



Killamarsh Parish Council

NEF

Killamarsh Parish Neighbourhood Plan (2022-2034) Working Draft

Killamarsh Parish Council

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1. Background and Context

Introduction

2. This is the draft neighbourhood plan ('the Plan') for the parish of Killamarsh.
3. The Plan area corresponds to the whole of the boundary of the parish of Killamarsh, as shown on fig 1 (NB map to be added).
4. A key part of the Government's Localism agenda, a neighbourhood plan is a community led planning document that gives local people greater influence on how their community develops, now and in the future. This includes, for example, where new homes and businesses etc. should be built; what new buildings and extensions should look like, and which areas of land should be protected from development.
5. As the Plain English Guide to the Localism Act 2011 states, *'Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live'*.
6. A neighbourhood plan is a significant legal planning document. Once adopted ('made') developers, planning decision makers and others will need to make note of it when considering future developments in the parish. Local planning authorities (such as North East Derbyshire District Council) will use it determine planning applications, for example.
7. It has been prepared by a volunteer working party on behalf of Killamarsh Parish Council ('the Parish Council'), comprising a mix of parish councillors and other members of the community support by North East Derbyshire District Council ('NEDDC').
8. It is underpinned by solid evidence gathered from a wide range of sources – statistical and consultation findings. This includes analysis of relevant national and local planning policies; statistical and other data, including that from the 2021 Census and other reports and studies. The findings from community consultation and evidence gathering have been paramount to its development; this is key to ensuring that it fully reflects local needs and priorities.
9. It sets out objectives and policies for the sustainable development of the parish. In particular, it seeks to ensure that development is sustainable and meets local need as well as protecting and enhancing Killamarsh's distinctive character, built and natural environment and its strong sense of identity and community.
10. The Plan looks ahead to 2034, which is consistent with the North East Derbyshire Local Plan ('the Local Plan').
11. In preparing a neighbourhood plan a community is not working from 'a blank piece of paper'. Legislation requires that a neighbourhood plan, and the policies it contains, must be prepared in a

prescribed manner. In particular, the policies must be in general conformity with relevant national and local authority wide (e.g. North East Derbyshire district) approved strategic planning policies.

12. The Plan will be kept under review and may alter over time in response to new and changing needs and requirements.

How the Plan fits into the planning system

13. The right for communities to prepare neighbourhood plans was established through the Localism Act 2011, which set out the general rules governing their preparation.
14. One of the main rules governing the preparation of neighbourhood plans is that it must meet certain 'Basic Conditions' and other legal requirements before coming into force.
15. One of these Basic Conditions is that a neighbourhood plan must have regard to national policies and advice issued by the Government. In particular, the National Planning Policy Framework ('NPPF')¹, which sets out the Government's planning policies for England and how these should be applied. The NPPF contains core planning principles that must underpin all plan-making and provides the basis for local planning authorities to prepare their Local Plans and for communities producing neighbourhood plans. In preparing the Plan, full account has been taken of the relevant national policies and advice, including that contained in the NPPF and the supporting government guidance set out in National Planning Policy Guidance ('NPPG').
16. A further Basic Condition is that the making of a neighbourhood plan is in general conformity with the strategic policies contained in the development plan covering the parish of the authority (or any part of it). In the context of the parish this is presently the Local Plan.
17. There are several strategic and other planning policies contained in the Local Plan that are especially relevant to the parish. In particular, Policy SP:4 Killamarsh that specifically deals with the parish and, amongst other things, aims to ensure that *'Killamarsh will maintain its role as one of the towns in the northern sub-area of the District providing local services to its wider rural catchment area'*.
18. It should be noted that the saved policies of the Derby and Derbyshire Minerals Local Plan (adopted 2000 and amended in 2002) and the saved policies of the Derby and Derbyshire Waste Local Plan (adopted 2005) also form part of the development plan applying in the parish but, as the Plan does not cover minerals or waste issues, they are considered not relevant to it.

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
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19. Also, of relevance in the preparation of the Plan is the Regeneration Framework for Killamarsh. This was adopted in January 2017 by NEDDC. Prepared in partnership between NEDDC, the Parish Council, local residents and others it identifies key opportunities for improvement within the town, sets a strategic approach to delivering improvements and attracting investment. The Local Plan draws on its recommendations.
20. The Plan is in general conformity with the approved strategic policies contained in the Local Plan. Further, it is not planning for growth in the parish other than that enabled in it.
21. A further Basic Condition requires neighbourhood plans to contribute to the achievement of sustainable development, which the NPPF describes in paragraph 7 as *'At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without comprising the ability of future generations to meet their own needs'*. The Plan has the achievement of sustainable development at its heart. Protecting and enhancing the natural and built environment, meeting present and future needs for housing, work and facilities that support the well-being of the community, supporting actions that build prosperity and ensuring that local people can shape their surroundings are all good examples of how it will do this.
22. These Basic Conditions also require a neighbourhood plan to be compatible with EU obligations² and human rights requirements as well as being compliant with the Strategic Environmental Assessment (SEA) and Habitats Directives.
23. Following consultation with the community and statutory stakeholders, the Plan will be submitted to the local planning authority³ for a validation check and further statutory consultation, before being considered by an Independent Examiner, who will check to see that it has been prepared in the prescribed manner. If the Plan successfully passes this stage, with any modifications, it will be put forward to referendum, where those on the electoral register in the parish will be invited to vote on whether or not they support it. Over 50% of those voting must approve it for the Plan to become a 'Made' statutory planning document.
24. Whilst planning applications will still be determined by the local planning authority and others, the production of a neighbourhood plan will mean that they must have regard to the provisions of the Plan and the relevant locally formulated criteria when reaching planning decisions that affect the parish. This means that the residents of Killamarsh will have a far greater control over what development takes place.
25. It should be noted, however, it is not at the 'Made' stage when the provisions of the Plan need to be taken into account when considering planning decisions by the local planning authority and others. Once submitted to the local planning authority, the draft Plan carries some weight in the planning

² Until revoked or replaced.

³ Presently this is North East Derbyshire District Council

system. Legislation and guidance requires that the more advanced the preparation of the Plan the greater the 'weight' that may be given to its contents.

The Plan and what we want it to achieve

26. The Plan sets out the objectives and policies for the sustainable development of the parish up to 2034, a timescale that deliberately mirrors that of the Local Plan.
27. It recognises that the parish has changed significantly in recent years and more than likely will continue to do so. It also recognises, however, that as a historic parish, with a strong sense of identity and generally good natural and built environment that it is important to maintain and wherever possible enhance those features of the parish that make it an attractive, distinctive and sustainable place in which to live, work and visit. The key issues facing the parish, which have been highlighted through the consultation, include concerns about the need to protect and enhance the natural environment, important community facilities and heritage as well as its sense of identity, the quality and long-term viability of the town centre and its often inadequate transport infrastructure. People are also concerned about the amount of development, especially housing, that has taken place or is planned in the parish and the surrounding area and the negative impact this is having on its distinct character and its social and physical infrastructure (roads, schools, medical, affordable housing etc.).
28. By preparing a neighbourhood plan it enables the community, mainly through its policies, to play a much stronger role in influencing in how the parish develops. In particular, what it expects from development proposals, and ensuring that the impact of development is anticipated and planned for.
29. The Plan is not intended to replace or supersede the national or local planning policies, but rather to sit alongside them, to add additional or more detailed policies specific to the parish. Where there are existing national or local planning policies that meet the needs and requirements of the parish they are not repeated here. Instead, it focuses on a small number of planning issues which consultation shows are of particular importance to the parish and which the Plan will have the greatest impact on.
30. Furthermore, these locally formulated policies will be specific to the parish and reflect the needs and aspirations of the community.

2. About Killamarsh Parish

A brief history of the parish

31. Killamarsh is a historic parish on the northern edge of Derbyshire adjoining South Yorkshire.
32. The name 'Killamarsh' is first attested in the Domesday Book of 1086, where it appears as Chinewoldemaresc. It appears as Kinewaldesmers in the Charter Roll for 1249. The name means 'Cynewald's marsh'.

