



Land west of Derby Road, Clay Cross

A sustainable choice for new
homes in North East Derbyshire

April 2026

Strategic
Land Group



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Introduction

This section explains the purpose of the document, and the site to which it relates.

The land to the west of Derby Road in Clay Cross is being promoted for housing development by The Strategic Land Group, a company with a track record of promoting strategic sites through the planning system before selling to a developer.

The site is capable of providing a range of attractive family homes benefiting from the highest standards of design and layout.

The site totals 3.22 hectares (7.95 acres) and could deliver up to 40 homes depending on

the eventual design, density and distribution of open space. The exact number will be arrived at in discussion with North East Derbyshire Council.

The Council assessed the site as part of the Land Availability Assessment under ID 45897. It was also considered as part of a larger site under ID 45052.

This Development Statement presents a thorough analysis of the site context and the technical considerations for developing it.

A wide-angle photograph of a green field under a cloudy sky. The field is in the foreground, and a line of trees and buildings is visible in the background. The sky is filled with large, white clouds, and the sun is visible through a gap in the clouds. The overall scene is a rural landscape.

View south-east across the site



**Approximate
site boundary**

Site and Surroundings

Site

The site is located to the west of Derby Road in Clay Cross. It totals approximately 3.22 hectares and is shown edged in red on the plan on the previous page.

The site's external boundaries are marked by existing hedgerows. A residential dwelling and farm buildings cut in to the eastern boundary.

Access to the field is currently taken from the east, directly onto Derby Road. A public right of way crosses the northern-most part of the site.

The site is generally flat, although it begins to slope down the hill beyond the farm buildings.

Surroundings

Opposite the site, across Derby Road, are a new public house, Six Halts, and a new care home, Dale Brook. These are both part of a large new build housing development.

A McDonalds, Cost Coffee and Home Bargains store are also in close proximity to the site.

Immediately beyond the southern boundary is a storage yard and associated buildings.

The likely northern extent of the built development is marked by existing farm buildings, with a belt of trees marking the ultimate northern boundary.

Existing farmland lies to the west.



Site frontage onto the A61 Derby Road



New development opposite the site



Technical Considerations

This section considers the suitability of the site for residential development.



Highways and accessibility

Hub Transport Planning, a highways consultant, have considered the site from a highways and accessibility perspective.

Vehicular Access

Vehicular access will be taken via a priority-controlled T-junction with the A61 Derby Road. The design for this access is shown on the next page.

We anticipate that, through discussion with the highway authority, the existing 40/50 speed limit change would be moved further north as part of the access proposals.

Appropriate visibility splays can be accommodated along the A61 Derby Road.

All of the land required to form the vehicular and pedestrian access falls within the site boundary or the current limits of the adopted highway with no third party land being required.

According to Crashmap, there has only been one serious collision in the last 5 years along the length of the A61 Derby Road.

There are no particular capacity constraints to the local highway network although this would need to be demonstrated within a Transport Assessment to accompany any planning application, with mitigation measures proposed where needed.

Accessibility

As expected for a town identified as a Level 1 Settlement in the Local Plan, Clay Cross provides a good range of services and facilities.

An ALDI supermarket (800m), Clay Cross Medical Centre (900m), the children's playground at Egstow Recreation Ground (900m), Clay Cross High Street (950m) and Clowns Day Nursery (1.5km) are all within an easy walking distance of the site.

Walking

A shared pedestrian and cycle route will be provided within the site, connecting into the existing footway in the verge on the western side of Derby Road. This will allow access the pedestrian network leading into the centre of Clay Cross.

A public right of way runs across the northern-most part of the site which would be retained.

Cycling

Cycle journeys have the ability to replace car trips for journeys of up to 8km, which can be comfortably cycled by most people in half an hour. The majority of local facilities are accessible from the site by bicycle, such as Clay Cross Hospital (1.5km), Sharley Park Leisure Centre (1.7km) and Tupton Hall School (1.7km). The town of Chesterfield has a wide range of additional services and facilities that could be comfortably cycled to within this distance.

