



Clay Cross Social Centre • Market Street • Clay Cross • Chesterfield S45 9JE

Clerk of the Council t: 01246 862812 e: clerk@claycross.gov.uk Administrative Assistant t: 01246 861406 e: admin@claycross.gov.uk

30 April 2026

David Thompson
Assistant Director of Planning
North East Derbyshire District Council
2013 Mill Lane
Wingerworth
Chesterfield S42 6NG

Dear David

New Local Plan: Response from Clay Cross Parish Council

At their meeting held on Tuesday 28 April 2026, members present unanimously **resolved** to submit the response below regarding the Issues and Options for the new Local Plan:

General Comments

- Oppose further large-scale developments
- Clay Cross has taken more than its fair share of new housing under the current Local Plan
- Congestion, especially on the A61, is a major and significant daily issue
- Insufficient school places locally with reliance on a new school at The Avenue site being built to meet the primary needs. This represents a poor option for children within Clay Cross Parish as it would add to the congestion on the A61 and other vehicular routes. Consideration should be given to the expansion of the two existing schools within Clay Cross
- Inadequate recreational facilities
- Ongoing issues with GP provisions and distinct problems with opportunities to register with a dentist. In particular developments west of the A61 where these services, along with the lack of other local amenities, are not available without having to cross the A61 or travel long distances for basic needs

Specific Sites

- **45075** - Coupe Lane Planning Application 25/01034/MOL – Clay Cross Parish Council oppose this development with comments already submitted. The Parish Council also objects to the inclusion of this area within a new Settlement Boundary
- **45919** - Poor access to site, too close to the church and will add to the flooding risks for housing and the added risk to all residents on Windermere Road and surrounding area
- **45060** - Intrusion into countryside, urban sprawl - merging Danesmoor with Stretton. Presumed access off the A61 will only add to congestion. Flooding issues via the A61 and higher ground run off, especially on existing watercourses through the allotments adjacent to the A61 flowing to Springvale Road then east following the Settlement Boundary to Lime Tree Grove. A lack of open space and recreational land. The possibility that some of the land could be used as a new, and much needed Clay Cross Cemetery
- **45052** - Currently a settlement gap designation which should be maintained to ensure the distinctiveness of Clay Cross and stop the urban sprawl. The domed effect of the land produces two watercourses, one running via North Street to Press Brook in Kenning Park and one running under the A61 east via the Biwaters site and into the River Rother. Yet again, any development would add to the continuous pressure on the A61 creating more traffic problems and congestion. This area also acts as a north to south wildlife corridor enhancing the development of the Kenning Park Wildlife Assessment & Management Recommendations of 2018
- **45920** - Currently a settlement gap designation which should be maintained to prevent urban sprawl and the merging of Clay Cross with Tupton

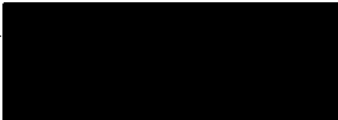
Requests

- Existing settlement gap designation should be maintained and extended to ensure Clay Cross does not merge with Tupton, North Wingfield, Pilsley or Stretton. The open fields either side of the A61 as you approach from Tupton should remain protected
- Flooding risks in Clay Cross, especially the Clay Lane area, low land off the A61 and areas surrounding the proposed Coupe Lane development should be recognised and protected from increased risk caused by development. Possible mitigation measures to prevent flooding should be identified and made a priority subject to building
- A site for a Cemetery should be identified.
- Recreational facilities (excluding Clay Cross Active) need ongoing investment to keep up with population growth
- Measures are needed to deal with congestion on the A61 and associated 'rat runs' with efforts to avoid problems
- Improvements needed to public transport, including both bus service infrastructure and possible future tram lines

- Land needed for adequate parking facilities within the town centre
- Improvements needed for Kenning Park
- Better recreational facilities needed for the Danesmoor area
- Social housing/Council housing should be a significant aspect of any future development sites to meet the need for good quality rented housing

Clay Cross Parish Council hope that these comments will be given serious consideration.

Yours sincerely



Dawn Kershaw
Clerk of the Council