33. The community originally grew from a farming community, self-sufficient in agricultural and dairy produce since the Middle Ages. In the 19th and 20th centuries, Killamarsh became a coal mining village as the burgeoning Sheffield iron industry demanded coal and transport links with Sheffield matured.
34. More information about the history of Killamarsh can be found on the Killamarsh Heritage Society webpage at <http://www.killamarsh.org/history/>

Killamarsh today

35. According to the most recently available 2021 Census the parish had a population of 9,282 residents living in 3,989 households. Between 2011 and 2021 the number of residents living in the parish increased by 21 (or about 0.2%)⁴.
36. At the last census date of 2021, around 15.9% of residents were aged under 15 which was just above the district average at 15.4% but slightly lower than the national average of 16.3%. Around 21.8% of residents were aged over 64 which is below the district rate of 21.8% but above the national rate of 18.4%. Reflecting a national trend, the number of older people (65+) is growing fast.
37. Properties are generally larger than the district and national average in the parish, the average number of rooms per household at 7.2 is higher than the district (6.3), regional (5.6) and national (5.4) rates.
38. People living in the parish were also far more likely to be living in dwellings with three or more bedrooms. Results from the 2021 Census show that more than two thirds (68.3%) of households lived in a property with more than 3 bedrooms which is above the district rate of 66.2% and the England rate of 61.2%. Unsurprisingly, therefore, there is a relative under representation of smaller housing units especially one bedroom with 4.6% of dwellings having one bedroom against 6.0% for the district and 11.6% for England.
39. Home ownership levels at 39.4% while below the district level at 41.2% are above the England rate at 32.5%. Social rented properties accounted for only 18.4% of tenure which is just below the district (18.7%) but above the England (17.1%) rates.
40. Around 10% of households lived in privately rented homes which was close to the district rate of 10.2% but significantly below the England rate of 20.8%.
41. Data from the 2021 Census also showed that a very high 95.8% of residential dwellings were a house or a bungalow which was significantly higher than the district figure of 92.8% and national proportion

⁴ All figures are from 2021 Census unless stated otherwise
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of 77.4%. Flat, maisonette or apartment properties only made up 4.1% of the stock in the parish, compared to 6.7% for the district and 22.2% nationally.

42. At 68.8% the proportion of households comprising a single family (rather than say a single person) was above the district (65.8%) and England (63.0%) rates.
43. Levels of deprivation and ill health are generally similar to the district norms but slightly below the national norms. For example, the proportion of households that are classified as not deprived in any dimension in the 2021 Census at 46.6% is close the district average at 47.0% and lower than the England average at 48.4%.
44. Levels of economic activity are relatively high with 58% of adults aged over 16 stating that they were in employment, compared to 54.6% for the district and 57.4% for England.
45. Levels of car ownership are relatively high. 85.33% of households state that they have access to one or more cars compared to 83.9% for the district and 76.5% for England. At 13.2% the proportion of households that state they have 3 or more cars or vans is above the district average (12.2%) and well above the England average (9.1%).
46. It has some shops and services that serve the needs of the parish and, to a lesser extent, the wider area. These include medical centre, churches, 3 schools catering for young children (Killamarsh Junior, Killamarsh Infant and St Giles CE Primary), parish hall, leisure centre (Killamarsh Active Centre) and a medium sized supermarket (Aldi). These shops and services are concentrated in the defined (in the Local Plan) Killamarsh Town Centre (Killamarsh). It has, however, seen a general decline in shops and service provision in the parish and its lacks many of such service you would expect a parish of its size to have such as a doctor's surgery and a cash point, which is free to use.
47. Outside of Killamarsh Town Centre, there are a small number of individual local shops and small shopping parades distributed across the parish.
48. There are many small and medium-sized enterprises based in the parish. These can be found scattered across the parish, with some significant concentrations in several areas and others in specifically developed employment zones. This includes the Westthorpe Business Centre, Norwood Industrial Estate, Rotherham Close, Westthorpe Fields and Sheffield Road Industrial Area which are all defined Employment sites in the Local Plan.

3. Objectives of the Plan

49. The Plan seeks to shape and address the development challenges and opportunities that face the parish. It focuses on those areas where the evidence has identified the most pressing need for action and on which the Plan can have the greatest impact.
50. It has at its heart a series of objectives, which is derived from consultation. These are, to:
 1. Sustain and reinforce the separate identity of Killamarsh and outlying villages
 2. Identify and protect the historic environment, including locally listed buildings

3. Support and promote healthy life styles
 4. Promote a suitable range and type of good quality housing for all, including affordable
 5. Maintain and improve important community and recreational facilities and services
 6. Help strengthen Killamarsh Town Centre
 7. Protect and enhance the countryside, woodland, natural habitats and other important green spaces and natural features
 8. Support improvements to the transport network (car, bus, rail, canal, bike and walking), that reduce the effect of excessive traffic, street parking and rat-runs in the light of the increasing demands from developments outside the parish, and provide sustainable modes of transport
 9. Ensure that residents have a greater say over housing and other forms of development affecting the parish
51. These objectives will be realised by a small number of planning policies which, consultation shows, matter most to the community and to which the Plan can add the greatest value.

4. Policies for Killamarsh Parish

52. This part of the Plan contains the detailed policies that will help deliver the community's aims for the parish.
53. In accordance with neighbourhood plan rules and regulations, they relate solely to the use and development of land – i.e. planning issues.
54. The policies have been grouped by key theme/section for clarity and ease of reading. These sections are:
- Conserving and enhancing the built environment
 - Ensuring a good mix of housing that supports sustainable communities
 - Ensuring high quality and distinctive design
 - Meeting the challenge of climate change
 - Ensuring good quality community facilities that meet a local need
 - Protecting and enhancing the natural environment (including the Green Belt)
 - Supporting the restoration of the Chesterfield Canal
 - Improving traffic management and highway safety
55. Each theme has its own section. In addition, each theme is supported by a small number of policies with accompanying text to explain how and why the policies are needed and why its requirements should be met.
56. Neighbourhood plan policies must relate to development and land use. However, this does not mean that they cannot include other non-planning related policies that the community would like to achieve. It is important that the Plan makes a clear distinction between planning and non-planning policies. This Plan achieves this by referencing the former as a 'Policy' and the latter as a 'Community Action.'

57. While every effort has been made to make this, and other parts of this Plan, easy to understand, the wording of the actual policies is necessarily more formal so that it complies with statutory requirements.
58. As mentioned earlier, the Plan does not seek to replicate existing planning policies. Where there are national and district planning policies that reflect and meet the needs and requirements of the parish, they are not duplicated here.
59. It is important to note that when using the Plan to form a view on a development proposal or a policy issue, all the policies in the Plan, together with local and national planning policies, should be considered together.

A. Conserving and enhancing the built heritage

60. The parish has rich heritage that makes an important contribution to its history, distinctive character and sense of identity. This is reflected not only in the many important buildings, structures and monuments that can be found in it but that the local groups and societies such as the Killamarsh Heritage Society aimed at preserving and researching it.
61. This includes 6 buildings and structures (in 2023), which have been identified as of national significance and importance. These are set out below and comprise 5 Listed Buildings⁵ and a Scheduled Monument⁶.

Listed Buildings

- Church of St Giles, Church Lane - Grade II*.
- Medieval Cross 10 metres south of St Giles Church, Church Lane – Grade II.
- Westthorpe Farmhouse, Westthorpe Road – Grade II.
- Farm outbuilding to the south of Westthorpe Farmhouse, Westthorpe Road – Grade II.
- Barn to the southeast of Westthorpe Farmhouse, Westthorpe Road – Grade II.

Scheduled Monument

- Tramway Embankment, Killamarsh.

62. The general condition of these Listed Buildings and Scheduled Monument is good with none for example appearing on Historic England's Building at risk register⁷.

