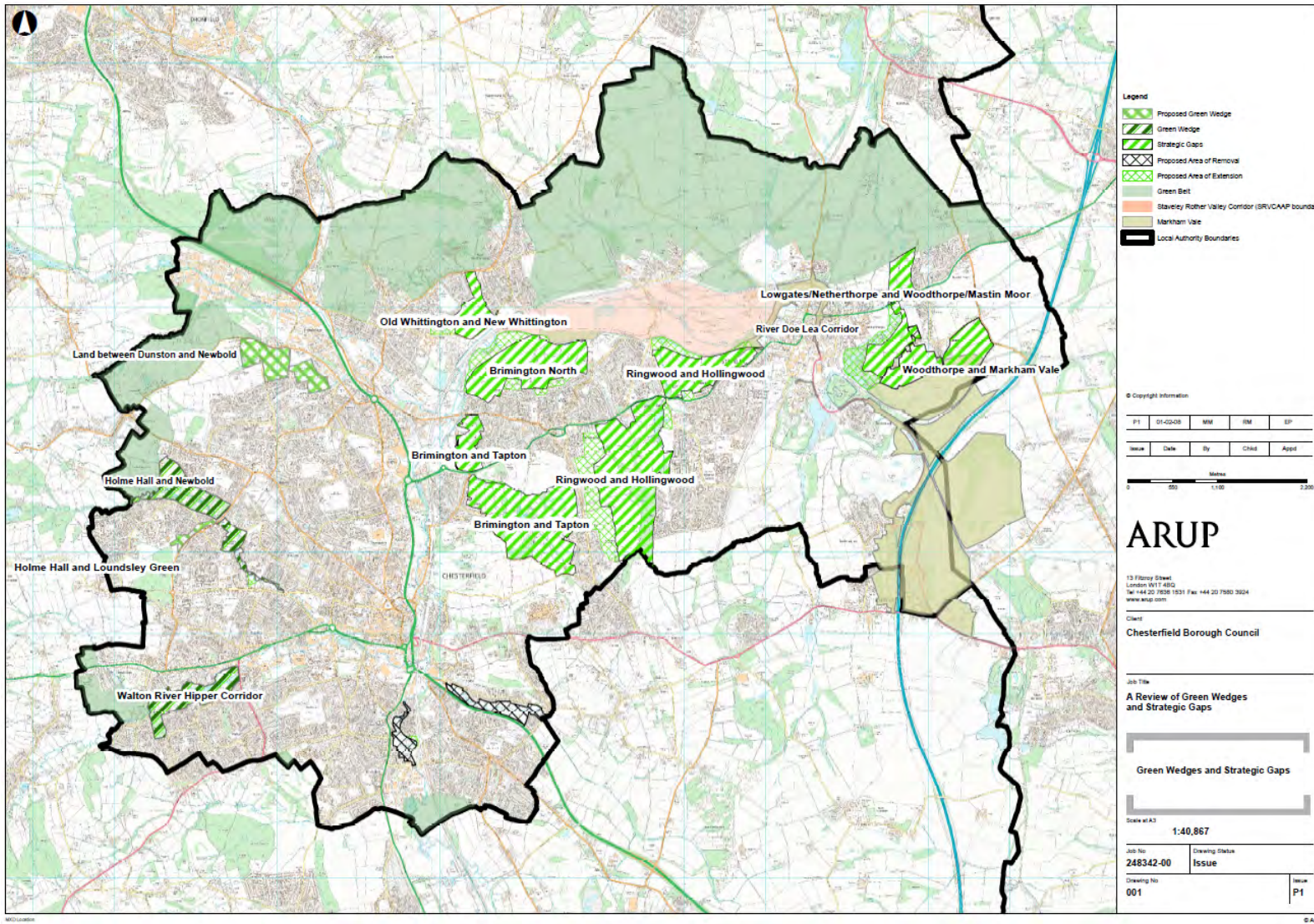
Site Assessed	Purposes				Include as Designation?	Recommendation
	Purpose 1	Purpose 2	Purpose 3	Purpose 4		
Green Wedges						
Cobnar and Roecar Woodlands near Sheepbridge	N	N	N	N	×	A Green Wedge designation should not be considered.
Hipper Valley Corridor from Walton Road to Queen's Park	N	N	N	N	×	A Green Wedge designation should not be considered.
Holme Hall and Loundsley Green	Y	Y	Y	Y	✓	The designation should consist of the northern section only.
Land between Dunston and Newbold and Dunston and Whittington Moor	Y	Y	Y	Y	✓	The designation should consist of Section A & B only.
Strategic Gaps						
Duckmanton and Long Duckmanton	N	N	N		×	A Strategic Gaps designation should not be considered.
Duckmanton and Poolsbrook	N	N	N		×	A Strategic Gaps designation should not be considered.
Land around the A619 to the east to the M1 and Barlborough	N	Y	N		×	A Strategic Gaps designation should not be considered.
Land bound by Woodthorpe Village, Mastin Moor, west of Bolsover Road and south of the A619	N	Y	N		×	A Strategic Gaps designation should not be considered.
River Corridor North and South of the A619 between Lowgates and Mastin Moor at Norbriggs and between Netherthorpe and Woodthorpe	Y	Y	Y		✓	Combine with the Lowgates/Netherthorpe and Woodthorpe/Mastin Moor Strategic Gap

