



Keyland

Our
vision
document

Furnace Hillock Way, Hasland, Chesterfield

April 2026

keyland.co.uk

Introduction

This Vision document sets out a high level overview of the evidence that has been prepared to support the allocation of the site on Furnace Hillock Way, Hasland, within the forthcoming North East Derbyshire Local Plan.

About Keyland

The development is being promoted by strategic land promoter, Keyland Developments Ltd, who are a subsidiary of Yorkshire Water's parent company, the Kelda Group.

Established in 1987, Keyland operates across the region and has created a unique approach to development based on the Six Capitals model to sustainable development, as set out in their Blueprint. Their aim is to change the face of development by creating truly sustainable places.

As a land promoter, Keyland is able to deliver a diverse range of housing types and tenures to create both a commercially attractive project and at the same time deliver against the organisation's wider corporate and social responsibility agenda.

The Site

Furnace Hillock Way, Hasland, is a proposed residential led development located to the south-east of Chesterfield. The scheme represents a natural and sustainable extension to the existing settlement of Chesterfield, creating a well-integrated new neighbourhood.

The site comprises two arable land parcels situated on either side of Furnace Hillock Way. The northern parcel (approximately 24 hectares) is enclosed by mature woodland, areas of parkland, and established residential development. The southern parcel (approximately 15 hectares) is similarly contained by mature woodland, neighbouring development, and the South Chesterfield Golf Club.

Benefitting from access points via Furnace Hillock Way, B6038 Churchside, and B6039 Mansfield Road, the site presents a strong opportunity for a landscape-led scheme.

In alignment with Keyland's Six Capitals approach, the development has the potential to deliver a wide range of benefits for both existing and future residents, including high-quality green and blue infrastructure, alongside a diverse mix of housing typologies, tenures, and delivery models.

Scope

This Vision document sets out the high level context and ambitions for the site off Furnace Hillock Way, Hasland, Chesterfield before providing initial analysis of the site's availability, suitability and achievability in the context of the National Planning Policy Framework (the Framework). An illustrative masterplan will show the potential for the site including green and blue infrastructure. The proposal provides significant benefits which are explained throughout the document including the provision of a range and choice of house types and tenure, job creation, and economic growth.



Aerial photograph showing the proposed site boundary, and adjacent residential development

Keyland and the Kelda Group

Established in 1987, Keyland has regenerated some of the most complex and acclaimed residential and commercial developments. After three decades of developing a successful formula for unlocking the development potential of disused and under utilised land for sister company Yorkshire Water, Keyland offers this service to public and private landowners through our Planning Promotional Agreements (PPA). initiative.

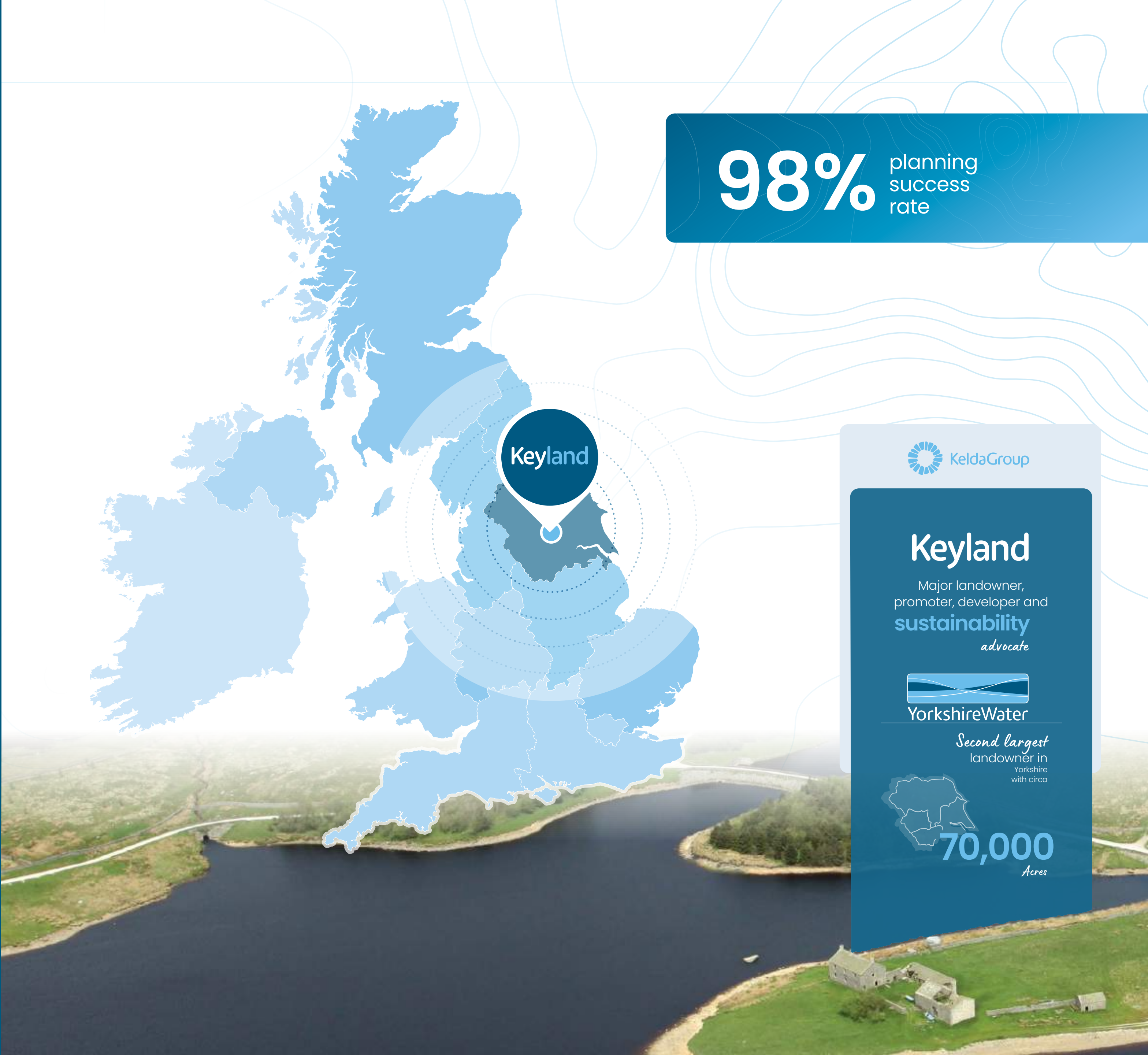
Who Are We?

As a key landowner across the North of England and Midlands, Keyland has developed a distinctive approach to land promotion, anchored in its Six Capitals model for sustainable development, as outlined in their Blueprint Strategy. Their goal is to transform development in the region by creating truly sustainable communities. By promoting land, Keyland is able to deliver a variety of housing options that not only generate commercial success but also align with the company's broader corporate and social responsibility goals.

The team has established a superb track record of achieving planning consents on some of the most prestigious sites, across both residential and commercial sectors.

By unlocking the potential of sites, Keyland makes a significant contribution to the supply of residential and employment development land throughout England.

98%
planning
success
rate





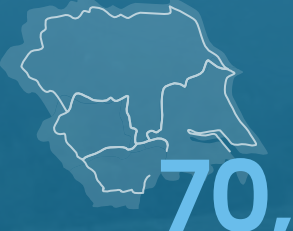
Keyland

Major landowner,
promoter, developer and
sustainability
advocate



YorkshireWater

*Second largest
landowner in
Yorkshire
with circa*

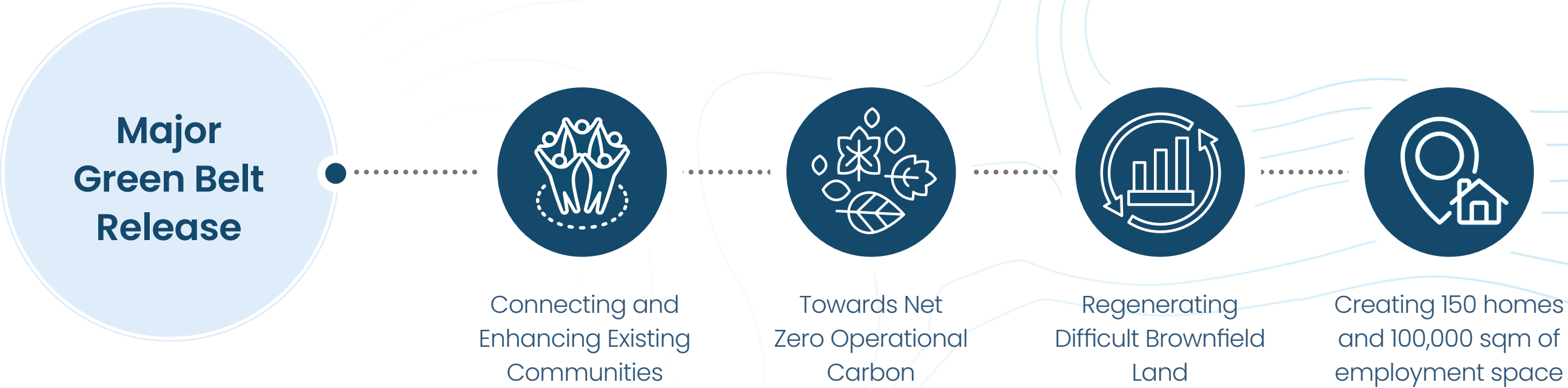


70,000
Acres

Our Experience

Esholt Positive Living

The project received planning permission from Bradford Metropolitan District Council in 2021, to create a ground-breaking beacon of regenerative, sustainable development in West Yorkshire realising 150 homes and 100,000 sqm of innovative employment facilities in place of the existing disused water treatment tanks on the site.