⁵ A Listed Building is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest

⁶ A Scheduled Monument is a historic building or site that is included in the Schedule of Monuments kept by the Government

⁷ [Search the Heritage at Risk Register | Historic England](#)

63. Their designation gives them protection equal to or beyond that which can be provided through a neighbourhood plan. It is important, however, that the Plan highlights the community's appreciation of them and the important role and contribution they make to the distinctive identity and history of the parish.
64. In addition to these designated heritage assets, there are many other buildings and structures that do not meet the criteria for formal designation as a Listed Building or Scheduled Monument but are of some local heritage interest and importance. These are often known as non-designated heritage assets.
65. The Plan has taken the opportunity, using published guidance from Historic England, to identify a schedule of heritage assets that are considered to have some local heritage interest and importance. Further, to help ensure that these assets are considered appropriately in planning proposals, the Plan designates them as Killamarsh Parish Character Buildings and Structures of Local Heritage Interest.
66. This has added importance locally as there is local concern that there are some examples in the parish of where proposals have resulted in the loss or harm to locally important heritage buildings but were not provided by any special protection through the planning system.
67. While their identification as such will not significantly change any of the planning controls affecting their alteration or demolition, many buildings have permitted development rights that allow some minor building operations and, in some cases, demolition to be carried out without recourse to planning or other permissions. Where a planning application is needed, then their identification as of heritage significance will be taken into account when making a decision on the development proposals and such proposals will be assessed against Policy K1 and other relevant local and national planning policies.
68. This accords with national and local planning policies. In particular, Policy SDC9: Non-Designated Local Heritage Assets in the Local Plan, which *'aims to ensure that these assets are preserved, whilst development proposals which conserve and take the opportunity to enhance the character, appearance and significance of such assets are treated positively seeks to protect local heritage assets that are locally important'* (para 8.42).
69. Further information regarding their heritage value is provided in the accompanying supporting evidence document (to be added).

POLICY K1: KILLAMARSH PARISH CHARACTER BUILDINGS AND STRUCTURES OF LOCAL HERITAGE INTEREST

The Plan identifies the heritage assets listed below and illustrated in Appendix X (to be added) as Killamarsh Parish Character Buildings and Structures of Local Heritage Interest. Any development proposal affecting a heritage asset must demonstrate how it has considered the character and setting of the asset, including consideration of local vernacular and materials. Proposals involving harm to, or the loss of, a Killamarsh Parish Character Building and Structure of Local Heritage Interest must set out the scale of any such harm or loss alongside the benefits of the proposal.

- a. War Memorial
- b. Killamarsh Methodist Church
- c. Route of Lancashire, Derbyshire & East Coast Railway
- d. Route of Chesterfield Canal
- e. Route of Great Central Railway, Derbyshire Main Line
- f. Site of Ebenezer Chapel, High Street
- g. Former Killamarsh GCR Station, Killamarsh
- h. Churchyard Cross (remains of), Killamarsh
- i. Site of Killamarsh forge & steel rolling mill, River Rother
- j. Roman coin, Killamarsh Pond, Killamarsh
- k. Old site of St Giles School/Endowed School, High Street
- l. LDECR Railway Bridge over River Rother
- m. GCR Railway Bridge, Sheffield Road
- n. Methodist {Free United} Chapel (site of), Kirkcroft Lane, Killamarsh
- o. Site of Highmoor Colliery
- p. School Masters House, Sheffield Road
- q. Railway Arch, near Station Road Allotments
- r. Furnace Pots, West End Pub
- s. Lock Keepers Cottage, Junction of Sheffield Road/Primrose Lane
- t. Netherthorpe House, Netherthorpe Lane
- u. St Giles Primary Primary School
- v. Killamarsh Juniors School
- w. Killamarsh Infants School
- x. Nags Head Public House
- y. Travellers Rest Public House
- z. Crown Public House
- aa. West End Public House
- bb. Midland Public House
- cc. Navigation/Steel Melters Public House

B. Ensuring a good mix of housing that supports sustainable communities

- 70. Killamarsh is a very popular place to live. There are many good reasons for this including its rural location, strong sense of identity and history as well as the range of shops and other facilities that can be found in or close to it and its accessible location close to the M1 and the nearby centres, especially Sheffield.
- 71. Its popularity as a place to live is reflected in its relatively buoyant housing market, the findings of the consultation undertaken as part of the development of the Plan and other studies and findings. The Local Plan describing *'Killamarsh is an area of high demand for growth due to its close proximity to Sheffield'*.
- 72. The consultation shows that residents are not opposed to new house building. They recognise that new homes can deliver a range of benefits to the community and local economy, while contributing to

sustainable development. However, the impact of the new housing development that has already taken place in the parish in years recent and which is scheduled to take place over the next decade was one of, if not the main, concern raised during the community consultation undertaken as part of the preparation of the Plan. The negative impact it was having on already stretched services and infrastructure was commonly cited as was that any housing growth should not be at the expense of the natural environment, especially the Green Belt and other important green spaces surrounding and interspersing the parish. In addition, that it should provide a wider range of housing types, particularly smaller and more affordable.

Housing growth

73. The Local Plan sets out the housing needs across the district and how this will be met. It states that there is a requirement to provide at least 6,000 new dwellings between 2014-2034 in North East Derbyshire. Of this, just over a quarter (1,556) of the dwellings required over the Local Plan period will be built on the two main strategic sites (Former Biwaters and The Avenue), with the remainder spread across the remainder of the district.
74. The Local Plan establishes a hierarchy of settlements to help determine the most appropriate level of new housing for each settlement. Based on this hierarchy, Killamarsh is classified as a 'Level 1 Settlement' together with the towns of Clay Cross, Dronfield and Eckington. The Local Plan describes Level 1 settlements as '*These towns are considered to be the most sustainable locations for new development in terms of the range of services and facilities they provide and support and because they generate the greatest needs for new housing, jobs, services and facilities*'.
75. In addition, the Local Plan classifies the settlement of Highmoor in the parish together with several other settlements in the district as a 'Level 3: Settlement with limited sustainability' though does state '*No specific housing requirements are proposed for these settlements and therefore no allocations are proposed*'. It should be stressed that the identification of Highmoor as such is for Local Plan purposes only; it is commonly considered to be functionally and physically part of Killamarsh.
76. In terms of the requirements for new homes, the Local Plan identifies that over the period 2014 to 2034, Killamarsh is required to accommodate 560 dwellings (just over 9% of the total requirement for the district). In terms of meeting this requirement, the Local Plan also identifies that, as of 31 March 2020, 76 dwellings had been built since 2014, and there was planning permission for 16 further dwellings. This gave a residual requirement for a minimum of 468 dwellings to 2034. To meet this remaining requirement, the Local Plan has allocated 6 sites for housing development. These are:

Site	Approximate capacity as stated in the Local Plan within Local Plan Period
KL1. Land at Westthorpe, Killamarsh	330*
KL2. Land off Rotherham Road, Killamarsh	70
KL3. Land off Primrose Lane, Killamarsh	30**
KL4. Land at 30 Ashley Lane, Killamarsh	14
KL5. The Old Station, Station Road, Killamarsh	13
KL6. Land off Boiley Lane, Killamarsh	11

*It should be noted that planning permission (Ref: 18/01003/OL) was granted for the erection of up to 397 dwellings

**It should be noted that planning permission (Ref: 21/00976/FL) was granted for 50 dwellings on the site.

77. While the community has reservations and concerns about the scale of housing development planned for the parish as set out in the Local Plan, it is willing to accept these sites will provide for a proportionate level of housing growth that balances provision for the needs of its residents with the need to contribute appropriately to the overall housing and wider needs of North East Derbyshire.
78. Having looked at the level of services and infrastructure, market conditions and housing need, and considering the findings from the consultation, there is no evidence to suggest that a higher level of housing development should take place than that catered for in the Local Plan. The Plan does not propose, nor support, any further allocations for housing above that which are identified in the Local Plan.
79. It should be noted that these allocations will not be the only source of new housing over the Plan period. 'windfall sites' will continue to be an important source. The NPPF in its Glossary describes windfall sites as '*Sites not specifically identified in the development plan*'.
80. These windfall sites often comprise redundant or underutilised buildings or sites, including former farm buildings, or a small gap within an existing frontage of buildings. These are normally small sites suitable for only a single dwelling but can be a site with a capacity for several houses. Normally, windfall development is for new housing although it could comprise other forms of development such as shops, employment or community facilities.
81. In recent years, the parish has experienced some windfall development. They have made a regular and important contribution towards the supply of housing. Analysis of recent planning approvals shows that about 10 new dwellings a year have come forward on windfall sites in the parish. These are generally on small sites (five or less dwellings) but some have been on larger sites, for example, the approval for the construction of 9 houses at land at the rear of 69 Rotherham Road, Killamarsh (Ref: 21/00108/FL).
82. A trend which is expected to continue. Though these sites are not identified, the relatively high land values in the parish coupled with the level of vacant and inappropriately located land and buildings, mean that windfall sites have the potential to provide an important source of housing and other forms of development. In practice, therefore, the level of house building in the parish that will take place over the Plan period is likely to be far greater than suggested in the Local Plan.
83. While it is recognised that windfall development can have benefits such as bringing back into beneficial use redundant buildings, it is also important such windfall development respects the scale, form and density of surrounding development and adds rather than detracts from the character and amenity of the area in which it is to be located. In addition, there is a special need to ensure that it does not worsen traffic and parking issues.