12.2.3 Assessment Conclusions for Potential Additional Designations

The methodology set out how the Study would undertake a desk-based review of ‘additional’ Green Wedges and Strategic Gaps within the Borough. The review has considered the remaining undeveloped areas of open land between defined settlements within the Chesterfield Core Strategy which could potentially merge as a result of growth with the exception of land designated as Green Belt. The conclusions from this assessment considered that there were no additional identified locations that were initially considered suitable for the designation of a Strategic Gap or Green Wedge.

Should any additional areas be considered suitable for designation based on future growth, these should be reassessed against the proposed definitions and methodology within Section 6 and 7.

Figure 31 Proposed Amendments to Strategic Gaps and Green Wedges



12.3 Recommendations

Based on the assessment of land gaps within Chesterfield, the following recommendations can be made:

- Strengthen the **Hasland and Spital Green Wedge** by providing physical access throughout the site to strengthen Purpose 3; there would then be a good connection from the Chesterfield urban area to the open countryside.
- The **Birdholme/Hasland River Rother Corridor** could be designated as a linear park and, thus, identified as Green Infrastructure. The omission of this site as a Green Wedge is due to its lack of visual and physical access to the open countryside, where it does not achieve Purpose 2 and 3.
- The whole area of search at **Holme Hall and Loundsley Green** could be designated as a Green Wedge if there was physical access to the open countryside throughout, but currently, the northern section only achieves the Purposes of a Green Wedge.
- The **Dunston and Newbold and Dunston and Whittington Moor** area of search should be designated as a Green Wedge at Section A and B particularly since the addition of the playing fields and new public open space, which strengthens its achievement of Purpose 3.
- The **River Corridor North and South of the A619 between Lowgates and Mastin Moor** at Norbriggs and between Netherthorpe and Woodthorpe should be combined with the Lowgates/Netherthorpe and Woodthorpe/Mastin Moor Strategic Gap to create a more logical western boundary.
- The following Gaps or Wedges should have **modified boundaries** in order to create more logical and defensible boundaries: Holme Hall and Newbold Green Wedge, Brimington and Tapton Strategic Gap, Brimington North Strategic Gap, Lowgates/Netherthorpe and Woodthorpe/Mastin Moor Strategic Gap, Old Whittington and New Whittington Strategic Gap and Ringwood and Hollingwood Strategic Gap.
- Should future development at Markham Vale North and the Staveley and Rother Valley Corridor not come forward, the following Strategic Gaps should be reassessed: Woodthorpe and Markham Vale; Ringwood and Hollingwood; Brimington North; and Old Whittington and New Whittington.

12.3.1 Next Steps

It is understood that this Study will inform the development of a Green Wedge and Strategic Gap policy for the emerging Chesterfield Local Plan. Chesterfield Borough Council should seek to encourage enhancement of these areas of land, and ensure that the Purposes of each designation are strengthened.

13 Appendix A: Consultation Responses Summary

The Local Plan; Sites and Boundaries was published for consultation from 16 November 2012 to 22 February 2013. Two questions related directly to Green Wedges and Strategic Gaps:

- 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?

Consultation response summaries for Question 35 can be found in the table below.

Table A1 Consultation response summarise for Question 35

Reference	Consultation Response
SBISSOP114	The Lowgates / Netherthorpe part of the Strategic Gap is appropriate. The land gap could be considered a Green Wedge because it is protecting wildlife and is home to great crested newts, bats, orchids and two flashes. Site SBRES77 should be removed as a development area. The Woodthorpe / Mastin Moor part of the Strategic Gap is essential due to the difference in character of the buildings at the south of Woodthorpe and Markham Vale industrial site. HS2 proposal has not been taken account of.
SBISSOP119	The Lowgates/Netherthorpe and Woodthorpe/Mastin Moor Strategic Gap does not include the Local Wildlife Site, defined on Map 41, and the playing fields, defined on Map 35 of the Sites and Boundaries Issues and Options Consultation. These should be included. HS2 proposal has not been taken account of.
SBISSOP122	Supports the drawn boundaries.
SBISSOP125	Bloor Homes are promoting the land at the former Greyhound Stadium, part of the Tapton and Brimington Strategic Gap, to be used for residential site development due to its limited visual envelope and perception that it would not contribute to coalescence.
SBISSOP134	Chatsworth does not oppose the principle of the Strategic Gaps between Lowgates/Netherthorpe and Mastin Moor/Woodthorpe and Woodthorpe/Markham Vale. The definition of the former Strategic Gap should not be delayed due to HS2. If SBRES77 is developed, then land to its south would also be suitable for development.
SBISSOP134	Ringwood and Hollingwood Strategic Gap should be redrawn. There is no requirement to include land to the west of Trough Brook for it to fulfil its strategic objective. Trough Brook forms a natural western edge.
SBISSOP137	The northern boundary of Brimington and Tapton Strategic Gap should coincide with the southern boundary of Brimington. The southern