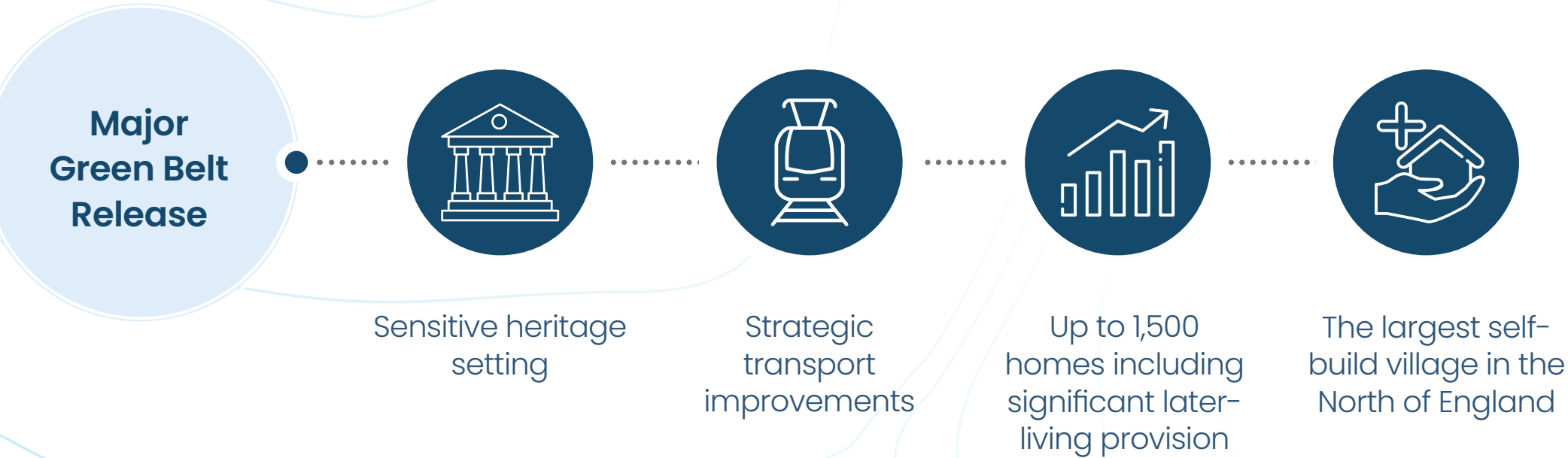


‘A beacon of positive living’
Exemplar residential development

Our Experience

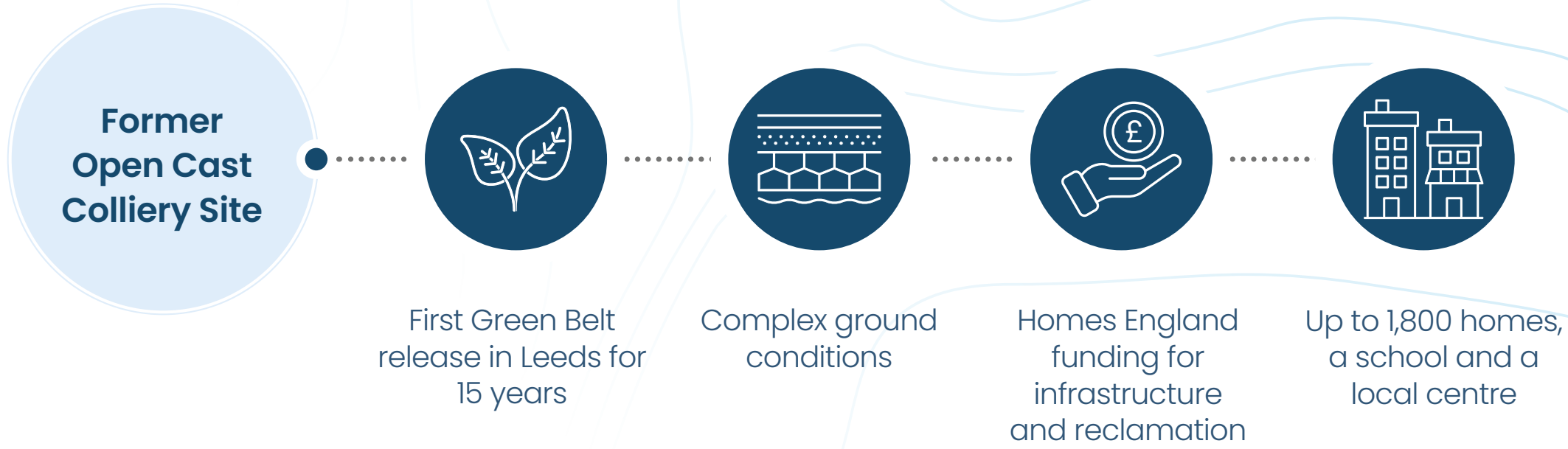
Huntwick Grange, Featherstone

Keyland achieved allocation in the Wakefield Local Plan for over 1,000 houses and related infrastructure delivered as an urban extension to Featherstone.



Skelton Gate, Leeds

Skelton Gate will accommodate 1,800 new homes, along with new primary and secondary schools, public open space, a local centre, convenience store and associated infrastructure.



Our ‘Six Capitals’ Model

At the heart of Keyland’s Blueprint Strategy is the Six Capitals approach to sustainable development, which places an emphasis on living within natural limits but also increasing social, human, intellectual, manufactured, and financial value.

In moving beyond traditional measures of financial ‘value added’, Keyland’s Blueprint Strategy and Six Capitals approach represents a more complete, realistic, and holistic assessment of the total value generated by a Keyland development.

Our Six Capitals approach to sustainable development is designed to help us become more sustainable and resilient.