Ensuring the right type and mix of Housing

84. Providing a wide choice of high-quality homes is essential to supporting sustainable, balanced and mixed communities. It is vital that any new homes built in the parish are of the right type to support its changing needs, for example, its ageing population. A view that is reflected and underlined in

national and local planning policies. As paragraph 63 of the NPPF states, '*...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies*'.

85. This issue is of special significance to the parish as there is some evidence that often the homes built in it in recent years have not always been of the right type to meet its existing and future needs.
86. As part of the development of the Plan, an examination of the housing related data from the 2021 Census was undertaken. This showed that the housing profile and need of the parish are different than that of England and North East Derbyshire in many respects. In particular, it had a relative lack of smaller housing and a relative over provision of larger housing. At 68.3%, for example, the proportion of homes with 3 or more bedrooms is far higher than the England (61.1%) average and above the North East Derbyshire (66.8%) average. Conversely, at 4.6%, the proportion of one bedroomed homes is less than half England (11.6%) average and below the North East Derbyshire (6.0%) average.
87. Further it showed that the age profile while younger than that of North East Derbyshire is older than that of England, and the parish has experienced a significant ageing (reflecting local and national trends) in the decade since the last Census in 2011. Just under a quarter (21.8%) of the population was aged 65 or over according to the 2021 Census, a rate that is above the England (18.4%) average but below the North East Derbyshire (24.8%) average. Between 2011 and 2021 the proportion of the parish's population aged 65 or increased by more than half from 14.2% to 21.8%. A trend that is expected to continue.
88. There is some evidence that this imbalance in the housing market highlighted by the 2021 Census has been exacerbated since. According to official sources⁸, the majority of new homes built and sold in recent years in the parish have been of the larger variety. Indeed, it shows that most of the new homes built in the parish since 2021, were detached!
89. This statistical evidence is supported by the findings of community consultation undertaken as part of the development of the Plan. This shows that residents are concerned about this imbalance in the local housing market and strongly favour the provision of smaller homes (including bungalows) in future housing developments. This is partly in response to an ageing population, but also due to the identified needs of young people and young families wishing to remain or return to live in the parish.
90. The consultation also revealed a strong aspiration for bungalows in the parish. This is considered to be an important element of its future housing mix.
91. Overall, the findings from the local consultation together with up-to-date evidence of local housing needs show that there is a parish-wide need for more small homes (1, 2 and 3 bedrooms, including

⁸ Source: Land Registry 2024

bungalows) especially for young people (singles, couples and families) and for elderly people wishing to downsize but remain in the parish. In addition, such a policy would contribute to the provision of more affordable (smaller properties tend to be less expensive) and sustainable (smaller homes tend to be more energy efficient, for example) dwellings.

92. In 2017 a North Derbyshire and Bassetlaw Strategic Housing Market Assessment (SHMA) was undertaken for North East Derbyshire and the adjoining local authorities of Bassetlaw, Bolsover and Chesterfield. It identifies the need for specific types of housing and makes recommendations in relation to the mix of housing. Its findings are used to inform local housing and planning policy, including the Local Plan.
93. The SHMA recommends the following size mix for market housing, affordable home ownership and affordable rented housing. Recommendations that were reflected and supported in the Local Plan.

	Market Housing	Affordable home ownership	Affordable rent housing
1 Bedroom	0-5%	10-15%	25-30%
2 Bedroom	30%	40-45%	45%
3 Bedroom	50%	35-40%	20%
4 Bedroom	15-20%	5-10%	5-10%

94. This recommended mix was considered by the group leading the preparation of the Plan. They consider that it provides an appropriate indicative housing mix that takes into account market considerations as well as the existing and future needs of the residents of the parish.

POLICY K2: HOUSING MIX – All proposals for new housing development must demonstrate how they contribute to providing a wider housing choice in Killamarsh Parish taking into account the current mix of tenures, types and sizes of dwelling in the parish.

In particular support will be given to appropriately located proposals comprising bungalows and/or 2 and 3 bedrooms to meet a local need.

Affordable housing

95. Affordable housing is defined in the NPPF and can be broadly described as housing for sale or rent, for those needs that are not met by the market. The NPPF sets out a more detailed definition of affordable housing at Annexe 2: Glossary as well as guidance on its delivery of affordable housing through the planning system.
96. The provision of affordable housing within the parish is an issue. According to the Land Registry, in 2023, the average price of a new dwelling sold on the open market in the parish was £222,624. While this is below the North East Derbyshire (£256,172) and national (£368,458) averages, it is still well beyond the means of many people who wish to live in the parish including some who have been brought up in it and wish to remain there.
97. The consultation undertaken as part of the preparation underlines the strong support and pressing need for more affordable housing of a variety of sizes and tenures, with a particular local preference

or smaller affordable homes (in accordance with Policy K2) and affordable housing for rent as well as social housing⁹.

98. The Local Plan sets out the detailed policies concerning the provision of affordable housing to be required as part of a development proposal. This includes target levels of affordable homes to be provided in housing developments. These targets vary depending on the size and location of the development. Clause 2 of Policy LC2: Affordable Housing in the Local Plan generally requires, a housing development proposal for more than 10 dwellings, or with a site area of 0.5 hectares or more, to provide 20% affordable housing.
99. The evidence gathered does not support the Plan developing its own specific affordable housing policy as regards the proportion of newly built dwellings to be affordable but does support national and local planning policies aimed at providing affordable housing that reflects and meets parish housing need. In addition, it underlines the importance and compelling case to meet local targets for affordable housing provision in the parish, especially in relation to the housing sites identified in the Local Plan.

C. Ensuring high quality and distinctive design

100. Policies SDC1 – SDC15 of the Local Plan establish the requirements for high quality and sustainable design in new development. These, in particular Policy SDC:12 High Quality Design and Place Making, set out the principles for high quality design and the requirement that all major planning applications that are proposing new buildings of 1,000 square metres or larger are the subject of an independent design review. The policies also seek to ensure that proposals respond to the identity and qualities of an area, address climate change, improve local people's quality of life, and reduce the potential for crime and anti-social behaviour.
101. High quality design is essential in producing attractive, safe, sustainable places which people want to live, work and visit now and in the future. This is not only about the way buildings look, it also covers other factors aspects such as their layout, mix of uses, landscaping, car parking provision etc.
102. The achievement of well-designed places is a core principle of the NPPF. It states, at paragraph 131, that *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*. It goes on to emphasis the importance of local communities in developing design policies so that *'they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics'* (paragraph 132).

⁹Social housing is provided by either housing associations (not-for-profit organisations that own, let, and manage rented housing) or the local authority. The term 'council housing' is commonly used interchangeably with 'social housing'. However, 'council housing' just refers specifically to council-owned or council-built housing, that may not be for social rent.

Adding at paragraph 132 that *'Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development'*.

103. The community attaches particular importance to achieving high standards of design. This is not just about how a building looks, it is also about how it relates to the surrounding area, responds positively to the distinctive identity and qualities of the parish, the challenges of climate change and its needs (now and in the future), in particular its growing and above the national average number of older (65+) and disabled people. There is also a desire that the design of development should help address concerns about levels of crime and anti-social behaviour, an issue which features strongly in community consultation.
104. The adopted Successful Places: A guide to Sustainable Housing Layout and Design¹⁰ produced jointly by NEDDC, Bolsover District Council, Bassetlaw District Council and Chesterfield Borough Council and is a comprehensive document which provides in-depth guidance for several design and placemaking issues in housing developments. It states in its foreword on page 3 that *'It also brings together the ideas of place making and sustainability into one document so that what we build today not only delivers character and distinctiveness, but the foundations for a better quality of life and well-being in the longer term'*. This is supported by several other documents prepared by the local planning authority aimed at ensuring High-Quality Design in developments and ensuring that they respond positively to the character of the local area such as the Sustainable Buildings Supplementary Planning Document¹¹.
105. The adopted Successful Places: A guide to Sustainable Housing Layout and Design and the other planning policies and documents prepared by the local planning authority aimed at ensuring high-quality design were reviewed as part of the development of the Plan. It is considered that (al be it a bit dated, and) they generally serve the parish well, and the issues they deal with remain relevant. We are also mindful that the local planning authority intends to review many of them soon.
106. Policy K9 seeks to ensure that future development, including extensions and alterations to existing buildings, are designed to achieve a high quality of design that responds positively to the identity and needs of the parish and the settlements within it. It is drawn up to complement and provide local detail and context to national and local planning policies aimed at promoting high quality and distinctive design.