	boundary of the land gap could be developed for housing along the built edge of Brimington Common.
SBISSOP137	The Ringwood and Hollingwood Strategic Gap should coincide with the Trough Brook Valley and its mature woodland.
SBISSOP138	The Lowgates/Netherthorpe and Woodthorpe/Mastin Moor Strategic Gap should be extended to the built boundary of the village of Woodthorpe including SBRES77 in it. HS2 proposal has not been taken account of.
SBISSOP139	Supports the boundary of the Ringwood and Hollingwood Strategic Gap especially in not including the Land off Bevan Drive, Inkersall.
SBISSOP14	Supports the Brimington North Strategic Gap because it provides a significant buffer to the settlements of Calow, Brimington and Tapton. The area also includes a number of birds on the red or amber conservation lists such as the Lesser Redpoll, Bullfinch and Yellowhammer. Suggests the expansion to include land to the north (adjacent to Brimington) and to the south/south-west incorporating the golf course and land adjacent to the Royal Hospital.
SBISSOP6	Supports the drawn boundaries.
SBISSOP79	Supports the Brimington North Strategic Gap because it provides a significant buffer to the settlements of Calow, Brimington and Tapton. The area also includes a number of birds on the red or amber conservation lists such as the Lesser Redpoll, Bullfinch and Yellowhammer. Suggests the expansion to include land to the north (adjacent to Brimington) and to the south/south-west incorporating the golf course and land adjacent to the Royal Hospital.

Table A2 Consultation response summaries for Question 36

Reference	Consultation Response
SBISSOP114	There should be a green wedge bounded by Woodthorpe Village, Mastin Moor, west of Bolsover Road and south of the A619. Site SBRES78 should be removed as a development area.
SBISSOP122	Transition Chesterfield support the possibility of increasing green wedges and strategic gaps throughout the Borough. One example provided was Cobnar and Roecar Woodlands near Sheepbridge.
SBISSOP132	Brookside has large gardens with a high amenity value from public vantage points and also offers some wildlife value.
SBISSOP148	The Hipper Valley corridor from Walton Road towards Queen's Park should be considered for a Green Wedge to create a continuous green space.
SBISSOP19	Space must be provided between Dunston and Newbold and Dunston and Whittington Moor, which is noted as Potential Safeguarded Land in Map 25 of the Sites and Boundaries Issues and Options Consultation.

SBISSOP202	<p>The River Corridor north and south of the A619 between Lowgates and Mastin Moor at Norbriggs and between Netherthorpe and Woodthorpe should be designated as a Strategic Gap.</p> <p>The remainder of the A619 to the east to the M1 and Barlborough should also be considered a Strategic Gap.</p>
SBISSOP6	Any greenfield areas adjoining the existing green wedges.
SBISSOP89	The Hipper Valley corridor from Walton Road towards Queen's Park should be considered as a Green Wedge.

14 Appendix B: Comparative Review of Definitions

Green Wedges Definitions

Table B1 Comparative Green Wedge Definitions

Local planning authority	Referred to as	Green Wedge Definition	Document source	Status of Local Plan
Blaby District Council	Green Wedge (GW)	Green Wedges are important strategic areas. They will be designated in order to: Preventing the merging of settlements; Guiding development form; Providing a 'green lung' into urban areas; and Provide a recreational resource. They are not a landscape designation, but seek to influence the form and direction of urban development.	Core Strategy 2012	Adopted by Council February 2013.
Charnwood Borough Council	Green Wedge	Green Wedges are a local planning policy designation that have been used in Leicestershire since the 1980's whose role is to prevent the merging of settlements, guide development form, provide a 'green lung' into urban areas and provide a recreational resource.	Core Strategy 2015	Adopted by Council on 9 November 2015.
Cheshire East Council	Green gap	A current local designation that seeks to maintain the definition and separation of existing communities, and to indicate support for the Green Gap longer term objective of preventing Crewe, Willaston, Wistaston, Nantwich, Haslington and Shavington from merging into each other.	Local Plan Strategy Proposed Changes 2015	Local Plan Strategy – Proposed Changes out for public consultation. This version is following second set of hearings in October 2015.
Derby City Council	Green Wedge	Areas of predominantly open land that penetrate the City from the surrounding countryside, providing separation between the different neighbourhoods and land uses within the City. They are a distinctive part of Derby's character and are a long-standing local policy objective.	Core Strategy 2015	Submitted to Secretary of State on 18 December 2015.
Leeds City Council	Green corridor	Green corridors are green spaces, which can link housing areas to the national cycle network, town and City Centres, places of employment, and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for	Core Strategy	Adopted by Council on 12 November 2014.