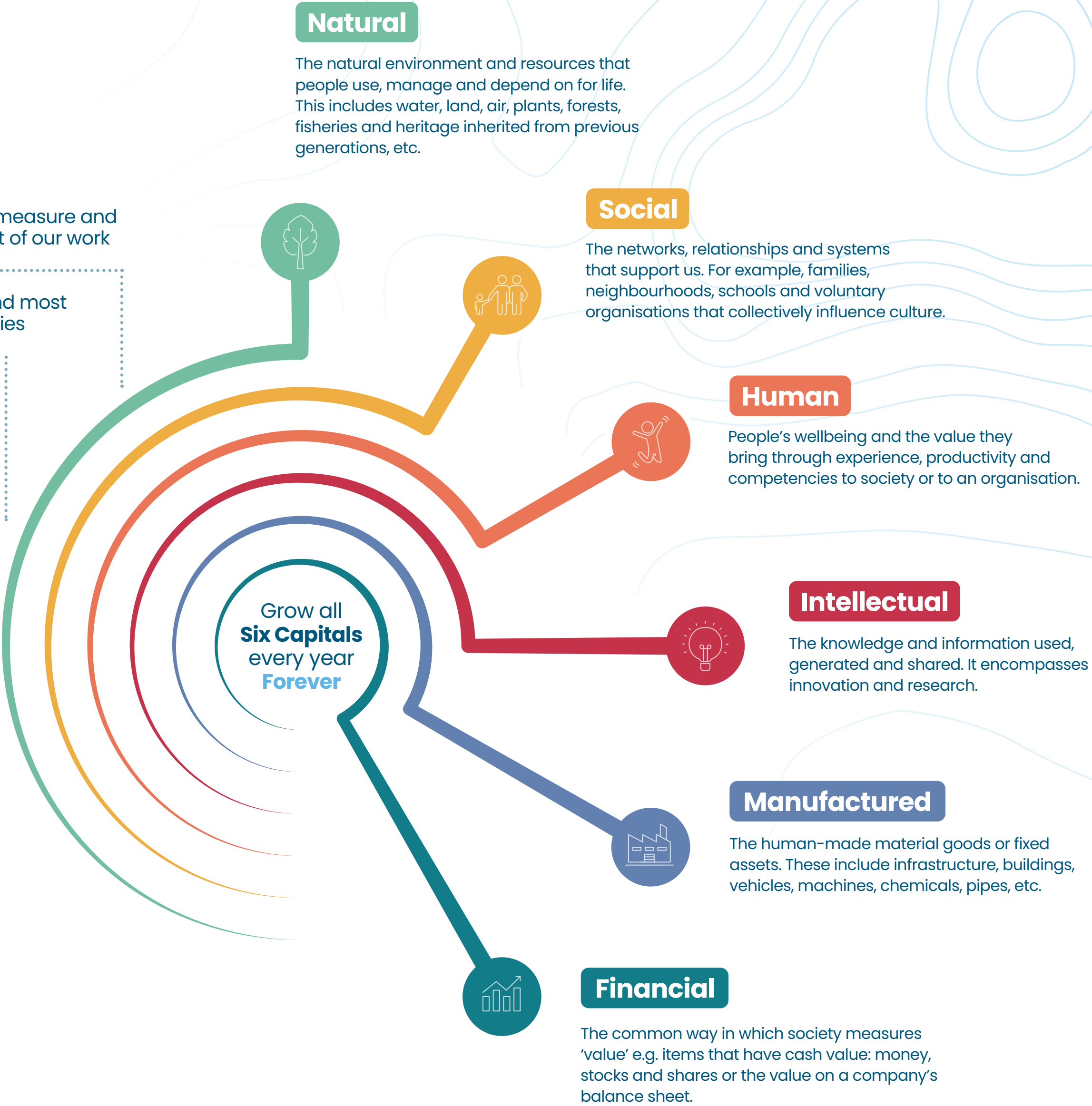
This give us a better understanding, and therefore better managing, the economic, environmental, and social impacts of our actions. This concept places an emphasis on living within natural limits but also increasing, social, human, intellectual, manufactured and financial value, allowing us to protect and grow the value we create for society across the region.

The Six Capitals help to understand, measure and manage the impact of our work, inform the development of the most appropriate strategies and maximise the potential of land.

What do they do?
Better understand, measure and manage the impact of our work

Develop the best and most appropriate strategies

Maximise the development potential of land



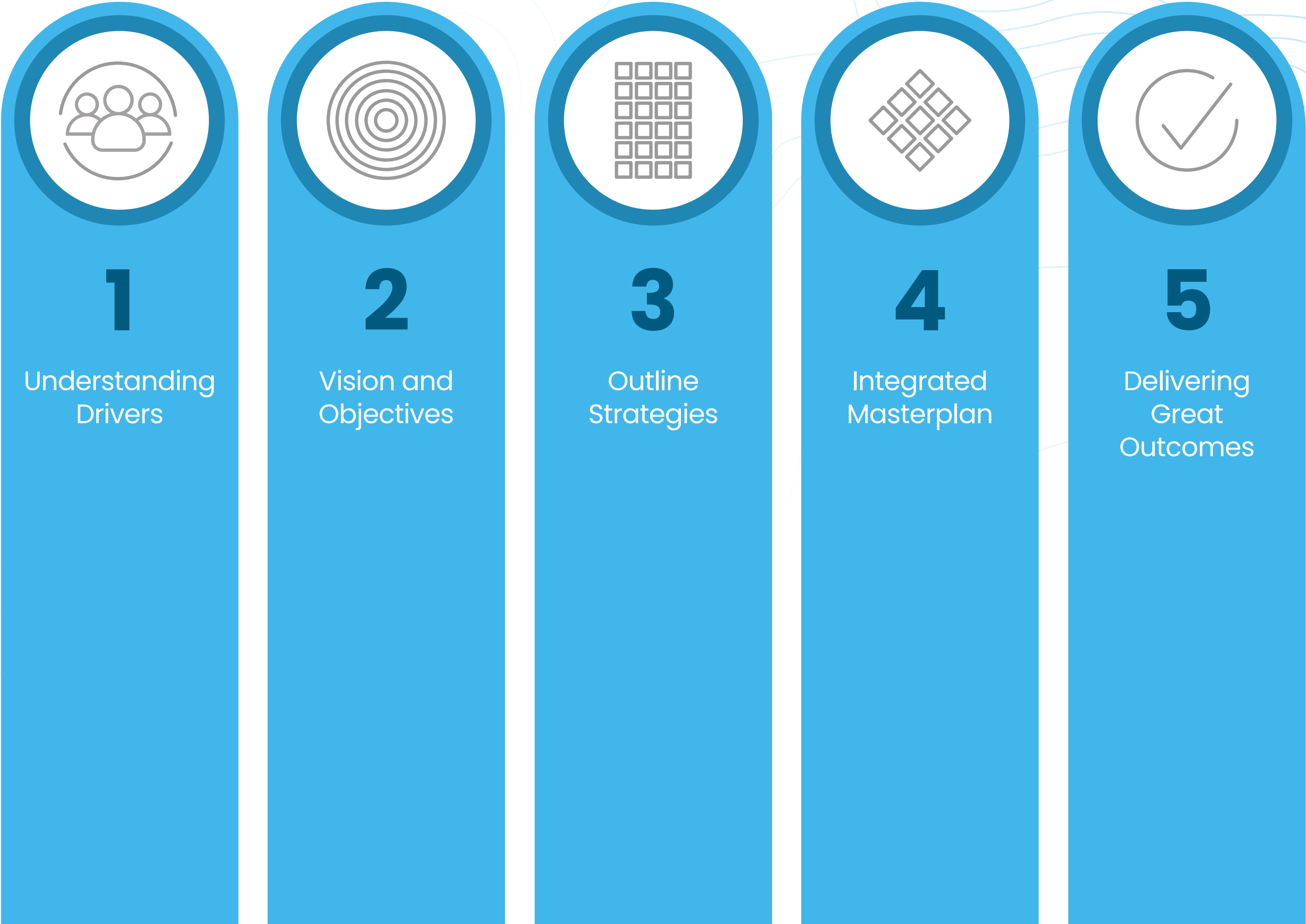
The Keyland Blueprint Approach

Embedding Keyland’s Blueprint and The Six Capitals from vision to delivery.

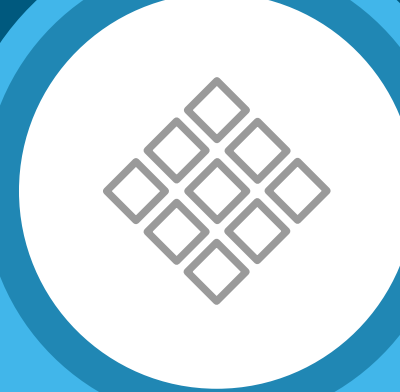
Keyland’s Blueprint and the Six Capitals approach takes the context of the site and guidance from key drivers. A Vision statement has been created for Furnace Hillock Way using the ‘Six Capitals’ model along with high level objectives and examples of Key Performance Indicators (KPIs) and Targets across each of the natural, intellectual, human, manufactured, social and financial capitals to be developed during the next stages.

This enables Keyland and their project team to develop outline strategies, target high development standards and address key drivers such as North East Derbyshire District Council’s vision and policy objectives in order to deliver good inclusive growth. The desired outcome is increased value for Furnace Hillock Way, Hasland across all Six Capitals which delivers significant benefits to residents, visitors and development partners.

An overview of our overarching approach to embedding the Six Capitals from Vision to Delivery for Furnace Hillock Way, Hasland is presented here and expanded on in the following sections of the document.



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Understanding Drivers	Vision and Objectives for Furnace Hillock Way, Hasland, Chesterfield	Outline Strategies	Integrated Masterplan	Delivering Great Outcomes for Furnace Hillock Way, Hasland, Chesterfield
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1 Understanding Drivers

Image: Site location and context



1.1 Planning and Housing Need



The site represents an opportunity to provide quality housing to help to meet the housing needs of North East Derbyshire providing a mix of market, affordable and self and custom build housing.

There is a significant and recognised housing crisis within the UK. The country needs to provide around 300,000 homes per year to keep up with population growth and to start to tackle years of under supply.