POLICY K3: ENSURING HIGH QUALITY AND DISTINCTIVE DESIGN – Development proposals will be required to achieve a high quality of sustainable design that responds positively to the distinctive character and needs of Killamarsh Parish and the settlements within it.

¹⁰ Supplementary Planning Documents and Other Guidance - North East Derbyshire District Council

¹¹ This and the other documents can be found at Supplementary Planning Documents and Other Guidance - North East Derbyshire District Council

They should ensure that buildings are safe and secure and seek to design out crime and anti-social behaviour; and be accessible, taking account of the needs of older and mobility impaired people.

D.Meeting the challenge of climate change

107. The impacts of climate change are already being felt across the world and the scientific and general consensus is that without urgent action they will increase in frequency and severity over the coming years.
108. Meeting the challenge of Climate Change is a priority at all levels.
109. Nationally, for example, the UK is committed to reaching net zero by 2050. This means that the total greenhouse gas emissions would be equal to the emissions removed from the atmosphere, with the aim of limiting global warming and resultant climate change.
110. Killamarsh Parish Council also understands the importance of, and the key contribution it can make to, addressing climate change. Its Environment and Climate Change Committee have resolved to develop a climate change policy and action plan in 2024/2025 and solar panels have been installed on the Parish Office and Community Hub building, just to name two good examples of its commitment here.
111. The planning system has an important role in addressing climate change. This is echoed in paragraph 162 of the NPPF which states that *'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures'*.
112. As a series of reports have underlined, neighbourhood plans can make an important contribution to addressing climate change as part of an overall local Climate Change Strategy. One good example of such a report is the Centre for Sustainable Energy which has produced 'A guide to policy writing and community engagement for low-carbon neighbourhood plans'¹². This and other such useful productions have helped to shape and guide the Plan.
113. Reducing the impact of climate change through mitigation and adaptation is a priority of the Local Plan. It incorporates several policies and actions in support of this, in particular Policy SS1: Sustainable Development with its emphasis on achieving sustainable development. These policies and actions as well as any other appropriate plans and actions aimed at meeting the challenges of climate change are supported by the Plan. Addressing climate change is a priority for the Plan, Killamarsh Parish Council and the wider local community.

¹² [Neighbourhood planning in a climate emergency](#)

114. The Plan already contains many actions and initiatives aimed at positively mitigating climate change. These include ones aimed at ensuring sustainable design, promoting sustainable travel patterns as well as protecting green spaces and important community facilities.

Supporting energy efficiency, renewable energy and low carbon energy development

115. During the preparation of this Plan, several specific suggestions were made about other actions that could be taken forward locally in this area. Suggestions cited often were especially in relation to supporting energy efficiency measures and the development of community based low (or indeed) zero carbon technology schemes. These specifically improving the energy efficiency of homes and other buildings through advice and measures such as solar panels; public and private electrical vehicle charging points and hydropower generation (several rivers run through the parish). The Parish Council intends to explore these suggestions further.
116. Many forms of small-scale energy efficiency measures and low carbon energy developments do not require planning permission and can be developed under permitted development rights. In general, small-scale proposals for energy efficiency, renewable and low-carbon installations in the parish, whether they do or don't require planning permission, will be encouraged and supported.
117. However, proposals for larger-scale renewable energy or low carbon energy development could be detrimental to the character of the parish, particularly where they are located within the Green Belt, other sensitive landscape or within the context of an historic environment. Therefore, it is essential that any potential adverse impacts of such developments are addressed and mitigated where possible.

POLICY K4: SUPPORTING AND PROMOTING ENERGY EFFICIENCY MEASURES AND SMALL-SCALE COMMUNITY RENEWABLE AND SMALL SCALE LOW CARBON ENERGY SCHEMES- Energy efficiency measures and small scale community initiatives for renewable energy or low carbon energy development will be supported and encouraged where they are sympathetically designed and located and there is not an unacceptable impact on the amenities of nearby residents and uses, landscape, biodiversity, risk of flooding, highway safety and the built heritage.

E. Ensuring good quality community facilities that meet a local need

118. Killamarsh is fortunate to have a reasonable amount of community facilities that generally meet its day-to-day needs and, to a lesser extent, those of the surrounding villages.
119. Concentrated in and around the town centre, these community facilities include a sports centre, library, public houses, primary schools, medical facilities, churches, youth activity spaces, parish office, and leisure facilities.

Protecting existing important community facilities and supporting new and enhanced ones

(Killamarsh Neighbourhood Plan (2022-2034) Working Draft – April 2025)

120. These facilities provide vital services, foster and act as a focal point for community interaction, spirit and pride.
121. It also considered that there are deficiencies in the existing provision. It lacks many of the vital services, such as a doctor's surgery, free to use cash machine and dedicated post office, that you would expect a parish of its size to have.
122. Further, some facilities such as medical (especially dentists and general practitioners) are struggling to cope with demand; consequently, more and more residents are having to travel outside of the parish to access vital services, if available at all (many residents have been unable to register with an NHS dentist).
123. The impact that development in the parish and its changing needs and priorities will have on already hard stretched community facilities is also a major concern.
124. Many residents specifically highlighted the impact that the parish's ageing population will have on the capacity of the already stretched doctors' and other medical related facilities. There is strong public support for enhanced medical services, including an aspiration for a central hub for medical facilities. Improvements to facilities for children and young people were also mentioned by many residents.
125. Achieving a distinct and sustainable parish for the future means it is important that existing valued community facilities are maintained and, wherever possible, enhanced and new ones encouraged, especially for the expected housing growth and its ageing population.
126. A view echoed in the consultation where a recurring theme was that the community strongly wishes to see them protected from inappropriate development and, wherever possible, enhanced.
127. This position is supported by national and local planning policies, both of which guard against the unnecessary loss of valued community facilities and support the provision of new facilities which enhance the sustainability of communities.
128. Through the preparation of the Plan, several community facilities were identified as being especially important to the community. They wish to see them retained.
129. Policy ID5: Loss of Social Infrastructure contained in the Local Plan protects important community facilities from inappropriate development. This Policy was considered as part of the preparation of the Plan. As it is considered that this Policy is sound and meets the needs of the residents of the parish, the Plan does not seek to replicate it. It does, however, seek to add value to it by identifying those facilities that are especially important to the community, and which should be protected. These are:
- a. Killamarsh Community Hub
 - b. Killamarsh Parish Suite
 - c. Killamarsh Active Sports Centre
 - d. St Giles Church Hall
 - e. Killamarsh Medical Centre
 - f. Nethergreen Club

- g. St Giles Church
- h. Site of Ebenezer Chapel, High Street
- i. St Giles Primary School
- j. Killamarsh Juniors School
- k. Killamarsh Infants School
- l. Killamarsh Juniors Athletic Club and Institute

130. In addition, proposals for new, small scale community facilities, or the enhancement of existing ones that provide an important local community facility will be supported.

POLICY K5: SUPPORTING NEW AND ENHANCED IMPORTANT COMMUNITY FACILITIES- Development proposals for new or enhanced community facilities will be supported where they would not have an adverse impact on local amenities and are sited to encourage walking and cycling and meet a need that will clearly benefit residents of the parish rather than those from a wider catchment area.

The provision of new or enhanced medical facilities will be especially supported and encouraged. This includes the provision of a central hub for medical facilities.

