

Brownfield Sites List - Update 2019

Site Ref	Site address	Sites size (ha)	Ownership status	Planning status	Permission type	Permission date	Dwellings	Notes	End date
CX/501	"County Council depot, off Stretton road, Clay Cross"	1.6	owned by a public authority	not permitted			44	"Former depot buildings have already been demolished following a consent for demolition (15/00599/DEM)	
CX/1607	"Former Biwaters site, land off Derby Road, Clay Cross"	36.46	not owned by a public authority	permitted	reserved matters approval	2019-04-10	669	"Outline application for a mixed-use development, comprising: residential use (C3), employment-generating uses with employment (B1, B2, B8), local centre (A1, A2, A3, A4 and/or A5), hotel (C1) and/or care home (C2); and public open space, landscaping, highway works and associated infrastructure (17/00666/OL) was approved for the whole site in August 2018. Approval of reserved matters for 166 dwellings (17/00247/RM, Phase 1) on the west side of the site pursuant to outline planning permission 08/01085/OL. This was followed by another approval of reserved matters for 63 dwellings (19/00025/RM) which partially amended the layout approved under 17/00247/RM. This added a further 5 dwellings to the 166 houses. A Reserved Matters planning application for 97 dwellings (19/00705/RM, Phase 3) has been submitted (and approved in Nov 2019). In September 2019, two further Reserved Matters applications have been submitted; one for 156 dwellings (19/00962/RM, Phase 2) and another for 165 dwellings (19/00903/RM, Phase 4). However, Phase 2 is on Greenfield land, therefore overall housing figure on pdl reduced to 669 dwellings. 36 out of 825 dwellings have been completed in the first two years. It is expected that 30 dwellings will be completed per annum in 2019/20 and 2020/21, and 60 dwellings per annum from 2021/22 onwards, based on two housebuilders on site.	
ECK/2410	"Bradley Lomas Electrolok Ltd, Church Street, Eckington"	0.97	not owned by a public authority	permitted	reserved matters approval	2019-12-05	13	"Reserved matters application (18/00358/RM) submitted for the erection of 20 dwellings and associated road and retention, in part, of employment use relating to 13/00176/OL. The north side of the site is Greenfield land and excluded from pdl; the overall housing figure is therefore reduced to 13 dwellings.	
KIL/1603	"65 / 67 Mansfield Road, Highmoor, Killamarsh"	0.78	not owned by a public authority	permitted	full planning permission	2019-10-17	22	"Planning permission (17/00509/FL) granted for the demolition of warehousing and erection of 22 dwellings. For former outline permission (14/00380/OL) it was considered that very special circumstances do exist in the form of the benefits brought by a comprehensive redevelopment of a vacant site which would not have a significantly greater impact on the Green Belt than the existing built form. An application to discharge conditions is currently pending (19/01060/DISCON).	
ECK/1503	"Garages to the rear of 34 - 46 Emmett Carr Lane, Renishaw"	0.2	owned by a public authority	not permitted			6		
WW/1610 (2)	"Former Avenue Coking Works site, Derby Road, Wingerworth"	30.97	owned by a public authority	permitted	reserved matters approval	2017-09-19	489	"The reserved matters approval (16/00526/RM) is the first phase of re-development for 252 dwellings. This brownfield site is the central part of the larger Avenue Strategic Site which is a mixed-use redevelopment to comprise 13.4 ha of residential use providing 489 dwellings, 2.8 ha of commercial land for employment use, 1.8 ha of land for provision of a primary school, 0.4 ha of land for other community use and formal and informal play and recreation space (13/00386/OL).	
ScD/2103	"Land at Former Coalite Works, Buttermilk Lane, Bolsover"	14.64	not owned by a public authority	permitted	outline planning permission	2016-10-31	304	"Outline planning permission (14/00145/OL) for a 660 dwelling scheme for the whole re-development area with associated ancillary uses (local centre, a safeguarded area for a school, children's play areas, green spaces and a Local Habitat Area; time limit for development is before the expiration of 8 years from the date of the permission). This brownfield land represents only the north western part of the scheme in North East Derbyshire. Since planning permission was granted on site, the Government has confirmed proposals for the realignment of the proposed route for HS2, such that it runs through the eastern end of the Coalite site affecting residential development. The impact of this creates significant uncertainty for the approved scheme and the council cannot be confident that the housing development will come forward. However, in light of the proposed realignment of HS2 the developer has applied for an outline application for B1c, B2 and B8 uses (19/00925/OL) which is currently pending. The council will await the outcome of this application. If permission is granted the council would ask the developer for confirmation of their intention before withdrawing it from the register.	