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The North East Derbyshire Local Plan was adopted in November 2021 and covered the period 2014-2034, which is now approaching 5 years ago. National planning policy and guidance has changed significantly in that time, with latest National Planning Policy Framework published in December 2024. This includes a refreshed approach to the standard methodology for calculating housing need.

The Framework establishes a more positive and pro-development policy framework to address the concern that the planning system is a major constraint to growth. The July 2024 Written Ministerial Statement (30th July 2024) confirms the Government’s position on restoring and raising housing targets; focussing new development into the ‘right places’ including within the Green Belt; moving towards strategic planning; building infrastructure to grow the economy; and supporting local planning.

The Framework is the immediate tool to unlock the planning system and reflects the new Labour Government’s aspirations for growth. Rachel Reeves gave a speech soon after the election to emphasise that “*sustained growth is the only route to improving prosperity of our country*”; that “*nowhere is decisive reform needed more urgently than in our planning system*”; and importantly “*economic benefits of development will be a central consideration*”.

Chapter 5 is all about ‘*Delivering a sufficient supply of homes*’ and the changes to the Framework reinforce and emphasise that local authorities should meet the identified housing need as a minimum and the baseline is the standard

method. Para 62 of the NPPF states that “*to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for*”.

Under the standard method for calculating housing need, North East Derbyshire District Council’s local housing need requirement is set at a minimum of 605 new homes per year.

The proposed changes to the NPPF were published for consultation on 16th December 2025. The Ministerial Statement that accompanied the proposed changes states that the overhaul of the NPPF is designed “*to facilitate the delivery of high and sustainable rates of housebuilding*” and to “*boost the housing supply and unlock economic growth*”. The proposed changes create a “*permanent presumption in favour of sustainable development*”, secure a diverse mix of homes and streamline local standards to speed up decision making. It is appreciated that the proposed changes are out for consultation, but they are a direction of travel contained in an accompanying Written Ministerial Statement.

Furthermore, The emerging strategy broadly follows the existing settlement hierarchy but introduces a greater focus on sustainable growth locations, including the edges of neighbouring urban areas such as Chesterfield and Sheffield. A cascade approach to site selection is proposed, whereby higher-tier Priority 1 locations and settlements and accessible locations, such as adjacent to Chesterfield, will be the focus for growth and development.

Therefore, there is a need for the emerging Local Plan to address the updated national planning position and provide for the housing and employment needs for the area.

At least 300,000 homes a year need to be built for the foreseeable future.

Building More Homes, House of Lords Select Committee on Economic Affairs (2016)

Positive action is required by the council to enable faster rates of development in the area.

Custom and Self Build, Demand Assessment, Three Dragons (2021)



1.2 North East Derbyshire Priorities

Keyland’s approach to development aligns closely with the vision and strategic objectives of North East Derbyshire District Council. The Council’s Local Plan sets out an ambitious long-term vision to deliver sustainable growth while protecting the district’s unique character, ensuring that people, places, and the environment all benefit from future development.

The Council’s overarching vision is that North East Derbyshire will be “a place that is clean and attractive, where people are proud to live and work, where they will prosper and are safe, happy and healthy.”

This is carried forward through the Local Plan vision to 2034, which promotes a high quality of life supported by sustainable growth, strong communities, and environmental stewardship.

Also, the Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2) local economic partnerships set goals for economic growth and in supporting needs such as housing.

This vision is underpinned by a comprehensive set of objectives focused on economic growth, community wellbeing, and environmental protection.

Together, these priorities reflect a balanced and forward-thinking approach to growth, one which closely aligns with Keyland’s Six Capitals framework.

For the site, this alignment provides a strong foundation for delivering a development that not only meets housing needs but also contributes positively to the wider vision for the region.

North East Derbyshire Vision and Objectives



Economic Growth and Prosperity

Supporting sustainable economic growth, job creation, skills development, and tourism, while addressing inequalities and strengthening the district’s role within the wider Sheffield City Region and D2N2 Local Economic Partnership areas.

Strong and Inclusive Communities

Delivering a mix of high-quality housing, supporting community infrastructure, promoting health and wellbeing, and ensuring that development meets the needs of all residents across diverse communities and life stages effectively.

Environmental Protection and Place-Making

Protecting the Green Belt, landscape character, and heritage assets, while promoting high-quality design, sustainable transport, climate resilience, and enhanced green infrastructure to support biodiversity, reduce emissions, and improve environmental quality.



Keyland’s Six Capitals Approach

1.3 Spatial Strategy

The proposed Spatial Strategy seeks to direct sustainable growth to the most accessible and well-connected locations within North East Derbyshire, prioritising sites on the edge of existing settlements. This approach supports the efficient use of land, strengthens connections to services and infrastructure, and ensures development contributes positively to existing communities.

The site at Hasland occupies a highly sustainable position on the edge of the settlement area, adjacent to the administrative boundary with Chesterfield. The site's location aligns with the emerging settlement hierarchy and spatial strategy of the Local Plan, which prioritises growth at the edges of main settlements where access to services, employment opportunities, and infrastructure is strongest.

Connectivity is a key strength, with Chesterfield railway station located approximately 3.2 kilometres from the site, providing regular services along the Midland Main Line to Sheffield, Derby, Leicester, and London St Pancras. This accessibility supports sustainable travel patterns and reinforces the site's suitability for development.

The site is well-related to the existing urban form, directly adjoining residential development to the north and forming a logical, contained extension to Chesterfield. Importantly, sufficient separation is retained to the south, preventing coalescence with Grassmoor and maintaining the distinct identity of settlements.



1.4 Understanding Hasland

Hasland, Chesterfield, is a well-established suburban settlement located approximately 2 kilometres southeast of Chesterfield town centre. The area benefits from a strong range of local services, education facilities, and transport connections, making it a sustainable and attractive location for residential development that can build upon the existing community structure and accessibility.

The site benefits from a highly accessible location along Furnace Hillock Way, which runs through the centre of the site and connects key local routes. This corridor links the B6039 Mansfield Road to the east with the B6083 Churchside/ North Wingfield Road to the west, providing direct connections to the wider highway network, including the A617 and A61, and onward to Junction 29 of the M1 motorway.

Hasland, Chesterfield, offers a range of local services and community facilities that support day-to-day needs. Convenience retail is concentrated along Mansfield Road, while Hasland Medical Centre, located approximately 1.3 miles from the site, provides accessible healthcare provision. Eastwood Park serves as a key area of green infrastructure, offering recreational facilities including sports pitches, a playground, and community space alongside Hasland Village Hall.

The area is well-served by education facilities, including Hasland Infant School and Hasland Junior School, with secondary provision available at Outwood Academy Hasland Hall. Further and higher education opportunities are available at Chesterfield College, located approximately 3.6 kilometres from the site.

Overall, the site is well-integrated with the existing settlement and benefits from strong transport links, services, and infrastructure, reinforcing its suitability for sustainable residential development.



1.5 Available & Suitable

The following sections of this Vision Report demonstrate that the site is available and suitable for residential development in accordance with national planning policy. It represents a sustainable opportunity on the edge of Hasland, Chesterfield, supported by a strong delivery strategy and clear alignment with emerging spatial priorities.

Available

Keyland Developments Ltd has entered into a Planning Promotion Agreement with the landowner to promote the site through the emerging North East Derbyshire Local Plan and secure planning permission. This establishes a clear pathway for delivery, with the intention to bring the site forward in a coordinated and phased manner. The site is therefore considered available in line with the National Planning Policy Framework and Planning Practice Guidance.

Suitability

The site occupies a highly sustainable location on the edge of Hasland, Chesterfield adjoining the existing built-up area and forming a logical extension to the settlement. It benefits from strong access to local services, education, and transport infrastructure, including proximity to Chesterfield and its wider employment opportunities.

Furnace Hillock Way provides direct connectivity through the site, linking key routes and supporting accessibility. The surrounding context, including residential areas, golf course and community facilities, reinforces its suitability for residential development.

While the site lies within the Green Belt, it is well contained and relates closely to the existing urban edge. It makes a limited contribution to Green Belt purposes and should be considered through the Local Plan Review as a ‘grey belt’ opportunity.



1.6 Green Belt

Spawforths has undertaken a High Level Grey Belt Assessment and considers the site is capable of being ‘grey belt’. It does not perform strongly against purposes a, b or d relating to urban sprawl, coalescence or historic settlement.

The site is bound by Chesterfield, B6039 Mansfield Road, B6038 Churchside, residential properties, a golf course, woodland, and tree belts.

The High Level Assessment shows that against all five purposes of the Green Belt concludes that the Site performs a WEAK/MODERATE role against the five purposes of the Green Belt.