		wildlife dispersal. They often act as major breaks around and between parts of settlements.		
Leicester City Council	Green Wedge	Green Wedges are extensive areas of predominantly open and green land. They penetrate towards the City Centre from the edge of the City. In most cases Green Wedges also extend beyond the City boundary through Green Wedge allocations in adjoining districts. This gives them a strategic importance as they connect the City to the surrounding Leicestershire countryside. Their value lies as open space for leisure or recreational purposes, as land of ecological significance and as land providing separation between settlements, guiding development form. They also serve an important visual function.	Core Strategy 2014	Adopted July 2014, but will be replaced by Local Plan.

Strategic Gaps Definitions

Table B2: Comparative Strategic Gap Definitions

Local planning authority	Referred to as	Strategic Gap Definition	Document source	Status of Local Plan
Basingstoke and Deane Borough Council	Strategic Gap	Strategic Gaps are defined in paragraph 6.12 of the Revised Pre Submission Local Plan as a planning tool to prevent coalescence of settlements and maintain their separate identity. Strategic gaps have not been specifically defined to protect the countryside or landscape. Paragraph 6.13 of the Revised Pre Submission Local Plan adds that a clear gap between settlements helps maintain a sense of place for both residents of, and visitors to, the settlements on either side of the land gaps. When travelling through a Strategic Gap a traveller should have a clear sense of having left the first settlement, having travelled through an undeveloped area and then entered the second settlement. Strategic Gaps are not a landscape designation but landscape character analysis can inform how settlement patterns develop, the nature of individual character and setting, the pattern of separation between settlements and how the landscape functions to maintain that separation.	Strategic Gaps Topic Paper 2014, part of the Submission on Local Plan	Consultation responses are currently being considered by the Inspector (consultation closed 8 February 2016).

Blaby District Council	Areas of Separation (AoS)	<p>Strategic objectives:</p> <ul style="list-style-type: none"> To maximise sport and recreation opportunities. To protect the important areas of the District's natural environment (species and habitats), landscape and geology and to improve biodiversity, wildlife habitats and corridors through the design of new developments and the management of existing areas by working with partners. <p>It is important to note that AoS are not landscape designations. They perform a very important function in ensuring that coalescence between settlements is prevented, and in doing so, they enable distinct communities to retain their identities.</p>	Core Strategy 2012	Adopted by Council February 2013.
Charnwood Borough Council	Areas of Local Separation (AoLS)	An area of open countryside that separates two neighbouring settlements, whose main purpose is preserving settlement identity, and which is based on landscape character and visual appearance of the area.	Core Strategy 2015	Adopted by Council in November 2015.
East Staffordshire	Strategic green gap	The purpose of Strategic Green Gaps is to prevent the coalescence of settlements, and whilst not all development is precluded within them, only development that does not have a negative effect on the openness of the landscape will normally be permitted. An example might be infill within an existing development which does not significantly exceed the height of surrounding buildings.	Local Plan 2012	Adopted by Council.
Horsham District Council	Settlement coalescence	The development of greenfield land between two urban areas which results in those two areas becoming 'joined' to form one large urban area.	Horsham District Planning Framework 2015	Adopted by Council in November 2015.
Preston City Council	Areas of Separation	The Core Strategy has identified three Areas of Separation within Preston to protect the character and identity of settlements that are only separated by a small area of Open Countryside from a neighbouring settlement. To help maintain the openness of these areas of countryside and the quality and distinctiveness of these settlements, the Core Strategy identifies where Areas of Separation are needed.	Local Plan 2013	Adopted by Council in 2015.