The nearest designated cycle route is a short journey north-east of Clay Cross, along a cyclable route through North Wingfield.

Public transport

For journeys further afield, there are bus stops on Derby Road located approximately 200m from the site access. These are served by the 51, 55 and Comet bus services, providing access to Chesterfield (in 13 minutes), Alfreton (in 19 minutes) and Derby



1. THIS DRAWING IS NOT TO BE SCALED FOR CONSTRUCTION PURPOSES, 2. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.				
A	DRAWING UPDATED FOLLOWING CLIENT COMMENTS	27.01.26	JP	GM
REV	DESCRIPTION	DATE	BY	AUTH
 Hub Transport Planning Ltd Floor 1B 4 Temple Row Birmingham B2 5HG T: 0121 454 5530				
CLIENT THE STRATEGIC LAND GROUP				
PROJECT LAND WEST OF DERBY ROAD CLAY CROSS				
TITLE PROPOSED SITE ACCESS JUNCTION WITH VISIBILITY SPLAYS				
DRAWN JP	AUTHORISED GM	SCALE 1:1000	SHEET SIZE A3	DATE 21.01.26
PROJECT NO. T25642		DRAWING NO. 001		REV A

(in just over an hour). All these services offer viable connections to leisure and employment destinations.

The site is therefore suitable for development from a highways and accessibility perspective.

Ecology

The land is currently used for agricultural purposes and its ecological value is consequently relatively low. Much of the ecological value of the site is found in hedgerows on the site, the vast majority of which would be retained and reinforced.

The northern part of the site is to remain undeveloped and to be used for green space. This will help ensure the requisite 10% net gain in biodiversity can be delivered on site.

Although not contributing to the net gain assessment, other wildlife-friendly features like bat boxes and hedgehog highways would also be included in the detailed design. These features will all be accommodated in the masterplan as part of a new landscaping scheme incorporating a range of native species and creating new habitats.

There is therefore no reason in ecological terms why the site could not be developed.

Landscape and Visual Impact

The site is an agricultural field located on the current edge of the urban area. It has an edge of settlement character and is well contained by roads and existing development and landscaping.

The development of any greenfield site will inevitably result in a change to the landscape

character. It is the impact of that change which needs to be considered.

In this case, the development would not be incongruous in the location and setting at the edge of the settlement. It would fit in with the existing urban fringe character created by the road network and the existing homes on the opposite side of Derby Road.

The site would retain its key character elements of hedgerows, maintaining much of the visual screening already afforded, which



Views of the site from the north are well screened by existing vegetation

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would be reinforced by additional planting.

There is little visual relationship between the wider landscape and the site due to the topography, built form and intervening vegetation all limiting views into the site. The impact of the site on landscape and visual receptors would therefore be acceptable.

Heritage and Archaeology

The summary of the council's assessment of the site identifies two potential archaeological or historic environment matters which need to be taken into account - the former Stretton and Ashover Light Railway and the Ryknield Street Roman Road.

A heritage consultant at e3p has assessed the impact of these heritage assets on the site.

The former Stretton and Ashover Light Railway lies well outside of the boundary of the site, and therefore doesn't have an impact on its development potential.

Although online data sets mapping the Ryknield Street Roman Road conflict, LiDAR and aerial imagery identify it on the ground

to the north and heading just west of the site, broadly in the position of the orange line on the plan below.

There is therefore unlikely to be any heritage concerns which would prevent the development of the site, with low potential of old Roman field systems for farming being present at the site (if anything at all).

Noise

The main source of noise at the site is traffic on Derby Road. A noise survey carried out for the Miller Homes scheme opposite the site, which has a similar relationship to the road, confirmed that with acoustic mitigation measures, this was not an impediment to development.

Noise is not, therefore, an issue that would prevent the site being developed.



Implied position of Roman Road based on LiDAR data

Ground Conditions

The site has never previously been developed, and there is no reason to suppose there could be any contamination present. Thus, the site is considered appropriate for development.

All services and utilities are located within close proximity to the site's boundary.