The site at Furnace Hillock Way, Hasland has the potential to be Grey Belt as it does not perform strongly against purposes (a), (b) and (d) and it does not contain any Footnote 7 matters.

In addition, the Assessment has shown to a high level that the boundary to the site is formed by recognisable features and is effectively contained, has urban influences on character with urban form on three sides and a golf course to the south.

It is also noted that the proposed scheme will need to include areas of open space and green infrastructure and is capable of delivering improvements to open space, including provision of new public open space, as required by national policy and guidance.

Accordingly, Spawforths consider that the Site at Furnace Hillock Way, Hasland is capable of being Grey Belt.



1.7 Access & Transport

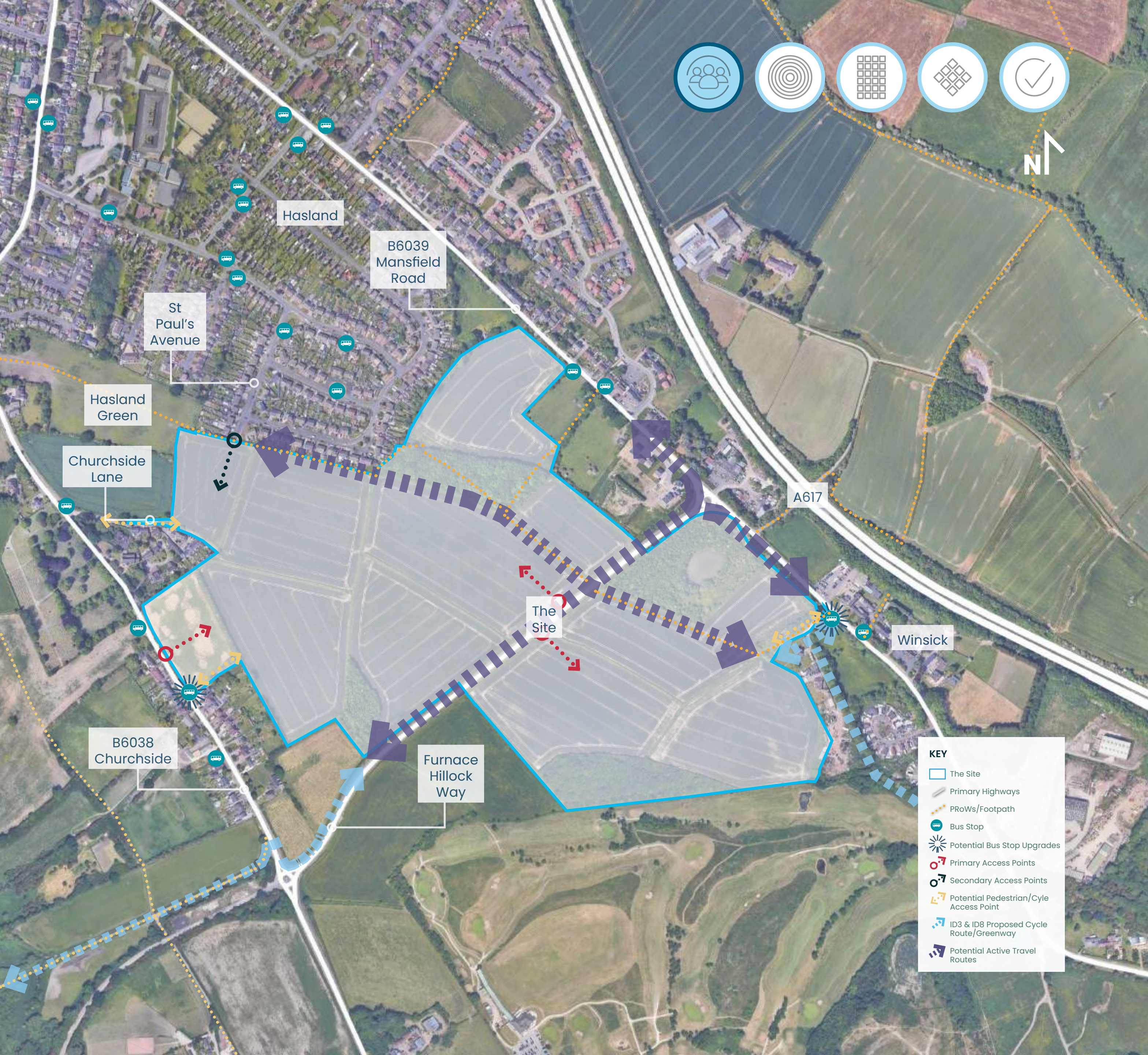
i-Transport have provided advice on a preliminary approach to access and transport, ensuring the site is well-connected by walking, cycling, and public transport.

The site benefits from a strong foundation for sustainable travel, supported by existing walking, cycling, and public transport infrastructure. A network of PROW's cross both the northern and southern parcels, offering opportunities to enhance connectivity and integrate green infrastructure into the development. These routes can be upgraded to provide attractive, safe, and accessible links for future residents.

Cycling provision is supported by an existing shared footway/cycleway along Furnace Hillock Way, which is identified within the Adopted North East Derbyshire Local Plan (2014–2034) under policies ID3 'Sustainable Travel' and ID8 'Greenways and Public Rights of Way'. There are clear opportunities to enhance this route and deliver new connections through the site. Connections to the wider network, including potential links to the Five Pits Trail and routes towards Chesterfield, would help establish a continuous active travel corridor and improve accessibility.

Public transport accessibility is strong, with frequent bus services operating nearby. Routes along Churchside and Mansfield Road provide regular connections to Chesterfield, Clay Cross, Mansfield, and Nottingham. Bus stops are located within walking distance of the site, and enhancements to existing shelters and real-time information should be considered.

A number of access points have been identified, including from Furnace Hillock Way, Churchside, and St Paul's Avenue. These provide flexibility in delivering a well-connected and permeable development, with no significant constraints identified.



1.8 Flood Risk & Drainage

OEC Consulting Engineers have provided a sustainable flood risk and drainage strategy, ensuring the site can be safely developed with appropriate mitigation measures.

The site is located entirely within Flood Zone 1, indicating a low probability of fluvial flooding. The nearest main watercourse is the River Rother, located approximately 1.2 kilometres to the west, and does not pose a direct flood risk to the site.

Topographically, the site is centred around Furnace Hillock Way at approximately 99 metres Above Ordnance Datum (AOD), with both northern and southern parcels generally falling towards this corridor.

Areas of surface water flood risk are primarily located along the lowest parts of the site, particularly adjacent to Furnace Hillock Way and around an existing pond in the north-eastern corner of the southern parcel. These represent localised flow paths and depressions that can be effectively managed through a comprehensive drainage strategy.

Given the site's characteristics, a sustainable drainage system (SuDS) approach will be implemented to attenuate and manage surface water runoff. This is likely to include features such as attenuation basins, swales, and controlled discharge, ensuring runoff rates are maintained at greenfield levels where possible.

Groundwater flood risk across the site is identified as very low, further supporting its suitability for development. Overall, there are no significant flood risk constraints that cannot be appropriately mitigated through design.



1.9 Ground Conditions

A preliminary desktop assessment of potential ground conditions has been undertaken to form an understanding of sub-surface conditions with regard to future residential development.

Historical mapping indicates that both parcels of the site were previously mined for coal. Workings ceased in the mid 20th century. Due to the time between last workings and potential development, any ground movement would be expected to have ceased. Ongoing investigation into ground conditions will inform the masterplan strategy throughout future development stages.

Minerals are recorded on site, however at this time it is not considered economically viable for these to form a commercial proposition, and therefore residential development would not impede a viable extraction opportunity. As mineral extraction is not likely to be economically viable, residential development forms a economically, spatially, and environmentally logical use of the land.

There are no known ground conditions which would preclude development of the site for residential uses.



1.10 Landscape

The site contains a range of natural features which can contribute to the attractiveness of future development and opportunity for biodiversity enhancement.

Key features of the site include mature hedgerows, four blocks of woodland, and a small pond located in the northern part of the southern parcel. Within and around these features is open arable farm land currently used for growing crops. These features can be protected and enhanced with development. Mature landscape features will give character and structure to any residential environment from the outset, rather than needing landscape to establish and mature when planted new.

Masterplanning strategies will integrate these features as core components of both landscape and wider character frameworks. Wherever possible hedgerows will contribute to defining streets and spaces through their linear form and woodland areas will become part of the public open space strategy. The site will provide several public spaces within the landscape where existing and new residents can connect with nature.

Development of the site for residential use will bring the natural features into active management, offering significant opportunity for habitat creation and biodiversity net gain.