<p>Selby District Council</p>	<p>Strategic countryside gap (SCG)</p>	<p>It is also important to maintain the character of individual settlements outside the Green Belt by safeguarding ‘strategic countryside gaps’ between settlements, particularly where they are at risk of coalescence or subject to strong development pressures as is the case with Selby and the surrounding villages.</p> <p>Following a review of the policy wording associated with SCGs in the Selby District Local Plan (2005) and Core Strategy (2013), key purposes of the SCG designation, have been identified as follows:</p> <ul style="list-style-type: none"> • to protect the individual identity of settlements; • to prevent coalescence of settlements; and • to preserve the existing settlement pattern by safeguarding the openness of the intervening landscape. 	<p>Core Strategy 2013 Draft Strategic Countryside Gap Study 2015</p>	<p>Adopted by Council in October 2013. Preparation work for PLAN Selby, consultation held in November 2014 and January 2015</p>
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15 Appendix C: Comparative Review of Methodologies

A1.1 Green Wedge Comparative Methodologies

Purpose 1: Maintain open areas between parts of settlements within urban areas from merging

A number of comparative studies considered that Green Wedges serve a role of preventing neighbouring settlements from merging by maintaining open space. Whilst five of the comparative examples reviewed within Table 8 do not set out an explicit methodology for assessment the extent to which a Green Wedge prevents merging, both Charnwood Borough Council and the Leicester and Leicestershire Local Authorities Joint Green Wedge Methodology set out an approach to this Purpose.

Specifically, these two methodologies set out a qualitative review of the extent to which a Green Wedge preserved a land gap between settlements (based on physical, visual and perceptual separation), followed by the extent to which a land gap could be compromised and still retain this land gap.

Table C1 Review of Comparative Green Wedge Reviews and the approach to Purpose 1

Comparative Example	Approach to Purpose 1
Blaby District Council (June 2009) Strategic Green Wedge Review	The Blaby District Council review is based on the detail within the East Midlands Regional Plan (2005), the Leicester and Leicestershire Local Planning Authority and national Planning Policy Statement 7. Although the methodology considers that Green Wedges can service the function of ‘preventing the merging of settlements’, it does not explicitly state how this has been undertaken.
Leicester and Leicestershire Local Planning Authorities (August 2009) Leicester and Leicestershire Green Wedge Review Joint Methodology	The Joint Methodology identifies that the purpose of the Green Wedges has been largely tailored from the East Midlands Regional Plan. Green Wedges were considered to ‘prevent the merging of settlements’ by ‘safeguarding the identity of communities within and around urban areas that face growth pressures’. Although there were no explicit assessment criteria within methodology, the Site Proforma assessed whether: <ul style="list-style-type: none"> • More than one settlement can be seen from the current position; • The perception of distance to neighbouring settlements; • Whether the current Green Wedge has a strong and defensible boundary; • Extent of built form within the Green Wedge; and, • Whether the existing Green Wedge has a strong defensible boundary.
Charnwood Borough Council (March 2016) Green Wedges, Urban Fringe Green Infrastructure Enhancement	The Charnwood Borough Council Review of Green Wedges considered a function of the designation was ‘to prevent merging of settlements’. Specifically, designations were assessed against the basis for maintaining the existing settlement patterns and the identity of unique settlements within Charnwood. Assessment was based on a qualitative review of the extent to which Green Wedges would maintain gaps between settlements and the extent to which a reduction in the land gap could compromise the separation of the

Zones and Areas of Local Separation Methodology and Assessment Findings Report	settlement in physical and perceived terms, alongside compromising the overall visual openness of the area. The consideration of settlements took into account the Borough's defined settlement hierarchy. Wedges were assessed on a 'strong/moderate/weak' basis for the extent to which they 'prevented development that would result in merging of or significant erosion of a gap between neighbouring settlements, taking consideration of landscape scale/pattern, topography, development patterns and views. Wedges were judged for their ability to support an essential gap.
Harlow Local Development Plan, Green Wedge Review (April 2014)	The review considers that Green Wedges should provide 'visual, aural and physical separation between industrial areas and residential areas between whole neighbourhoods; thereby preventing the merging of neighbourhoods and safeguarding the character and identity of communities. Although the review does not explicitly set out a method for assessing how to determine uses or 'whole neighbourhoods', the assessment proforma requires a neighbouring land use types to be acknowledged and the extent of separation between settlements.
Harborough District Council, Green Wedge Review: Draft Technical Update (2015)	One of the overarching principles within the Harborough Green Wedges review update is that Green Wedges prevent the merging of settlements. Although there is no explicit methodology for the assessment of this Purpose, a desk top review sought to review main land uses and adjacent uses.
Taunton Deane Green Wedge Assessment June 2015	The Assessment states that the Key Policy Objectives of Green Wedges are to 'prevent coalescence of settlements and maintain a sense of place and identity for neighbourhoods'. Although the methodology does not explicitly state that how this purpose is assessed, it reviews the earlier Taunton Urban Fringe Capacity Study 2005 and determines the distance across existing and proposed Green Wedges.