F. Maintaining and enhancing the role and attractiveness and of Killamarsh town centre

131. Killamarsh town centre is the historic, retail and community heart of the parish, a role it continues to perform albeit to a lesser extent than historically. It some shops as well as other services that complement and enhance its role, such as a sports centre and the parish council offices.
132. It is a designated town centre in the Local Plan. This reflects that it caters to the basic daily needs of the immediate population of the parish and to a lesser extent the surrounding area, with other and more specialist functions and requirements being met in larger nearby centres such as Sheffield, Crystal Peaks and Chesterfield.
133. Sub-area Objective 1 The North Dronfield, Eckington and Killamarsh Town Centres of the Local Plan states, *'To ensure the vitality and viability of Dronfield, Eckington and Killamarsh town centres by supporting improvements compatible with their local employment, retail and service functions and reflecting the scope that exists for physical change within them as defined through the Regeneration Frameworks'*.
134. It is well used and continues to perform passably but faces challenges and issues (like many other similar smaller town centres). It has seen a gradual decline in 'traditional forms' of shops such as those offering fresh food and clothing, a decline which has only been partly offset by an increase in other forms of shops, such as hairdressers and hot food takeaways. It also faces competition from other nearby shopping centres such as Chesterfield, Crystal Peaks, Meadowhall, Sheffield and Worksop as well as other forms of shopping, especially online. All in all, its importance has declined and now performs a much more local function.

135. The need to enhance its role and attractiveness was identified as a top improvement priority for residents and businesses through the consultation. A major theme was the need to reinforce its retail and community role in a changing retail environment. In addition, maintaining a good quality and safe environment for people to shop in and visit but, at the same time, catering for the demands of those visitors and local residents in relation to issues of parking, traffic congestion and pedestrian safety.
136. These need to enhance the town centre are reinforced by other technical studies.
137. In 2022, urban designers the Mace Group were commissioned to look at the issues and opportunities facing the town centre and make recommendations on how it could be improved. In its section 'Conclusion Pros and Cons' it states: *'In conclusion, the following findings have been considered:*
- *Good access and visibility from the main road*
 - *Whilst the town centre offers decent range of retail offer, it lacks the core/ heart*
 - *Great wider leisure and tourism offer on the edges of the town*
 - *Well established links to and through green infrastructure*
 - *Weak enclosure along Sheffield Road*
 - *Spaces are dominated by car parking and non-active frontages*
 - *Leisure centre is disconnected from retail/shopping area along Bridge Street'.*
138. This study also put forward a series of options for *'various levels of interventions within Killamarsh town centre'*.
139. The conclusions and options contained in the study prepared by the Mace Group have been considered by the Steering Group preparing the Plan and they consider them still to be relevant and important.
140. Another important study in relation to the town centre is the Regeneration Framework for Killamarsh. Adopted in 2017 by NEDDC, this document identifies key opportunities for improvement within the town centre and more generally in the parish, sets a strategic approach to delivering improvements and attracts investment. It will also be used to coordinate the delivery of projects and ensure that they are of the highest quality. The Framework includes specific *'Key Themes and Proposals'*¹³ in relation to the town centre, which are listed below:
- *'Improvement of appearance and attraction of the centre through promoting the 'Cleaner Killamarsh' campaign, increase of police presence, promotion of a face-lift of the precinct and local business support.*

¹³ The full list of key themes of proposals for the town centre and the parish more generally identified through the Regeneration Framework for Killamarsh can be found at Table 7.4 on page 119 of the North East Derbyshire Local Plan. The Local Plan also contains a figure (7.4) outlining Killamarsh Town Centre, which can be found on page 121 of the document.

- *Improved environment of the Community Campus through re-introduction of a direct access to the Sports and Community Centre from Sheffield Road, new street furniture, signs and lighting and preparation of a tree planting and landscape scheme.*
- *Comprehensive re-development of the Community Campus. This could be achieved if other uses such as affordable or sheltered housing would be included.*
- *Provision of additional facilities for younger people through a new youth shelter at the skate park and creation of a drop-in centre/youth club/skills and training centre’.*

141. Some of these proposals have been undertaken all or in part such as a shop front improvement scheme (which had the highest take up of such schemes in the district) and improvements to the leisure centre; others are on-going.

142. The Local Plan draws on the recommendations of the Regeneration Framework. In particular, Policy SP4: Killamarsh of the Local Plan that seeks to maintain Killamarsh’s role as one of the towns in the northern sub-area of the District providing local services to its wider rural catchment area. This policy specifically requires at clause 4, which requires ‘Where appropriate development proposals will be expected to demonstrate how they contribute to the successful delivery of the Killamarsh Regeneration Framework’s key priorities and projects set out in Table 7.4. In particular, the Council will support development that would:

- *‘Improve the public realm for Sheffield Road, Bridge Street and the Community Campus;*
- *Improve the appearance and maintenance of the Town Centre;*
- *Support new social infrastructure on or the comprehensive redevelopment of the Community Campus;*
- *Promote more efficient use of car parking in the town centre;*
- *Secure improvements to pavements, pedestrian crossings, footpaths and cycleways to encourage walking and cycling in and around the town centre and connect to the Canal and Rother Valley Country Park;*
- *Secure a major new greenway around the western edge of Killamarsh; and*
- *Support initiatives/projects to bring historic buildings back into use’.*

POLICY K6: MAINTAINING AND ENHANCING THE ROLE AND ATTRACTIVENESS OF KILLAMARSH TOWN CENTRE - The Plan supports proposals that maintain and enhance the attractiveness, vitality and viability of Killamarsh town centre as the main local location for retail, leisure, community and other uses appropriate to a town centre will be supported.

G. Protecting and enhancing the natural environment (including the Green Belt)

143. The parish is located within a generally attractive and rich natural environment. For many people and visitors, these are what makes it special and distinctive.

144. The natural environment is highly valued for a wide range of reasons. These include the proximity and easy access to open and varied countryside. It provides an important and attractive setting and backdrop for Killamarsh village. In addition, it is a source of visual amenity, provides for informal and

formal recreational opportunities (such as Chesterfield Canal and Rother Country Park) and supports the richness of wildlife that can be found. It is also key to adapting to and mitigating climate change.

145. The importance of the parish's natural environment has been recognised by national and local planning policies. The countryside is protected from inappropriate development through a range of policies and designations, including those relating to the Green Belt and landscape character as well as those conserving sites (and features) of ecological or recreational value and trees, woodlands and hedgerows. The green infrastructure network within the built-up part of the parish is similarly protected through local planning policies.
146. This protection and enhancement of the natural environment are top priorities for the community as reflected in the findings from the community consultation.
147. The policies in this Plan are based on an overwhelming desire that any development should preserve and, wherever possible, enhance the natural environment, specifically the rural setting of the parish.

Landscape

148. The local landscape character is extremely important to the local community for its scenic beauty, wildlife and historic interest as well as the contribution it makes to the parish's distinctiveness and sense of place.
149. The characteristics of the parish and the wider area landscape are assessed in detail in 'The Landscape Character of Derbyshire (and the supporting 'Derbyshire Historic Landscape Characterisation Study')¹⁴. The assessment systematically classifies the landscape into distinctive areas based on the interaction between a range of factors including topography, geology, ecology, soils, land use and tree cover.
150. The vast majority of the parish is part of the Wooded Farmlands Landscape Character Type. The key characteristics of this landscape are typified as:
- gently undulating landform on land rising to the magnesian limestone plateau
 - mixed farming with pasture and occasional arable cropping
 - 'heathy' vegetation associated with steeper slopes
 - prominent tree cover with dense watercourse trees and scattered hedgerow trees
 - species-rich hedgerows and trees associated with older boundaries
 - ancient enclosure and remnant medieval strip fields
 - sparsely scattered farmsteads and wayside cottages
151. In addition, the north-western edge of the parish is part of the Riverside Meadows Landscape area and a small ('finger') area of land to the south-west of the parish is part of the Limestone Farmlands

¹⁴ [Landscape character - Derbyshire County Council](#)

Landscape area. More information about these three Landscape Character areas and their key characteristics as well as the other Landscape Character areas can be found at Landscape Character- Derbyshire County Council¹⁵. A map showing the various Landscape Character areas can also be found on page 128 of the Local Plan.