There are no identified landscape reasons why the proposal site should not be developed for residential use. Development will bring existing and new landscape features into long term management for benefit of both people and nature.



1.11 Ecology

Brooks Ecological have undertaken an appraisal of the site. Land at Furnace Hillock Way is not subject to any statutory designations with regard to ecology, and no protected species are recorded as residing on site.

Development of the site offers a positive opportunity for increasing the ecological value of the land through biodiversity net gain (BNG) and retention of existing landscape features which form habitats.

Presence of native hedgerows, woodland belts, and a pond provide a range of semi-natural habitats for wildlife. These features are to be integrated into any proposed development. Masterplan strategies will preserve these elements to the fullest extent possible.

Preservation of the majority of these features combined with development and opportunities to increase their biodiversity and add new habitats means that development of the site can have a net benefit for wildlife and ecology.

There are no recorded significant habitats or species within the site, and therefore, following appropriate survey and investigation, it is considered that development of the site can have net benefit to the natural capital of the area.



1.12 Heritage

Adapt Heritage have undertaken a desktop review of heritage assets and designations to inform masterplanning strategies for the site.

Two Listed Buildings are recorded within the local context as identified on the map. The Church of Saint Paul is Grade II Listed and Hasland Hall School is also Grade II Listed. No conservation areas are located within the context of the site.

The Church of Saint Paul is surrounded on its eastern side by existing development and surrounding mature landscape buffer. Existing 20th century housing already creates a poor setting to the church, meaning further development will not materially change the setting. Visually, mature trees surrounding the church separate it from the proposal site, providing further separation between the listed church and proposed development.

Hasland Hall School is separated from the proposal site by approximately 430m and by considerable 20th century residential development. The site is physically and visually separated from this asset by existing development, and it is therefore considered that there will be negligible to no impact of development on the asset and its setting.

There are no heritage reasons as to why the site could not be brought forward for residential development which have been found during desktop review.



1.13 Constraints & Opportunities

Development presents many opportunities for both the site, Hasland, and Chesterfield, with no known constraints which would preclude development.

Extensive review of potential influences on a residential led development have been explored by specialist consultants in the preparation of this Vision and informing masterplanning strategies. No significant constraints exist to the development of Furnace Hillock Way, and the construction of 850 new homes and community facilities offers significant opportunity for the community and wider region.

Masterplan evolution continues, informed by ongoing technical investigation and studies, which will provide an optimised solution to creating an attractive, healthy and desirable place for future residents and the existing community of Hasland and Chesterfield.





2 Vision and Objectives for Furnace Hillock Way, Hasland

Image: Site location and context

2.1 Our Vision for Furnace Hillock Way, Hasland

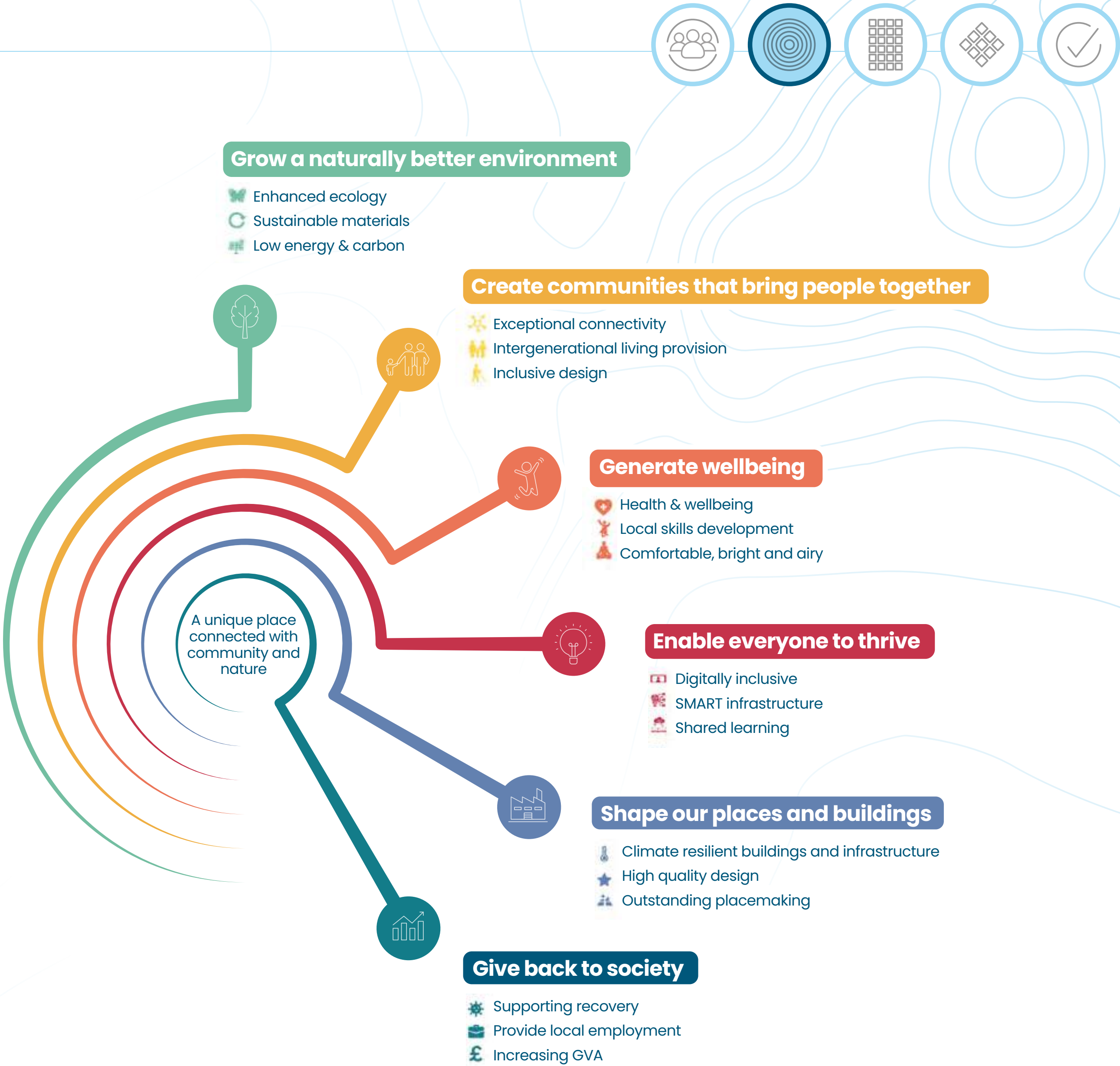
The overarching vision & objectives for Furnace Hillock Way, Hasland, Chesterfield, have been developed to respond to the site’s drivers and positive impact across all Six Capitals.

Addressing these objectives will grow the capitals and act as a catalyst for more sustainable development in North East Derbyshire and the wider region. Keyland’s Vision for Furnace Hillock Way is of a residential led mixed use community where both existing and new residents of Hasland have a desirable, healthy and sustainable place to work, study and play.

Furnace Hillock Way will become a key route, through both green spaces and a centre of supporting community facilities, providing and attractive and active centre to the development.

Residents of Hasland will be able to move through new and improved existing green corridors and access new green spaces for leisure. Variety of green spaces will provide access to nature, space to play and act as a catalyst for community interaction.

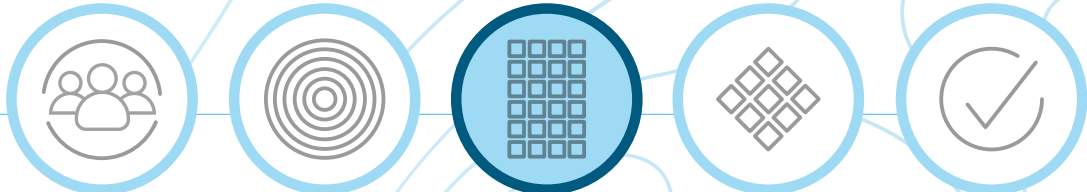
Furnace Hillock Way will deliver a high-quality, sustainable extension to Chesterfield that enhances the natural environment, fosters strong and inclusive communities, supports health and wellbeing, enables opportunity and growth, creates well-designed places, and generates lasting social and economic value.





3 Outline Strategies

Image: Site location and context



3.1 Masterplan Strategies: Creating a Green link

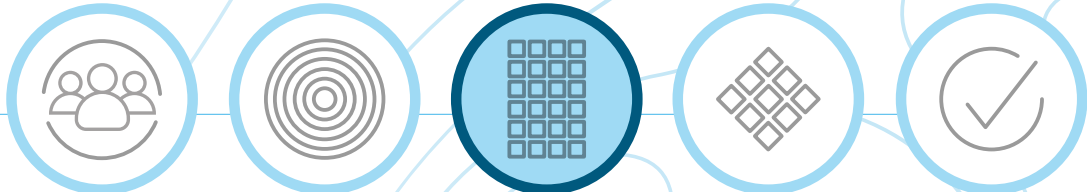
Presented with mature linear hedgerows, the masterplan framework utilises these key routes through the development.

