

PROMOTION BROCHURE

Eckington Road, Coal Aston

PREPARED FOR RICHBOROUGH

MAY 2026



01. Introduction

This Promotion Brochure has been prepared by STEN Architecture and Fisher German for Richborough in respect of their land interests at Eckington Road, Coal Aston.

The Purpose

The site has long been promoted to the Local Planning Authority, North East Derbyshire District Council, however most recently and in relation to the current round of Local Plan production, the site was submitted to the 2025 Call for Sites exercise alongside an extensive evidence base engaging on landscape, ecology, transport, heritage and other matters. The site has since been the subject of representations submitted to the initial Issues and Options consultation carried out between June and August 2025. This vision document is now submitted alongside further representations to the Council's second Issues and Options consultation focussed on 'Strategic Approach to the Location of Development and Refined Sites'.

The site was previously included as a draft allocation - DR2 - in the Submission version of the now-adopted Local Plan. This demonstrated the Council's in principle agreement that the site could accommodate residential development.

Following completion of the Examination Hearing Sessions, the Inspector in their initial findings report highlighted concerns around DR2, concluding that it was a prominent extension that changes the character of the area, harms the Moss Valley Conservation Area and erodes the function of the Green Belt. On this basis, the Inspector

recommended deletion of the site. Ultimately, to secure adoption of the plan at that time, the Council conceded and removed the site through Main Modifications.

It is acknowledged that the Council were previously unable to demonstrate exceptional circumstances that could outweigh perceived harm enough to warrant removal of the site from the Green Belt and as such it was removed as an allocation from the then-submission version Local Plan. However it is considered that the context within which plan making is being undertaken today - driven by central Government ambitions for enhanced housing delivery (1.5 million net additional homes in England by the next General Election), supported by a raft of changes to the National Planning Policy Framework (NPPF) - has fundamentally changed in favour of significantly boosting housing supply locally, including via the increased utilisation of Green Belt sites, as confirmed by Paragraph 146 of the NPPF.

In the above context, the site represents a viable option for helping North East Derbyshire to deliver much needed housing and, as explored further within this Vision Document, in a way which addresses the concerns raised in connection with the original draft DR2 allocation.

Richborough

Richborough is a responsible and specialist strategic land promotion business founded with the aim of working in partnership with landowners. Their projects are located throughout the country, ranging from residential schemes of around 100 dwellings to large urban extensions and new settlements, including sites in the Green Belt.

Richborough oversee the planning process from feasibility stage to outline permission and seek to work closely with local communities, planning officers and councils to create the most mutually beneficial schemes. A development partner is then appointed to obtain detailed permission, following the robust technical work undertaken at outline stage, and ultimately deliver the scheme. Richborough's in-house expertise includes Planning, Technical and Urban Design Teams, ensuring confidence in delivery prior to the site disposal process