Purpose 2: Provide a 'green lung' from the open countryside into an urban area

A number of comparative studies considered that Green Wedges serve a role in providing 'green lung' from open countryside into an urban area. The table below sets out the comparative definitions offered to 'Green Lung'. In summary, their role is defined as land which can:

- Be accessed by the populations of urban areas;
- Provide multi-functional uses;
- Link to areas of Countryside.

Table C2 Review of Comparative Green Wedge Reviews and the approach to Purpose 2

Local Authority report	Approach to Purpose 2
Blaby District Council (June 2009) <i>Strategic Green Wedge Review</i>	Definition of 'Green Lung' is an area of Green Wedge that is mainly surrounded by an urban, built up area that is important in terms of providing some green space in an otherwise urban environment. This 'Green Lung' land can be accessed by those in the surrounding urban areas. Blaby District Council (BDC) undertook a desk based study which included collating information on land uses. Site visits were undertaken

	<p>and proformas completed for each Green Wedge. In relation to the definition of green lung as identified by BDC the proforma asked:</p> <ul style="list-style-type: none"> • Does this Green Wedge provide green open space in a predominantly urban environment? • Can this Green Wedge be accessed by the public?
<p>Leicester and Leicestershire Local Planning Authorities⁷ (August 2009) <i>Leicester and Leicestershire Green Wedge Review Joint Methodology</i></p>	<p>Whilst definition of ‘Green Lung’ is provided, however, the review provides the following statement: <i>“Providing a Green Lung into urban areas</i> <i>Green Wedges will provide communities with access to green infrastructure and the countryside beyond. They are distinct from other types of open space in that they provide a continuous link between the open countryside and land which penetrates deep into urban areas. Green Wedges will also provide multi-functional uses such as:</i></p> <ul style="list-style-type: none"> • <i>Open space, sport and recreation facilities</i> • <i>Flood alleviation measures</i> • <i>Air quality management</i> • <i>Protection/improvement of wildlife sites and the links between them</i> • <i>Protection/improvement of historic/cultural assets and the links between them</i> • <i>Links to green infrastructure at both a strategic and local level</i> • <i>Transport corridors”</i> <p>The methodology outlined within the review starts with an initial desktop data collection exercise. In relation to Green Lungs this included and assessment of the following:</p> <ul style="list-style-type: none"> • Public rights of way/permissive Routes (footpaths/bridleways/cycleways) Degree of access to/from surrounding urban areas + access to strategically important access routes; • Land use within the Green Wedge including open space, sports and recreation, the location of Sites of Scientific Interest, Local Wildlife Sites and Nature Reserves; • Air Quality Management areas (AQMA’s) and the proximity of the Green Wedge to these (the ability of Green Wedges to act as a ‘green lung’); • Water management (areas of flood risk); and • Connection to green infrastructure in the wider area. <p>An example proforma has been provided and asks the following in relation to Green Lungs:</p> <ul style="list-style-type: none"> • Extent of built development within the Green Wedge • What effects would built development in the Green Wedge in this location have? • Does this Green Wedge provide green open space in a predominantly urban environment? • Can this Green Wedge be accessed by the public?
<p>Derby City Council (October 2012) <i>Core</i></p>	<p>Definition of ‘Green Lung’ is set out as a space within an urban area that contains plants, helping to absorb CO₂ and produce oxygen. A short</p>

⁷ Blaby District Council, Charnwood Borough Council, Harborough District Council, Hinckley & Bosworth Borough Council, Leicester City Council, North West Leicestershire District Council, and Oadby and Wigston Borough Council

<i>Strategy Green Wedge Review</i>	statement about whether each Green Wedge was considered to be a Green Lung was provided in the commentary for each Green Wedge.
Charnwood Borough Council (February 2011) <i>Green Wedge Review</i>	This review utilised the definition of Green Lung and methodology for assessment of Green Wedges provided in the Leicester and Leicestershire Green Wedge Review Joint Methodology. A statement considering how the Green Wedges performed against the criterion of 'Providing a green lung into urban areas' was provided for each Green Wedge. The statement considered: <ul style="list-style-type: none"> • Whether the area linked urban areas with the countryside; • Whether the area penetrates deep into the urban area; • The land use of the area; • The presence of any strategic landscape or wildlife links; • The proximity of the area to any Air Quality Management Areas.
Charnwood Borough Council (March 2016) <i>Green Wedges, Urban Fringe Green Infrastructure Enhancement Zones and Areas of Local Separation Methodology and Assessment Findings Report</i>	This review links the definition of green lungs back to the Charnwood Green Wedge Review (2011) identifying that green lungs are " <i>open spaces providing a continuous link between the open countryside and penetrating deep into urban areas</i> " It assesses the extent to which the Green Wedge performs against the purpose " <i>To provide a 'green lung' into urban areas</i> " against the following criterion in terms of strength of performance against the criterion: " <i>Forms a strongly connected corridor or network of green infrastructure which penetrates into existing or planned areas of built form.</i> " A proforma was used for the review of Green Wedges which looked at the physical, visual features of the Green Wedge before considering the Green Wedge against the identified criteria for assessment of the purposes. In terms of the Green Wedges performance as a green lung, as defined, the proforma asked: <ul style="list-style-type: none"> • What built development exists within the Green Wedge? Does the parcel feel open or is it punctuated by piecemeal developments? • Record the landscape character and condition • What is the dominant landcover?