Green active travel routes are formed around existing and enhanced landscape assets. Utilising existing natural assets ensures that these links will be attractive and usable from the point of being established, rather than requiring many years to establish and become attractive movement pathways.

A central east-west link connects north and south parcels and allows off-highway walking and cycling routes to Hasland centre. Further connections link wooded areas together providing off-highway routes to get to attractive green spaces and creating green corridors for potential wildlife movements.



Image: Creating inviting green spaces for people and nature to inhabit



3.2 Masterplan Strategies: Creating Connectivity

Enabling efficient and direct movement while discouraging unnecessary vehicle journeys will optimise the highway network for residential use.

A carefully designed movement network provides connections to routes beyond the site. Connections to existing neighbourhoods are provided to Saint Paul's Avenue. Connections to Furnace Hillock Way and Churchside are deliberately indirect to discourage through traffic and calm speeds.

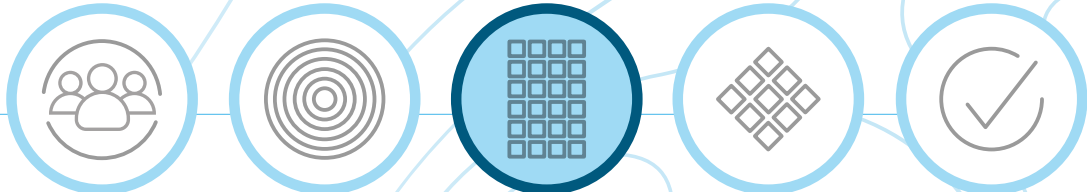
Opportunities for improving legibility are integrated into the plan to ensure development is safe and attractive for residents to move through.



- High quality design
- Smart infrastructure
- Health and wellbeing
- Inclusive design
- Exceptional connectivity
- Low energy



Image: Incorporating cycle and pedestrian pathways that connect with the existing wider networks



3.3 Masterplan Strategies:

A responsible approach to water

Keyland are committed to ensuring responsible water management on all of their development sites.

Development at Furnace Hillock Way can utilise both existing and new Sustainable Urban Drainage Systems (SUDS) to manage surface water run off from the site. This reduces the impact of development through reducing the rates at which water reaches natural water courses of man made drainage to avoid contributing to flooding issues. Water will be managed in such a way to meet contemporary run off rates as required by the local water authority.

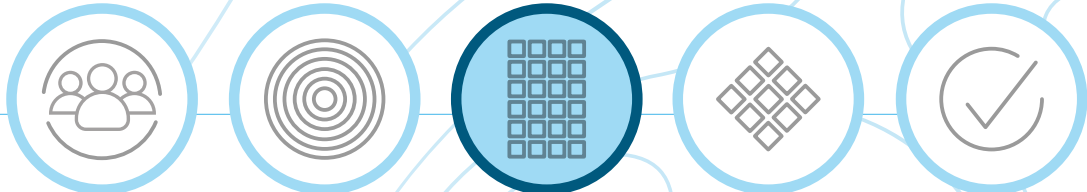
Additionally, SUDS features can be designed to have wider benefit including aesthetic contribution or add variety to habitats on site.



-  Climate resilient
-  Smart infrastructure
-  Local skills
-  Health and wellbeing
-  Sustainable materials
-  Enhanced ecology



Image: Visible and playful sustainable drainage designed as part of the landscape strategy



3.4 Masterplan Strategies:

A biodiverse and active landscape

Development of land off Furnace Hillock Way will increase biodiversity through active management of existing assets and provision of new ecologically rich open areas.

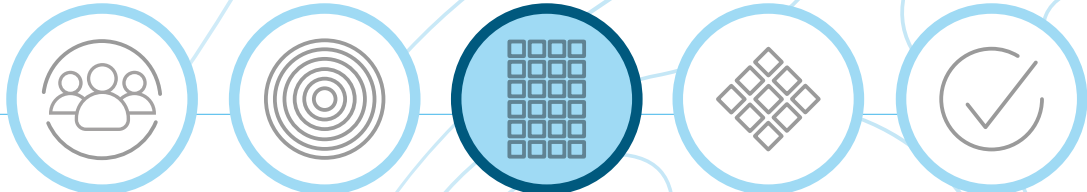
Woodlands and hedgerows will become actively managed and their contribution to biodiversity increased in the long term. New areas of open space will be taken from low value agricultural use and planted with new habitats benefiting a wide range of wildlife. The masterplan framework, underpinned by existing field boundary hedgerows, provides active corridors for not only people but wildlife too. This active landscape will change with the seasons, connecting residents with nature and allowing them to see biodiversity at work.



Image: A rich and diverse landscape will allow for people and nature to thrive



- Supporting recovery
- High quality design
- Outstanding placemaking
- Health and wellbeing
- Inclusive design
- Sustainable materials
- Enhanced Ecology



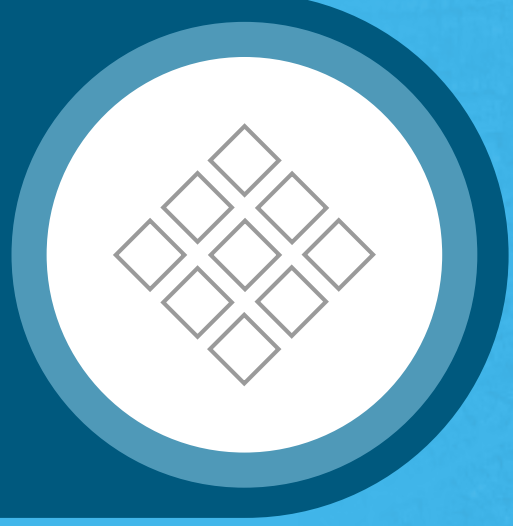
3.5 Masterplan Strategies: Spaces for community

A range of community spaces and facilities can be provided by development at Furnace Hillock Way.

A range of green spaces of varying typologies are included, offering residents choices of activity. Potential for a sports pitch allows groups to come together and exercise. Leisure paths provide space for walking, jogging, and cycling. Open and wooded green spaces provide places to rest and relax amongst nature or allow for informal play. Finally, a centre with community facilities, possibly a local centre, is included in the centre of the masterplan, just off Furnace Hillock Way. This will ensure that the day to day needs of residents are catered for on site, reducing reliance on making journeys off site for services and facilities.



Image: Places for people
and communities to thrive



4 An Integrated Masterplan

Image: Site location and context

4.1 Illustrative Masterplan

Using the Six Capitals model, the design takes into account green and pedestrian connections, water, sustainability, space for communities and landscape, to create an exemplary but pragmatic vision that will be a catalyst for better development in North East Derbyshire.

Key

- 1. Proposed Access from Furnace Hillock Way
- 2. Local Centre
- 3. Primary School
- 4. Playing Field
- 5. Retained Woodland
- 6. Extension to Winsick Park
- 7. Emergency Access to B6039 Mansfield Road
- 8. Proposed Access from St Pauls Avenue
- 9. Retained PRoW Connection
- 10. Proposed Pedestrian & Cyclist Connection
- 11. Proposed Access from B6038 Churchside
- 12. Retained Woodland
- 13. Proposed SuDs
- 14. Proposed Access from Furnace Hillock Way
- 15. Retained Woodland
- 16. Green Spine
- 17. Retained Woodland & Pond
- 18. Retained PRoW Connection & Emergency Access to B6039





5 Delivering Great Outcomes Furnace Hillock Way, Hasland

Image: Site location and context

5.1 Indicative mix

The scheme aims to deliver circa 850 new homes and a local centre of community facilities. Provision is made for a variety of different house type zones, including areas for SME house builders. A green network will be created that connects the different aspects of the site together providing amenity space and enhanced natural habitat and drainage areas.

Enabling alternative delivery methods or the entry of SME companies is a key component to this approach. These alternative forms of housing delivery create the opportunity for SME companies to provide unique offers to potential residents, whilst also encouraging the use of a local supply chain to provide labour and materials. In this way, many of the proposed new homes can be built in Hasland by the people and businesses of North East Derbyshire.