The Site

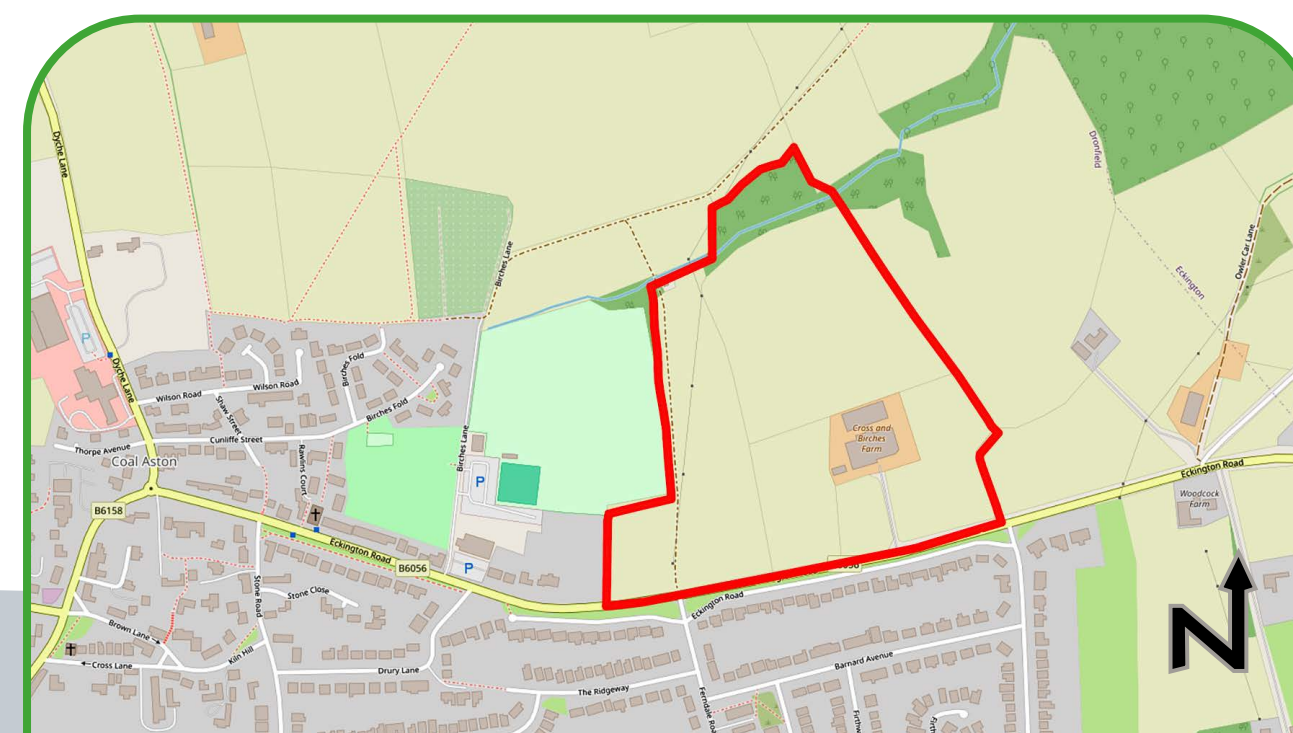
The proposed development site is located in close proximity to a range of local services and facilities. Many facilities are within 800 metres and therefore fall within walkable neighbourhoods guidance. These include local schools, restaurants, post office, convenience store and health facilities.

Within the residential streets of Coal Aston and Dronfield, the roads are generally lightly trafficked, subject to a 30mph speed restriction and are suitable for local trips by bicycle.

The objectives of this proposal are to:

- Create a distinctive development character with a clear identity.
- Establish a sustainable and legible living environment, well-integrated with existing walking routes.
- Optimise land use to deliver development of an appropriate scale and density, ensuring no adverse impact on the amenity of adjacent occupiers.
- Recognise and enhance natural features, including existing trees, and promote biodiversity.
- Ensure future development is a sustainable and congruous addition to Dronfield and Coal Aston

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02. Local Context

The Development Plan for North East Derbyshire includes the adopted Local Plan 2014-2034, the Derby and Derbyshire Minerals and Waste Local Plans and – of relevance to this site – the Dronfield Neighbourhood Plan which was ‘made’ in November 2019 and is being used to assess planning applications in the town.

The Local Plan

The Local Plan 2014-2034 was adopted in November 2021 and will, therefore, be five years old in November 2026 and trigger a requirement for review. North East Derbyshire are already in the process of preparing a new Local Plan to replace the adopted Local Plan, proactively addressing the need for an update, particularly in the context of a much increased Local Housing Need; the Council need to find land to accommodate 605 dwellings per annum.