ECK/602	"Garages at Castle Hill, Eckington"	0.21	owned by a public authority	not permitted			7	"This is a garage site for the re-development of 7 houses.	

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NW/1702	"Land to the rear of 181 Chesterfield Road, Holmewood"	1.13	not owned by a public authority	permissioned	full planning permission	2018-08-03	25	"Application to revise site layout plan pursuant of 16/00257/FL for the erection of 25 dwellings granted and s106 completed (17/01354/FL). An application to discharge conditions is currently pending (18/00646/DISCON) and applicant indicated that delivery of the 25 dwellings is anticipated in 2020/2021.	
KIL/2501	"The Old Station, Station Road, Killamarsh"	0.47	not owned by a public authority	pending decision	full planning permission		13	"Planning application for the erection of 8 semi-detached and 5 detached bungalows was submitted in July 2019 (19/00713/FL). Full planning consent (07/00865/FL) was given for the erection of 14 dwellings in 2008 which would have expired in 2011 but was considered that development commenced with the demolition of the station building.	
NW/1605	"North Wingfield Primary School, Draycott Road, North Wingfield"	1.01	owned by a public authority	not permissioned			28	"Former school buildings are already demolished (15/00830/DEM) but no application received for re-development.	
NW/2201	"103 Williamthorpe Road, North Wingfield"	0.41	not owned by a public authority	permissioned	full planning permission	2019-05-14	10	"Demolition of former frozen food shop and derelict bungalow and proposed development of 6 detached bungalows granted (19/00308/FL) on the east side of the site. The west side of the site is owned by a different landowner and has no permission yet. It is considered that the remaining area could provide for up to 4 dwellings.	
S&H/902	"Garage site and Plots off Byron Grove, Stonebroom"	0.25	owned by a public authority	not permissioned			8		
WW/2201a	"Mill Lane, Wingerworth"	5.38	owned by a public authority	permissioned	outline planning permission	2007-10-15	145	"In Oct 2007, planning permission (05/01143/OL) granted for a mix of uses including residential units (C3), commercial development (B1) and industrial development (B2) but expired. This brownfield site is part of the larger Avenue Strategic Site which is re-developed for housing. However, it is currently uncertain if residential development for the site is achievable. The site is therefore withdrawn from the register.	2019-10-31
17/00609/OL	"The Bungalow, Park Farm, Park Avenue, Holmesfield"	0.38	not owned by a public authority	permissioned	outline planning permission	2017-07-27	2	"Outline application with all matters reserved for two dwellings (revised scheme of previously approved 15/01225/OL). Although located in the Green Belt it is considered that this proposal complies with para 89 of the 2012 NPPF. Reserved matters application (19/01038/RM) pursuant of 15/01225/OL for the development of 3no dwellings is currently pending."	
17/00751/FL	"NEDDC Area Housing Office, High Street, Dronfield, S18 1PY"	0.2	owned by a public authority	permissioned	full planning permission	2017-12-14	10	"Conversion of existing buildings into residential dwellings and the development of 4 new dwellings on associated car park."	
18/00596/FL	"Commercial Inn, Bridge Street, Pilsley, Chesterfield, S45 8HE"	0.11	not owned by a public authority	not permissioned	full planning permission		5	"Proposed demolition of the existing Commercial Inn and construction of a purpose built residential care and nursing home refused. Although the housing yield calculation of the Housing LAA would result in 3 dwellings on the site, it may be able to accommodate a higher yield of 5 dwellings. This is due to the fact that there is an existing building with two dwellings approved on site, a higher density in the surrounding area and the planning history with applications promoting 17 (16/00748/FL, withdrawn) or 20 dwellings (15/00623/FL, withdrawn) respectively on site."	