152. Special mention here should be hedgerows. They are a key and much cherished feature of the countryside in the parish. Not only are they of importance visually and historically, but they also provide a rich habitat for native wildlife and wildflowers, many declining. They are of added importance as their loss is a significant issue both nationally and locally, mainly due to changes in farming practices but also other factors such as poor maintenance. The Plan strongly support their protection in the countryside as well as encouraging their restoration and improvement of degraded ones.
153. The Local Plan sets out the strategic local planning policies that seek to conserve and enhance the character of the landscape, including important features and views. Local Plan Policy SDC:3 is of particular relevance. This requires, amongst other things, that development proposals should be informed by, and be sympathetic to, the distinctive landscape areas identified in the Derbyshire Landscape Character Assessment and that proposals for new development will only be permitted where they would not cause significant harm to the character, quality, distinctiveness or sensitivity of the landscape, or to important features or views, or other perceptual qualities such as tranquillity.
154. The Plan does not seek to replace or duplicate this and other local and national policies that conserve and enhance the distinctive landscape in the parish. It does, however, underline the strong local support for it and that it should be fully and assertively applied.

Green Belt

155. The majority of this countryside surrounding the built-up parts of the parish is designated as Green Belt as defined in the Local Plan.
156. Green Belt is a national designation, one of the main purposes of which is to protect the land around towns and cities from urban sprawl by keeping land permanently open. Within the Green Belt, there are strict planning controls over the type of development which can take place within it, and which are only allowed in very special circumstances; the essential characteristics of Green Belts are their openness and their permanence.
157. National and local planning policy is clear in its support for the Green Belt, emphasising its essential characteristics of openness and permanence and once established they should only be reviewed and altered in exceptional circumstances. It also states that inappropriate development (such as the

¹⁵ [Landscape character - Derbyshire County Council](#)
(Killamarsh Neighbourhood Plan (2022-2034) Working Draft – April 2025)

construction of new buildings), which is harmful to the role and function of the Green Belt, should not be approved except in very special circumstances.

158. The consultation shows there is strong community support and appreciation for the continued role and function of the Green Belt in the parish. It has, and continues to be, been a highly effective planning tool that serves to protect the distinctive character and setting of the parish, helps focus development to more sustainable locations, while providing opportunities for recreation and leisure close to where people live and containing many important assets including important wildlife and heritage sites. The community are clear that they wish to see the Green Belt in the parish preserved and protected now and for many years to come. This is a top priority for the community.
159. A map showing the extent of the Green Belt in the parish is shown at Policies Map 3 of the Local Plan (which can be found at [Development Plan \(including Local Plan\)- North East Derbyshire District Council](#))

POLICY K7: GREEN BELT- The Plan supports the continued designation of the open land surrounding the built-up parts of the parish as Green Belt. Within the Green Belt, there will be a strong presumption against development that would conflict with the purposes of the Green Belt or adversely affect its open character in accordance with local and national planning policies. Any proposals to amend the existing Green Belt boundary in the parish will not be supported and strongly resisted.

Local Green Spaces

160. Outside of the Green Belt, numerous other green spaces are to be found scattered across the built-up parts of the parish. These include allotments, play areas, playing pitches, communal spaces within housing areas, churchyards, cemeteries, parks, semi-natural green spaces and woodlands.
161. They are valued for a wide range of reasons including visual amenities, historic significance, recreational value, tranquillity or richness of wildlife. The community wishes to see them protected from inappropriate development and wherever possible enhanced.
162. The community's desire that they should be protected and enhanced is given added importance as studies have identified that there are some deficiencies and imbalances in provision.
163. A good example is the findings of an audit of open spaces, recreation sites and allotments undertaken by NEDDC in 2017 in support of the Local Plan. This looked at open space provision across the district and the various communities within it, including Killamarsh. Specifically, about the parish, it concluded: *'With regards to open space and recreation Killamarsh shows the lowest provision figures of the four towns with 1.57 ha per 1000 population. Except for informal recreational fields and children's play spaces which are above or in line with the Local Standard there is a considerable shortfall in green space, outdoor youth facilities and allotment provision. For all pitch sports current and future demand is either being met or there is a small shortfall. There is no surplus of grass pitch provision within the*

north analysis area. This means that the existing green space, outdoor youth facilities, allotments and playing pitches will need to be protected and if possible new provision added¹⁶.

164. National planning policy enables a neighbourhood plan to identify and protect green areas of particular importance by designating land as a Local Green Space. Where land is designated as a Local Green Space, it is protected from development other than in very special circumstances. To be designated as Local Green Space, however, it must meet specified criteria as set out in the NPPF¹⁷. These include that it is in reasonably close proximity to the community it serves; demonstrably special to a local community and holds a particular local significance as well as is local in character and is not an extensive tract of land.
165. Their identification and designation through a neighbourhood plan are also supported by local planning policies. Paragraph 9.106 of the Local Plan states *'In North East Derbyshire, the Local Plan does not designate Local Green Spaces, but any forthcoming Neighbourhood Plans may do so'*.
166. The green spaces outside of the Green Belt were evaluated for their suitability for Local Green Space designation by the group leading the preparation of the Plan. After careful consideration, 33 green spaces have been identified that are considered to have the greatest importance and meet the criteria for designation.
167. Further information regarding the identified Local Green Spaces is provided in the accompanying supporting evidence report which can be found at XXXX (to be added).

POLICY K8: LOCAL GREEN SPACES- The sites listed below are designated as Local Green Spaces. The management of development within areas of Local Green Space will be consistent with that for development within Green Belts, as set out in national planning policy.

- a) Belkline Park
- b) Birchlands Park
- c) Norwood Park
- d) Delves Road Park
- e) Quarry Road Park (Baker Park)
- f) Birch Park Play Area
- g) Champion Drive Play Area
- h) Crofters Close Play Area
- i) Redwood Avenue Play Area
- j) Peacock Close Play Area
- k) Village Green at Westhorpe
- l) Memorial Gardens on High Street

¹⁶ Source para 7.43 of the North East Derbyshire Local Plan

¹⁷ These criteria detailed in paragraphs 106 and 107 of the NPPF

- m) Linear Park
- n) High Moor Park and Woodland
- o) Land to the rear of Chandos Crescent/Baker Drive
- p) Land to the side of Walford Road
- q) Land to the rear of Manor Road
- r) Land near Hut Lane/Upperthorpe
- s) Sports Field to the rear of Killamarsh Active
- t) Field to the rear of Killamarsh Junior School
- u) Land at Green Lane/Spinkhill
- v) Land off Pingle Road (adjacent to no. 29)
- w) Land to the rear of Sherwood
- x) Land near Field Lane
- y) Land at the junction of Rectory Gardens/High Street (site of oak tree with TPO)
- z) Woodland near Rotherham Road/Ellisons Road
- aa) Land at the side of the cemetery
- bb) Land surrounding Killamarsh Greenway
- cc) Green spaces at Killamarsh Juniors Athletic Club and Institute
- dd) St Giles Churchyard on Kirkcroft Lane
- ee) Cemetery on Ashley Lane
- ff) Station Road Allotments
- gg) Belklane Allotments

Biodiversity

168. The parish has a rich biodiversity¹⁸. It offers a wide variety of habitats for wildlife including priority habitats¹⁹, particularly deciduous woodlands, which can be found across the parish, but also flood plain grazing land, good quality semi-improved grassland and traditional orchards, as well as ponds and canals.
169. Within the parish there are several sites of recognised biodiversity interest. This includes 8 designated Local Wildlife Sites²⁰, the locations of which are shown on Policies Map 3 of the Local Plan²¹. In addition to these Local Wildlife Sites, there are many other sites and areas of local green space (large and small) that provide important habitat for wildlife.

¹⁸ Biodiversity includes all kinds of animal and plant species, from the commonplace to the critically endangered as well as the habitats which support them.