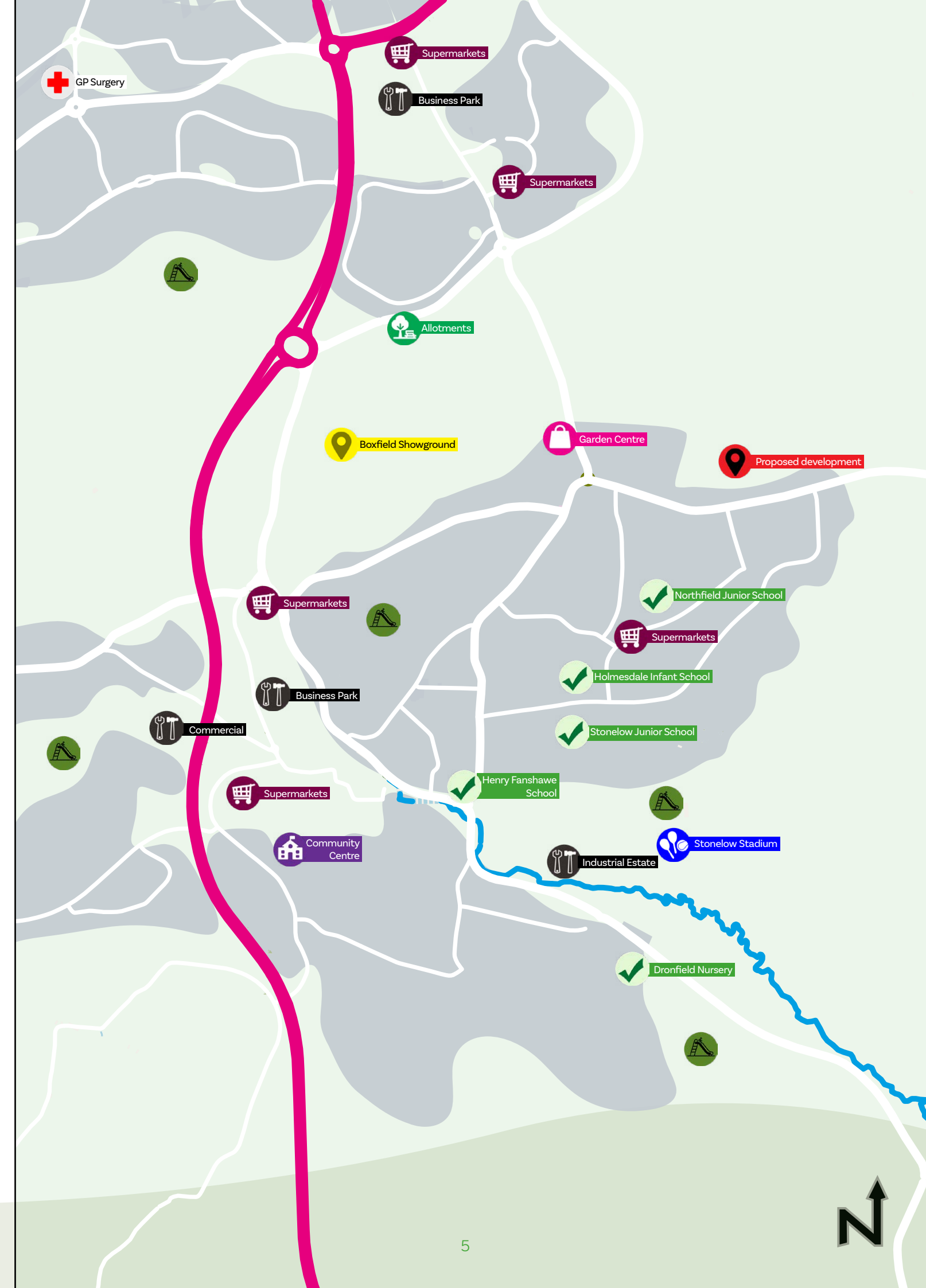
The Council are now consulting on the latest material as part of the Issues and Options stage of Local Plan production under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. Specifically, the current consultation is focussed on the strategic approach to the location of development and a refined schedule of sites all of which have passed through both the initial desktop screening, and further detailed stages of assessment. Notably, the sites contained on the schedule also align with the emerging strategy and includes this site (referenced as 45483 – Land off Eckington Road, Coal Aston, Dronfield).

The strategy proposed by the Council within the consultation document is supported in principle – in particular, the approach which recognises that the level of priority of location for accommodating growth should correlate with the level of sustainability and role of a settlement. As proposed, ‘Priority 1 Locations’ should include as indicative locations those listed i.e. the edge of Chesterfield/ Sheffield, new settlement/ strategic sites and Level 1 settlements – Main Towns. It is correct that Dronfield is recognised as a Level 1 Settlement – Main Town.