17/00054/FL	"St Peter and St Paul Church, Rectory Road, Duckmanton, Chesterfield, S44 5JH"	0.35	not owned by a public authority	permissioned	full planning permission	2018-06-13	2	"Permission granted for the construction of 2 detached dwellings. Currently decision pending for development of site to include 5 new-build detached houses (19/00894/FL)."	
17/01059/FL	"Duckmanton Lodge, Chesterfield Road, Calow, Chesterfield, S44 5UJ"	0.45	not owned by a public authority	permissioned	full planning permission	2018-11-06	1	"Demolition of existing club and outbuildings and construction of 5 bed detached dwelling and garage"	
15/01141/FL	"The Telmere Lodge, Mansfield Road, Hasland"	0.41	not owned by a public authority	permissioned	full planning permission	2017-09-27	5	"Proposed demolition of public house and ancillary buildings/ structures and construction of 3 houses and 2 bungalows granted. The Council considers that the re-development of the site for five houses would not have an impact on the openness of the Green Belt compared to the existing use and occupation of the site. Proposed demolition of public house and construction of 4 two storey four bed dwellings (18/00519/FL) withdrawn in April 2019."	

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16/01160/OL	"115, North Wingfield Road, Grassmoor"	0.28	not owned by a public authority	permissioned	outline planning permission	2017-06-02	7	"Demolition of retail unit and proposed residential development granted"	
17/01162/FL	"Pilsley Miners Welfare, Rupert Street, Pilsley"	0.3	owned by a public authority	permissioned	full planning permission	2018-03-06	4	"Demolition of Former Miners Welfare and erection of 4 detached dwellings granted. Although situated outside the Settlement Development Limit the principles of re-development have been accepted as part of the outline planning permission."	
18/01065/DISC ON	"The Rectory, Rectory Road, Long Duckmanton"	0.39	not owned by a public authority	permissioned	other	2019-09-06	8	"Demolition of existing care home and construction of 8 dwellings (12/00509/FL) granted. Application (18/01072/FL) to vary condition 2 (drawings) of 16/00569/FL to update drawing reflecting the alterations to the scheme was granted on 19 Dec 2018."	
19/00113/FL	"Fleur de Lys Hotel, Main Road, Unstone, Dronfield, S18 4AB"	0.11	not owned by a public authority	permissioned	full planning permission	2019-08-01	8	"Retention of the existing building with change of use, alterations and extensions, including raising the roof and a balcony, to form 8 no. flats granted. Prior to recent approval demolition of public house and erection of 8 no. dwellings granted (15/01085/FL). It is considered that there would be no detrimental impact on the openness of the Green Belt."	
16/01251/FL	"Danesmoor County Infant School Pilsley Road Danesmoor Chesterfield S45 9BN"	0.12	owned by a public authority	permissioned	full planning permission	2018-02-16	5	"Erection of 28 dwellings for the whole site (including former playing fields) granted. Derbyshire County Council as landowner has confirmed in April 2019 that the site is still being considered for educational use and is therefore not currently available for residential development. The site is therefore withdrawn from the register."	2019-10-31
18/00613/FL	"Deans Foods Ltd Stocks Lane Duckmanton Chesterfield S44 5HZ"	0.77	not owned by a public authority	not permissioned	full planning permission		32	"Former planning permission (13/00314/FL) for re-development of site for 27 two storey dwellings expired in Jan 2017 but principle of residential re-development established. Latest application for residential development of 32 dwellings withdrawn. There was no response from the applicant and it was therefore considered 'finally disposed of'. The site is therefore withdrawn from the register."	2019-10-31
19/00269/FL	"50 High Street Clay Cross Chesterfield S45 9EE"	0.02	not owned by a public authority	permissioned	full planning permission	2019-06-06	6	"Conversion of existing disused public house into 5 no. 1 bedroom apartments and 1 no. 2 bedroom apartment (Resubmission of 13/00642/FL) granted. The principle of residential development on the site has already been accepted with the approval of an application to convert this building into 6 apartments under planning approval 13/00642/FL, however this permission has since expired."	
TOTAL	24 sites	92.1					1696		