¹⁹ Priority Habitats are those which have been deemed to be of principal importance for the purpose of conserving biodiversity, being listed in the UK Biodiversity Action Plan

²⁰ These are the most important non-statutory wildlife sites in Derbyshire and cover a wide variety of habitats such as ancient woodland, grassland and wetlands

²¹ [Development Plan \(including Local Plan\) - North East Derbyshire District Council](#)
(Killamarsh Neighbourhood Plan (2022-2034) Working Draft – April 2025)

170. This range of habitats supports a wide variety of wildlife, including protected species and priority species listed in the Rother and Doe Lea Valleys Action Area of the Lowland Derbyshire Biodiversity Action Plan²², within which the parish is located. Protected and endangered species recorded within the parish include badgers, hedgehogs, bats and a variety of other species. Though not a protected species, the flocks of geese that are observed twice daily across the skies in the parish and can be found often congregating in around local ponds are a distinctive and cherished feature of it.
171. Consultation shows that the wildlife and biodiversity value of the parish more generally is highly valued by the community (as well as its wildlife). They wish to see it protected and, where possible, enhanced. This is especially important in the context of biodiversity losses nationally and locally due to a variety of reasons, including development pressure, climate change and changes in agricultural practices.
172. This is also something that the Parish Council takes very seriously, and it is rightly proud of its policies and actions to promote biodiversity. It has a policy where it removes a tree it replaces it with at least two more- just to name one good example.
173. The Plan seeks to protect and enhance the biodiversity of the parish.
174. All developments, large and small, are encouraged to consider how they can contribute to enhancing this. They should minimise impacts on biodiversity and provide measurable net gains for nature as far as possible. This could include safeguarding and enhancing biodiversity already present, providing new areas of habitat and integrating existing biodiversity within new development. Also, opportunities should be sought to improve ecological connectivity, including through the creation, restoration and enhancement of linking habitats and 'green corridors'. Other good, and perhaps more practical, ways this could be done in developments, and more generally, is the retaining and planting of native trees and shrubs; conserving and enhancing watercourses and ponds; the inclusion of bird and bat bricks/boxes; retaining important green spaces (including gardens) and avoiding the use of pesticides that are harmful to wildlife and wildflowers.
175. An approach that is supported by local and national planning policies, the 2021 Environment Act introduced a mandatory requirement for Biodiversity Net Gain in the planning system, to ensure that new developments must measurably improve the biodiversity of its site by a minimum of 10%. An approach that is also supported by this Plan.
176. In all cases, there is a strong preference for biodiversity net gain to be accommodated on site, or on site immediately adjacent to development proposals in line with the hierarchy set out in national legislation. Where this is not possible, biodiversity offsetting sites should ideally be located elsewhere in the parish.

²² [Lowland Derbyshire Biodiversity Action Plan - Derbyshire County Council](#)
(Killamarsh Neighbourhood Plan (2022-2034) Working Draft – April 2025)

POLICY K9: PROTECTING AND ENHANCING BIODIVERSITY - The biodiversity of Killamarsh Parish, including nationally and locally important wildlife sites, habitats and species, should be protected and enhanced to deliver biodiversity net gain in line with national planning policy and guidance. The inclusion of biodiversity and nature enhancements in the landscaping and design of development proposals will be supported.

Where biodiversity measures are proposed off-site to be supported these should be located as close as possible to the development site.

Applicants are encouraged to include existing trees and hedgerows in their layouts, incorporating them within green areas, open spaces and alongside walking and cycling routes.

Where landscaping is to be provided, it is expected that native species appropriate to the Landscape Area in which the site is located will be used wherever possible.

H.Supporting the restoration of the Chesterfield Canal

177. Part of the Chesterfield Canal runs through the parish. This canal is recognised as one of the most beautiful and varied waterways in England and runs for 46 miles, linking Nottinghamshire, South Yorkshire and Derbyshire. In North East Derbyshire the canal crosses the north east of the district and runs through the western part of the parish as well as Renishaw. Several associated moorings are to be found in the parish.
178. Led by the Chesterfield Canal Partnership, great strides have been made in its restoration. Much of the route is now navigable and all of the canal can be walked on the towpath known as The Cuckoo Way.
179. Special mention here should be made to ‘Crowning Glory’, which is literally the last part of its planned restoration. In the parish, this will see the canal go down the River Rother (the original route of the canal has been built over), which will be made navigable by a series of measures including several new pairs of double locks, a new minor road bridge and much needed flood defence measures (that the restored canal has the potential to be a flood risk is a concern of many residents). One option, which is under serious consideration, is that a boat lift should be included as part of this stretch. With this in mind, Chesterfield Canal Trust asked students from Nottingham Trent University to come up with some proposals. The winning idea was called The Crown. Such a lift would require major works such as car park, Visitor Centre, Cafe etc. More information about the lift as well as the Chesterfield Canal Partnership and its plans to improve the canal can be found at <https://chesterfield-canal-trust.org.uk/>.
180. The Plan and the Parish Council fully supports the Chesterfield Canal Trust in its aims to promote the full restoration and appropriate development of the Chesterfield Canal, and to campaign for the construction of the Rother Valley Link, a navigable waterway to join the Chesterfield Canal to the Sheffield and South Yorkshire Navigation. Once restored it will provide significant nature, transport, recreational and economic (including through increased tourism) benefits to the parish and the wider area.

181. This position is supported by Policy ID9: Chesterfield Canal in the Local Plan, which amongst other things, reaffirms the District Council's commitment to restoring the canal and includes measures aimed at ensuring this, including protecting the original route of the canal from inappropriate development as well as the western alternative route that is in the parish. The Plan fully supports this policy in its entirety.

POLICY K10: RESTORATION OF THE CHESTERFIELD CANAL- The Plan supports (a) the navigation and protection of the Chesterfield Canal and (b) actions aimed at improving its recreation, leisure, transport and heritage interest and function.

I. Improving traffic management and highway safety

182. Ensuring that residents of the parish can easily access employment, leisure, retail, health, community and other important services, especially by foot, cycle and public transport, was identified as a top priority for the Plan.
183. The traffic situation within the parish has been identified as a significant issue and concern during the development of the Plan, not only for residents, but also employers, visitors and others. For some, it is one of the main negative aspects of living and working in the parish.
184. The road network in the parish has developed over many years, and much of it was not designed for, nor is suited to, modern vehicular movements.
185. In addition, while strategically located close to the main strategic road and railway networks, internal links to these by vehicle, bicycle, public transport and foot are often poor. The nearest main train station (Sheffield) is located about 8 miles away and is not easily accessible by public transport. Even where local facilities are located close to residential areas, residents with cars may prefer to drive where walking and cycling routes are considered unsafe or unattractive.
186. Whilst it is recognised and welcomed that there has been some investment in the transport network, including a bypass, and further improvements are planned, there is concern that this investment has failed to keep up with the needs and growth of the parish. In addition, there is concern that the planned and anticipated further development in and around the parish, if not properly managed and planned, will put the transport infrastructure, especially the road system, under even greater pressure especially along the B6058.
187. Some of the other main current highway concerns raised during the development of the Plan were the volume of traffic passing through the parish, including HGVs, and the associated issues of highway and pedestrian safety, ease of movement, noise and vehicle emissions. At most times during the day the main roads are congested.
188. Speeding is also an issue especially along the relatively straight parts of the A618.
189. On-street parking was also cited as a major issue. It is especially an issue in some of the older parts of the parish, which were designed without, or with limited, off-road parking provision. Indeed, in many areas, on-street parking is the only means of parking, especially in areas where terraced housing is the

predominant type. There are also serious problems associated with inconsiderate parking around the junior and primary schools in the parish, especially at peak drop-off and collection times.

190. Encouraging more people to walk or use a bicycle for short journeys and leisure was identified as having great potential in the parish. Encouraging people to do so can bring significant benefits not only in terms of getting around but also for health and the environment. The parish has a reasonable network of footpaths, and to a lesser extent, cycleways. Records held by Derbyshire County Council show that there are over 25 official Public Rights of Way, all or part of which can be found in the parish, many radiating out of the town centre others running along the route of the former canal or other features in the countryside. Walking and cycling are already popular pastimes for residents and visitors to the parish, and the attraction of the parish for such purposes is expected to grow, especially should the Chesterfield Canal be restored.
191. One suggestion that has strong local support is the reopening of the Barrow Hill Railway line for pedestrian services, including the reintroduction of the Killamarsh Train Station as part of this. The line, part of which runs through the parish, runs from Chesterfield to Rotherham. While it is many decades since it was last used for passenger services, it has been in constant use for freight since. An initial study, as part of the Government's "Restoring your Railway" initiative found that it was technically feasible to re-open the line, and further work by the Government is underway to assess its potential. The Plan strongly supports the re-opening of the Barrow Hill Railway line for pedestrian services.

POLICY K11: IMPROVING TRAFFIC MANAGEMENT AND HIGHWAY SAFETY- Development proposals must respect highway and pedestrian safety. They should be designed to prioritise walking and cycling.

Development proposals that incorporate design features to improve localised issues of highway and pedestrian safety will be supported where those design features do not harm local character or amenity.

The improvement and expansion of the existing network of footpaths and cycle paths will be supported. Development proposals should protect and, wherever possible, enhance footpaths and cycle paths.