The Council have provided useful additional insight around constraints which remain and concerns they would need to see addressed to provide confidence that the site could form an allocation within the new Local Plan. These concerns primarily relate to the issues highlighted by the Inspector who examined the adopted Local Plan 2014-2034. As part of this, the Council have invited additional evidence.

The purpose of this Vision Document is to provide an updated vision on how the site should form an allocation, driven by the additional evidence undertaken, the full extent of which will be forthcoming within the timescales provided.

**fisher
german**



03. Constraints

Having made a full assessment of the physical characteristics of the site, no constraints have been identified which would inhibit development of the site for residential uses.

Landscape

The Site is not located within or adjacent to any national or local landscape designations and is not within the setting of any landscape designations.

Published landscape character assessments places the Site within the 'Wooded Hills and Valleys' Landscape Character Area (LCA), which provides some context relevant to the Site. However it does not address characteristics specific to the Site such as its visual enclosure, with some typical agricultural characteristics, albeit, overlooked and clearly influenced by the existing settlement edge. Due to the enclosed nature of the Site boundaries, particularly to the south-west, and north-east, the Site character does not have a strong visual connection with the wider landscape character but is influenced and overlooked by the existing settlement edge off Eckington Road and in part by Valentines Court.

In visual terms, the Site is generally well contained by a combination of landform, established vegetation and the adjoining settlement edge. Views towards the Site are predominantly localised and occur from nearby residential properties along Eckington Road, adjacent playing fields, and limited sections of the surrounding Public Rights of Way (PRoW) network. More distant views are limited, intermittent and heavily filtered by undulating topography, woodland blocks and mature hedgerows, particularly across Moss Valley to the north and east. Overall, the visual effects associated with future development would be contained to the near context and are capable of being appropriately managed through layout, scale and landscape mitigation.

Heritage and Archaeology

There are no listed buildings on site. There is no likelihood of negative impact by the development of

this site. Based on available information, there is little evidence for archaeological activity in the vicinity of the site.

Access

Primary vehicular access can be taken from Eckington Road along the southern boundary of the site. The straight alignment of the highway ensures appropriate visible and safe access can be achieved. The linear boundary presents opportunity for emergency vehicle, cycle, and pedestrian access at several locations.

Noise

There are no obvious noise constraints that would impact the potential arrangement of the development.

Flood Risk and Drainage

Analysis shows the low lying areas of the site with very isolated spaces at risk. These area lie close to an existing watercourse in northern areas. Proposed development is located some distance from this feature.