A low vaultage power line crosses the northern-most part of the site, but as this part will only be used for habitat creation purposes, there is no impact on deliverability.

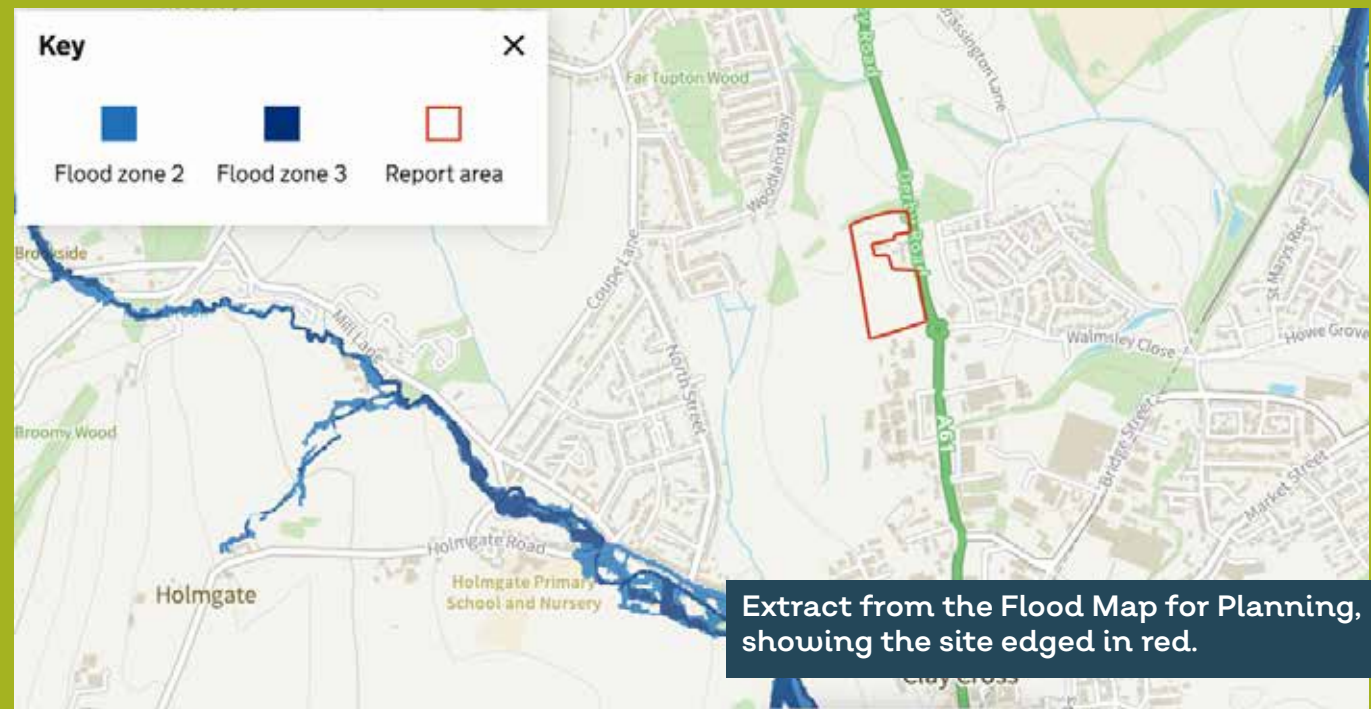
An attenuation pond, designed in such a way as to also provide ecological benefits, would be located to the north of the site.

Additional SuDS features - such as rainwater harvesting, swales and permeable paving - could also be incorporated into the scheme at detailed design stage. There are therefore no flood risk or drainage reasons why the site could not be developed.

Flood Risk and Drainage

The Environment Agency's flood map for planning confirms that the site falls within Flood Zone 1, and is therefore suitable for residential development.

Any development would incorporate a sustainable drainage system ('SuDS'). This would be designed to limit surface water flows to the greenfield run-off rate plus an allowance for climate change, so as not to increase the risk of flooding either on the site or elsewhere.





Design Proposals

This section explains how the site context was analysed and a concept plan developed.