Purpose 3: Supports access or connections between urban areas and the countryside and, where appropriate, contains outdoor recreational facilities

A number of comparative studies considered that Green Wedges serve a role of providing access to the countryside or contain recreational facilities.

Table C3 Review of Comparative Green Wedge Reviews and the approach to Purpose 3a

Local Authority Report	Approach to Purpose 3a
Harlow Council <i>Green Wedge Review 2014</i>	Harlow Council undertook a Green Wedge Review in 2014, which identifies seven key roles for Green Wedges. Two roles relate to recreational purposes: <ul style="list-style-type: none"> • Provision of a range of informal and formal sport/recreation facilities and opportunities, and green spaces where people can walk, play, relax and seek solitude; therefore contributing to the well-being and physical and mental health of Harlow's residents and visitors; and,

	<ul style="list-style-type: none"> Provision of transport and wildlife corridors (e.g. pavements, cycleways and footpaths) which link the Green Wedges with residential areas and the surrounding countryside. <p>In assessing Green Wedges for their recreational characteristics, Harlow Council considered the approximate percentage of the Green Wedge which is publicly accessible including designated footpaths, cycleways and bridleways, freely accessible parks and gardens; other areas of open space which are freely accessible (mostly council-owned); excludes education uses, recreational facilities with restricted access and private land. The assessment also considered the approximate percentage of a Green Wedge which contains recreational facilities, parks and gardens including public access points, transport corridors and linkage, Open Space Study sites, presence of historic/conservation assets and quantity of historic/conservation assets.</p>
Leicester and Leicestershire Local Planning Authorities <i>Leicester and Leicestershire Green Wedge Review Joint Methodology</i>	<p>The Leicester and Leicestershire Joint Green Wedge Methodology states that Green Wedges will act as a recreational resource. This will include informal and formal facilities now and in the future. Public access will also be maximised. Blaby District Council's site assessment proforma asks the following questions:</p> <ul style="list-style-type: none"> Does this Green Wedge provide recreational opportunities? (including footpaths, cycleways and bridleways) Can this Green Wedge be accessed by the public? Are the footpaths and bridleways of a good quality (signposted, stiles/gates, surface condition, etc.)? Is there any evidence of the level of use on the footpaths/bridleways? Could the integrity and quality of the recreational opportunity be maintained if the Green Wedge boundaries were moved?
Charnwood Borough Council (March 2016) <i>Green Wedges, Urban Fringe GIEZs and AoLS Methodology</i>	<p>Charnwood Borough Council's Green Wedges Methodology and Assessment Findings Report set out that Green Wedges should provide a recreational resource. The criteria used to assess against this included formal and informal recreational opportunities.</p>

Purpose 4: Maintain existing or influence form and direction of urban development

A number of comparative studies considered that Green Wedges serve a role in Maintain existing or influence form and direction of urban development.

Table C4 Review of Comparative Green Wedge Reviews and the approach to Purpose 4

Local Authority Report	Approach to Purpose 4
Harlow Council <i>Green Wedge Review 2014</i>	<p>Harlow Local Development Plan Green Wedge Review explains that in the longer term "<i>Green Wedges can aid in more positive land management, including guiding development and change within the urban fringe</i>". A Natural England representation for Harlow's Local Development Plan qualifies this: "<i>one of the most important priorities directing new development is protecting Green Wedges. They protect strategic open land which helps to shape urban growth as it progresses.</i>"</p>

Leicester and Leicestershire Local Planning Authorities <i>Leicester and Leicestershire Green Wedge Review Joint Methodology 2009</i>	In the Leicester and Leicestershire Green Wedge Review Joint Methodology, Green Wedges are identified to “ <i>guide the form of new developments in urban areas, consideration will be given to designating new Green Wedges or amending existing ones where it would help shape the development of new communities’ such as potential sustainable urban extensions</i> ”.
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A1.2 Strategic Gap Purposes Assessment

Purpose 1: Maintain open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements

Similar to comparative Green Wedge Studies, Strategic Gaps are considered to have a role in preventing neighbouring settlements from merging. Whilst there are fewer ‘Strategic Gap’ specific reviews, the method and approach within the Green Wedge comparative examples is largely applicable.