Ecology and Trees

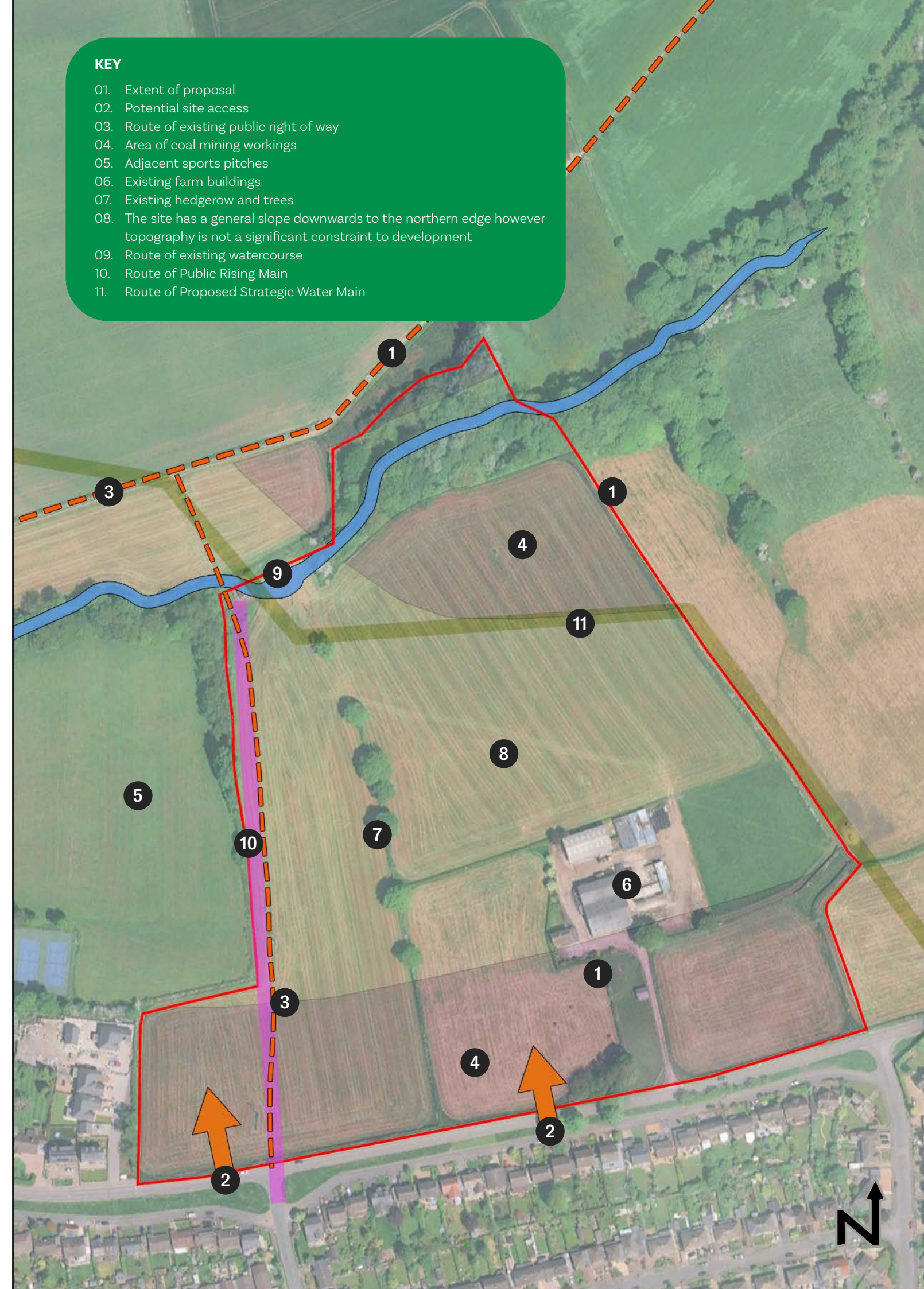
The southern portion of the site is dominated by species poor modified grassland. The grassland is overgrazed and poached and the dominant species present are typical of improved pasture. Field boundary features within and around the site are primarily, species poor native hedgerows, dominated by Hawthorn with the occasional large mature tree. The development footprint is largely devoid of priority habitats, but the stream and woodland to the northern boundary is high value and should be avoided, and the land between enhanced.

Utilities

There are no significant services that have prevent the delivery of residential development. Existing services have been considered and appropriate stand-offs easements are accommodated in the design.

KEY

01. Extent of proposal
02. Potential site access
03. Route of existing public right of way
04. Area of coal mining workings
05. Adjacent sports pitches
06. Existing farm buildings
07. Existing hedgerow and trees
08. The site has a general slope downwards to the northern edge however topography is not a significant constraint to development
09. Route of existing watercourse
10. Route of Public Rising Main
11. Route of Proposed Strategic Water Main



04. Approach

Analysis of the site and technical recommendations form a robust starting point for the development of this site. This process ensures that design work will deliver a sustainable, suitable, and responsive proposal. The arrangement of the proposal is based on an appraisal that identifies features of the site and assesses the advantages and disadvantages of retaining them.

The overarching principles of the development can be expressed as extensions of site features to create a simple structure.

This structure creates a defined space within which national and local design guidance can be applied.



GREEN EDGE

Assessment of the site reveals a simple structure governed by constraints and existing features. Development is focused to the south, close to Eckington Road. Northern areas are retained as greenspace with the potential for BNG.