The design principles plan shown on the next page illustrate how the site could be developed in a way that works with its constraints and maximises the opportunities to create a high quality development. It also takes into account the technical analysis.

This forms the basis from which the site's design will continue to develop, taking into account further technical investigations and feedback from the council and the local community.

The design will take into account the National Design Guide and National Model Design Code, in addition to any future nationally set standards and local design policies. Based on that concept plan, the site could accommodate around 40 new homes, as well as significant new areas of open space.

Access and Layout

Vehicular access will be taken from Derby Road to the east of the site. This is located in a position that provides appropriate visibility and is a suitable distance from the nearby roundabout.

A primary, tree-lined road will loop through the site, with narrower access roads branching from it where required.

The existing public right of way will be retained and set in a green corridor. A new path along the eastern border will connect into the existing footway along the A61.

Parking will be provided in a variety of ways to avoid the street scene becoming overly dominated by cars, and will include electric vehicle charging points.

Residential Layout

A variety of types and sizes of homes - including affordable homes and properties suitable for older people - will be provided as part of the development.

Homes will be positioned to front onto streets providing active frontages. They will also overlook the proposed new areas of open space providing natural surveillance. Homes towards the bottom of the site will back onto the southern boundary, given the location of the industrial estate.

In the north-eastern corner of the area of development, a residential dwelling adjoins the site boundary. The green corridor will help ensure it is not over-looked by new homes.

Green and Blue Infrastructure

The location of the site means that landscaping will be put at the heart of the layout design.

Existing trees and hedgerows will be retained as far as possible within generous green corridors.

A small open space will be located at the centre of the development, accessed via the site's main road. This will be a key representation of the site's green, landscape-heavy design, and could be the location for a new play area, if required.

To the north, an attenuation pond (designed so as to maximise ecological value) will be set within an informal open space that also be used for additional habitat creation ensuring the development overall delivers a 10% net gain in biodiversity value.



Key

-  Build Zone
-  Open Space
-  Main Access
-  Footpath

Precedent Images

Design Proposals - 17



A tree-lined main access route



A footpath in a green corridor



Informal play space



An attenuation pond designed for wildlife



Conclusion

This section summarises the contents of this document and considers the suitability of the site for residential development.



The land west of Derby Road provides an opportunity to address the need for housing in both North East Derbyshire generally and Clay Cross specifically.

North East Derbyshire Council is working to prepare a new Local Plan that will guide future development in the area. It is apparent that housing needs cannot be met from previously developed land alone - some greenfield sites in sustainable locations will be needed to ensure housing needs are met.

An investigation of the technical considerations affecting the site confirms that it is suitable for development, and that a development would be achievable. There are no technical impediments to the site being developed.

Existing services and facilities are easily accessible from the site and it is well integrated with the existing settlement form. Its development would not have a detrimental impact on the existing highway network and could enhance active travel opportunities. There is no risk of flooding and the site can be adequately drained, whilst it will also be possible to make appropriate service connections.

Although any development of a greenfield site will result in a change in character, this proposed development would not have an unacceptable impact on the landscape. The site is not of any particular ecological value with development offering the opportunity for a 10% net gain in biodiversity.

The site is being promoted by The Strategic Land Group who have an established track record of delivering sites of this nature. It is therefore available for development.

The concept plan demonstrates that the site can accommodate up to 40 new homes, including affordable housing.

It provides for substantial areas of public open space, and the retention of key features such as trees and hedgerows. The concept plan will continue to evolve over time, taking into account feedback from the Council and other consultees.

The provision of high-quality homes would boost housing supply, improve housing affordability and choice, generate jobs at the construction stage and increase spending in the local economy across the lifetime of the development.

Overall, the site would provide an attractive, sustainable living environment, integrate well with the existing settlement and contribute to meeting the North East Derbyshire's identified housing needs.

The site is suitable for development, the development would be achievable and the site is available for development.

It represents a logical, sustainable choice for delivering a high-quality development that can make a meaningful contribution to housing need in Clay Cross.

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