Table C5 Review of Comparative Strategic Gaps Studies and the approach to Purpose 1

Comparative Example	Approach to Purpose 1
Basingstoke and Deane (October 2014) Strategic Gaps Topic Paper.	The Review considered that Strategic Gaps are defined as a planning tool to prevent coalescence of settlements and to maintain their separate identity. A Strategic Gap was also considered to represent a ‘clear gap’ between settlements, which maintains a clear sense of place.
Selby District Council (2015) A Study of Strategic Countryside Gaps	A review was undertaken of how each Strategic Countryside Gap prevented the merging of settlements or part of a settlement. Strategic Gaps were then assessed on a ‘yes’ or ‘no’ basis for the extent to which land gaps prevented a merging of settlements.

Purpose 2: Supports the appreciation and wider perceptual benefits of open countryside

A number of comparative studies considered that Strategic Gaps serve a role in supporting physical (i.e. recreational) or perceptual benefits of open countryside.

Table C6 Review of Comparative Strategic Gaps Studies and the approach to Purpose 2a

Local Authority Report	Approach to Purpose 2
East Staffordshire Council <i>Strategic Green Gaps Topic Paper 2013</i>	The methodology included in the Topic Paper includes assessing how a Strategic Green Gap contributes to Green Infrastructure provision (to include the various issues of recreation, landscape, biodiversity, sustainable transport corridors (cycling and walking) and character).

<p>Basingstoke and Deane Borough Council <i>Strategic Gap Topic Paper</i></p>	<p>The Topic Paper highlights that Strategic Gap policy gives the means to: <i>provide access and recreational benefits to urban dwellers and the perceived as well as real benefits of having open countryside near to where people live.</i> However, there are no criterion that directly assess recreational benefits.</p> <p><i>a) The land to be included within the gap is open and provides a sense of separation between settlements.</i></p> <p><i>b) The land to be included within the gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence (in particular from land allocations in the Local Plan).</i></p> <p><i>c) In defining the extent of a gap, no more land than is necessary to prevent the coalescence of settlements should be included, having regard to maintaining their physical and visual separation.</i></p>
<p>Havant Borough and East Hampshire District Councils <i>Gaps Review 2012</i></p>	<p>Havant Borough's Gaps Review explains that Gaps are not countryside protection or a landscape designations, but are <i>integral part of land use patterns in the Borough and need to be seen, and valued, not merely as passive landscape features retaining open land adjacent to urban areas, but also as having potential for new/enhanced recreation.</i> Whilst recreational benefits are mentioned, there are no criterion that directly assess recreational benefits.</p>

Purpose 3: Maintain existing or influence form and direction of settlements

A number of comparative studies considered that Strategic Gaps serve a role in maintain existing or influence form and direction of settlements, as shown in Table 23.

Table 23 Review of Comparative Strategic Gaps Studies and the approach to Purpose 3

Local Authority Report	Approach to Purpose 4
<p>East Staffordshire Council <i>Strategic Green Gaps Topic Paper</i></p>	<p>One purpose of Strategic Gaps identified within the East Staffordshire Strategic Green Gaps Topic Paper is to <i>guide development form.</i> The use of Strategic Green Gaps is appropriate for the following reasons: <i>“to inform the place shaping agenda in the Emerging Local Plan; to enable growth to be accommodated appropriately within Sustainable Urban Extensions; to prevent coalescence of adjacent settlements, especially villages to Burton upon Trent and Uttoxeter and in doing so retaining the character and local distinctiveness of these settlements...”</i>.</p>
<p>Basingstoke and Deane Borough Council <i>Revised Pre-Submission Local Plan</i></p>	<p>Basingstoke and Deane Borough Council considers the following criteria in selecting locations for its Strategic Gaps: <i>the land to be included within the gap is open and provides a sense of separation between settlements.</i> Strategic Gaps are defined in the Revised Pre-Submission Local Plan as a planning tool to prevent coalescence of settlements and maintain their separate identify. Paragraph 6.13 specifically mentions that a <i>clear gap between settlements helps maintain a sense of place for both residents of, and visitors to, the settlements on either side of the gaps.</i></p>
<p>Selby District Council</p>	<p>The Report identifies the key purposes of Strategic Gaps as: <i>protecting the individual identity of settlements; to prevent the coalescence of settlements; and to preserve the existing settlement pattern by safeguarding the openness of the intervening landscape.</i></p>

Strategic Countryside Gaps Report	In assessing the third purpose, the following criterion were used: <i>Is there a perception of leaving a settlement or part of a settlement and entering open countryside before entering the next settlement or part of a settlement?</i>
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