EXTENT OF DEVELOPED AREAS

A SUDS basin is proposed at an appropriate location, based on topography and engineer recommendations. The route of an existing public right of way and existing planting divide the developable into smaller cells. Access points from Eckington Road can be delivered in safe and visible locations.



DETAIL

An opening is proposed that creates a long distance view of Norton Water Tower to the north.

Developable areas are further divided by an east-west corridor that could include tree planting. The intention is to break up the massing of the proposal and create a landscape led development.

The visually sensitive northern and eastern edges of development parcels could be of a lower density. This will create a soft transition to greenspace and allow filtered views in and out of the development.

05. The Opportunity

The proposal has attractive features, retained trees and planting, with the potential to maintains the character of Dronfield, Coal Aston, and the North East Derbyshire vernacular. It will generate an integrated development that supports local services, contributes to local character, and provides new natural space and habitats.

The illustrative proposal provides for a variety of house types, new open space, and pleasant streetscenes. New homes will be set around a simple movement framework. Buildings, streets, and spaces, align to form a cohesive and integrated design solution. The proposal demonstrates the potential for a high quality and sustainable residential development.

Key features and benefits:

- A variety of circa 200 new homes to cater for a local need.
- A mix of densities and character to achieve an average of 37 dph.
- A net developable area of 5.43 hectares.
- Provision of market and affordable homes.
- The creation of new circular walking routes for the benefit of new and existing residents.
- New equipped play spaces in accessible locations.
- Deliver a net gain in biodiversity.



KEY

- 01. Primary vehicular access from Eckington Road.
- 02. Proposed SUDS basin
- 03. Linear green corridor includes retained trees and hedgerow
- 04. Proposed equipped play area
- 05. Peripheral circular walking routes
- 06. Proposed loop road and primary highway
- 07. Retained public right of way
- 08. Open corridor through the site is aligned with a view of Norton Water Tower
- 09. Green corridor and potential BNG area to the north

06. Summary and Conclusion

This Promotion Brochure sets out the case for the future allocation of land off Eckington Road, Dronfield, for future residential development. It demonstrates that the Site is well-located, free from technical constraints, and capable of delivering a high-quality scheme that aligns with the Council's objectives for sustainable growth. The following conclusions summarise the key findings of this document.

The Site is located in a highly sustainable location with convenient access to a range of local services and facilities, including shops, schools, healthcare, and leisure amenities, as well as benefiting from excellent transport connections.

In respect of suitability, the evidence presented within this Promotion Brochure demonstrates that the Site can accommodate a high-quality residential development in the region of 200 new dwellings pending final density considerations.

The illustrative proposals show how the site can accommodate a well-designed scheme that provides a mix of family housing alongside generous areas of public open space and recreational opportunities. Vehicular access is proposed directly from Eckington Road, ensuring a convenient and logical connection to the existing highway network and the wider settlement. Substantial open space will create a strong landscape led character and deliver robust green infrastructure.

Greenspace will also provide biodiversity gains and create a natural transition to the surrounding fields and rural area. In this context, the Site represents a logical and natural extension to Dronfield and Coal Aston.

This Promotion Brochure also demonstrates that the Site is deliverable in that there are no technical or environmental (built and natural) constraints that would preclude the Site coming forward for future residential development.

Ownership is such that it helps streamline the process of bringing forward development in a timely manner. Furthermore, the proximity of the Site to existing residential development confirms the availability of utilities and connections. Taken together, these factors provide the confidence that future residential development on this Site is deliverable.

In summary, it has been demonstrated that the Site is sustainable, suitable, and deliverable, for future residential development. It is anticipated that the development of the Site will make a significant contribution to the Council's housing need with an appropriate mix of market and affordable homes. This is in addition to a number of community benefits, which cumulatively will help meet the needs and aspirations of the local area, including the Council's key objectives.

Overall, future development of the Site will make a significant contribution to the Council's objective of planning for sustainable housing growth. By demonstrating that the Site is appropriate for residential development, this Promotional Brochure presents a robust case for the Site to be allocated for future residential development.





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