This approach should help the development create a more unique sense of place and address many of the changing needs, expectations, and aspirations for new housing. These include changing attitudes to home ownership, the natural environment, climate change, and the corporate values of those who wish to provide them with goods and services. These changing attitudes to development are beginning to translate into a need to consider a next generation of developments, which will provide a range and choice of approaches to entering the housing market ranging from the traditional, speculatively built home purchase, through to new forms of affordable housing and the ability to construct and live in your own home.

To create this next generation of developments, each form of delivery and the needs of each type of delivery organisation have been considered from the outset to ensure that appropriately sized land parcels are available concurrently from an early stage in the development.



5.2 Embedding the Six Capitals

Keyland are advocates for a low-carbon sustainable future, and would look to deliver a scheme at Furnace Hillock Way that is an exemplar of practical and financially viable sustainability. The Six Capitals model ensures a very holistic but tailored approach to this, and will, for example, ensure a ‘fabric-first’ approach to creating low-carbon dwellings, offset by renewable technologies where appropriate, combined with the very best technology for water management (of course, given Keyland’s origins) is considered.

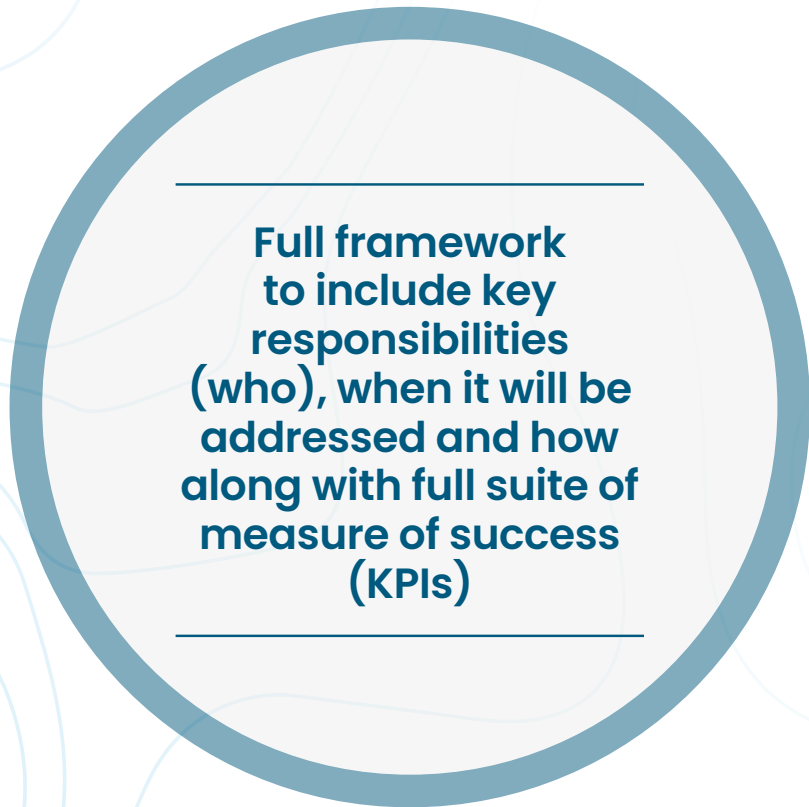
Example sustainability strategies for Furnace Hillock Way have been mapped across the illustrative masterplan to demonstrate how these can be achieved. The colours indicate the six capitals to which the strategies relate.





5.3 Six Capitals Profile

Keyland’s Blueprint and ‘Six Capitals’ approach to delivering exceptional sustainable developments with thriving communities is continually evolving. The high-level objectives for Furnace Hillock Way have informed a range of example Key Performance Indicators (KPIs) and ‘profile’ of aspirational ‘best practice’ targets (highlighted in dark grey in the table) which will developed further during the next stages by the project team and used continually to assess the performance of the scheme.



Objective	Example Key Performance Indicator (and measurement unit)	Business As Usual	Best Practice
 A better environment	Maximise biodiversity: Change in ecological value of the site (% biodiversity unit)	<95	>110
	Minimise water consumption: Municipal potable water per capita consumption (PCC) per day (Litres)	>100	<80
	Minimise carbon emissions: Total annual property carbon dioxide emissions (kg/CO ₂ /m ² /year)	>30	<10
 Bringing people together	Promote inclusivity: Proportion of development designed to provide access for those with physical disabilities (i.e. To universal design Approved Document). (%)	<25	>40
 Generating wellbeing	Local jobs and skills development: Creation of construction jobs by the development (number of jobs)	TBC*	TBC*
	Promote social interaction: Human scale – provision of places for people to gather and connect internally and/or with the neighbourhood (Number/1,000m ²)	TBC*	TBC*
 Enabling everyone to thrive	Maximise prudent use of smart homes technologies for data reporting: SMART development – properties with SMART meters (%)	>20	100
 Shaping our places	Low impact transport: Percentage of sustainable transport mode share for journeys to work (modes other than single occupancy vehicle) (resident % mode share)	<24	>25
	Resilient buildings and infrastructure: Resilient infrastructure – design for future climate – storm and flood risk (Ratio, 1)	100 +40	200
 Giving back to society	Improve local economy: Gross Value Added per economically active head of population (£ per head)	TBC*	TBC*

*Target to be developed as project develops further.

5.4 Key benefits of the Blueprint and Six Capitals approach

The scheme will bring potential economic benefits to Hasland, Chesterfield:

- The delivery of circa 850 new homes in a range of delivery models, house types and tenures.
- The proposal will deliver affordable housing.
- The site is within a sustainable location situated in close proximity to facilities and services.
- The site will provide a local centre.
- The site will provide a new school.
- The scheme will create circa. 1,000 jobs and over £126m Gross Value Added.
- The scheme will inject circa. £22.5m of household income into the local economy annually.
- The proposed scheme will create circa. £4m of expenditure upon first occupation.

Wider value will be targeted, modelled, measured and quantified explicitly using Keyland’s newly developed ‘Six Capitals’ Valuation Model. This will explicitly consider holistic value throughout the phases of development and support the delivery of an exceptional development. As the development progresses and designs are developed, the impact of the following areas will be quantified along with the long term value that the scheme would bring to society.





5.5 Conclusion

Furnace Hillock Way, Hasland, Chesterfield, presents an opportunity to make a significant contribution to the housing need in North East Derbyshire. The site creates an opportunity with Keyland’s Six Capitals philosophy to bring forward an exemplar residential scheme to meet a diverse range of occupiers and stakeholders.

This Vision Statement has shown that the Furnace Hillock Way site provides a unique opportunity for the delivery of 850 new homes in diverse typologies and tenures alongside 12 hectares of public open spaces and community facilities such as local centre and a school. All these elements are developed within the context of Keyland’s Six Capitals philosophy, providing a long term sustainable development Vision for the site. The proposed scheme will deliver a mix of housing to address an identified need in the area.

The Six Capitals approach has therefore shaped the illustrative masterplan. As the starting point of the proposed scheme is different this leads to a different outcome. The development has been designed from the outset to meet the differing housing needs in the area. Furthermore, to meet the

social, human and environmental ambitions a significant proportion of the site has been identified for a range of environmental, recreational and water management activities.

Keyland control the site, which is therefore available in accordance with national guidance. The site is suitable, being located in a sustainable location on the edge of an established residential area.

The technical work undertaken to date has influenced the indicative masterplan for the site. It has been shown that there are no known constraints that could not be suitably mitigated that would prevent this site coming forward within the plan period. As such the development of the site, as shown in the indicative masterplan, is considered achievable.

Furthermore the development of the site will bring forward additional economic benefits to the area. The relationship between economic performance in an area and housing development is complex, however having the right quantity, quality and balance of housing is necessary for economic

This Vision Statement has shown that the site is “available” and “suitable” and can be delivered in the short term. Technical assessments are ongoing and the site is “achievable”. Therefore, in accordance with national planning policy and guidance the site is appropriate for allocation in the Local Plan.

growth. The development of the Furnace Hillock Way scheme can therefore support local economic growth, both through direct job creation through the construction phase and indirectly through creating sustainable local



Natural Capital

Incorporate significant areas of green space, surface water management and pedestrian linkages.



Social and Human Capital

Early inclusion of the existing residents, along with engagement and consultation activities throughout design development.



Intellectual Capital

Include households in the design and construction decisions associated with the building of their new homes.



Manufactured Capital

The proposed scheme is focussing on creating an environment for new homes of high design quality.



Financial Capital

Based on the masterplan, it is considered that there will be job creation during construction of approximately 1,000 jobs. This could bring a GVA of over £126 million. The Furnace Hillock Way scheme can therefore support local and regional economic growth.

Furnace Hillock Way, Hasland, Chesterfield

Vision Document



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