

The Great Grid Upgrade

Chesterfield to Willington

Preliminary Environmental Information Report

Volume 3: Appendix 15A Property and Housing Sensitive Receptors

March 2026

nationalgrid

Contents

15A. Private Property and Housing Sensitive Receptors	15A-1
15A.1 Private Property and Housing Sensitive Receptors	15A-1

Table 15A.1: Private property and housing sensitivity rationale	15A-1
---	-------

References	15A-22
------------	--------

15A. Private Property and Housing Sensitive Receptors

15A.1 Private Property and Housing Sensitive Receptors

Table 15A.1: Private property and housing sensitivity rationale

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately 174 properties in the village of Calow, located between 270 m and 500 m north of the draft Order Limits.	North East Derbyshire	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 45 properties on Dark Lane, near Calow. Dark Lane is adjacent to the draft Order Limits. The closest properties are 15 m south of the draft Order Limits; however, there are some properties located approximately 175 m south, and others located 400 m north of the draft Order Limits.	North East Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Two properties on Dingle Lane, approximately 450 m west of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 14 properties on Lower Alley, near Cock Alley. One property is adjacent to the draft Order Limits, whilst the others are all within 225 m of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately five properties on Calow Lane, one of which is within the draft Order Limits, and the rest adjacent to the east and west of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 25 properties on Bole Hill, located between 390 m and 500 m east of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
One property located on Hallflash Lane, adjacent to the east of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 23 scattered properties off Calow Green, located between 130 m and 500 m east of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 33 scattered properties near Sutton Spring Wood, ranging from adjacent to the draft Order Limits, to 500 m north of the draft Order Limits.	North East Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 142 properties in the village of Hady. Of these, one is adjacent to the north of the draft Order Limits, and the rest are all within 500 m of the draft Order Limits.	Chesterfield	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 77 properties in Spital, with one property adjacent to the draft Order Limits and the rest located up to 500 m north west of the draft Order Limits.	Chesterfield	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately 58 properties on Heathcote Drive, near Hasland located between 100 m and 295 m north west of the draft Order Limits.	Chesterfield	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 468 properties in Hasland, the closest being 20 m north of the draft Order Limits; however, the rest are up to 500 m west of the draft Order Limits.	Chesterfield	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 14 properties on Mansfield Road at Milehill, located between 130 m and 300 m west of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 15 properties (static caravans) off Mansfield Road in Corbriggs, located approximately 285 m west of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 16 properties on Mansfield Road in Corbriggs, located between 70 m and 210 m west of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately six properties on Hassocky Lane in Temple Normanton. Five of these properties are adjacent to the south of the draft Order Limits, whilst one is located 200 m north of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 147 properties in Temple Normanton, located between 70 m and 500 m south west of the draft Order Limits.	North East Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
One property on Rock Lane near Sutton Scarsdale, approximately 390 m north of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately nine properties on Shire Lane near Temple Normanton and Heath, with one property adjacent to the draft Order Limits (surrounded by the draft Order Limits), with the others ranging up to 500 m north of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 26 properties on Mansfield Road near Heath, with the closest adjacent to the draft Order Limits (surrounded by the draft Order Limits). The rest of the properties range up to 300 m from the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 82 properties in Heath, with some properties on Main Road and Main Street adjacent to the south of the draft Order Limits, whilst others range up to 470 m south and east of the draft Order Limits.	North East Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 32 properties on Slack Lane in Heath, located adjacent to the west of the draft Order Limits.	North East Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 211 properties to the west of Heath. Two properties on Moorland Drive are adjacent to the west of the draft Order Limits; however, the rest are located up to 340 m west of the draft Order Limits.	North East Derbyshire	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately 22 properties on Heath Road in Heath. Of these, 16 are located between 80 m and 200 m west of the draft Order Limits, whilst the rest are adjacent or within 165 m of the east of the draft Order Limits. There are a further six properties located 500 m west from the draft Order Limits along Heath Road in Holmewood.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 245 properties in Holmewood, located between 150 m and 500 m west and north west of the draft Order Limits.	North East Derbyshire	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 33 properties on Tibshelf Road in Holmewood and Stainsby Common, with the majority of properties located between 285 m and 500 m north of the draft Order Limits. The properties that are nearer Stainsby Common are located adjacent to the west of the draft Order Limits.	North East Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately nine properties located on Out Lane in Stainsby Common. Of these, one is adjacent to the north of the draft Order Limits, whilst the rest are adjacent to the south of the draft Order Limits.	Bolsover	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately five properties located on Timber Lane in Hardstoft Common, located between 85 m and 375 m west of the draft Order Limits.	Bolsover	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately four properties located on Chesterfield Road near Astwith, located 120 m east of the draft Order Limits.	Bolsover	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately eight properties on Locko Lane near Hardstoft. The nearest property is adjacent to the west of the draft Order Limits, with the furthest approximately 390 m west of the draft Order Limits.	Bolsover	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
One property on Hardstoft Road, adjacent to the west of the draft Order Limits.	Bolsover	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately eight properties on Chesterfield Road near Hardstoft, adjacent to the east of the draft Order Limits.	Bolsover	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 40 properties in the village of Hardstoft, located between 265 m and 455 m east of the draft Order Limits.	Bolsover	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 42 properties on Hardstoft Road in Pilsley, located adjacent to north west of the draft Order Limits.	North East Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 105 properties along Station Road in Pilsley. At the eastern edge of the road, they are adjacent to the west of the draft Order Limits; however, the furthest properties in the west are approximately 480 m away.	North East Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately eight properties on South Street in Pilsley, with some properties located adjacent to the west of the draft Order Limits. The furthest property is located 120 m west.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately 276 properties in Pilsley, located between 70 m and 500 m of the draft Order Limits. The nearest properties are on Rouse Street and New Street.	North East Derbyshire	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 16 properties on Sitwell Grange Lane in Pilsley, located between 25 m and 465 m west of the draft Order Limits	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 46 scattered properties on Chesterfield Road near Tibshelf, ranging from adjacent to the south of the draft Order Limits to 500 m south of the draft Order Limits.	Bolsover	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 889 properties in Tibshelf. Of these, West Brook Lane has three properties which are directly adjacent to the north of the draft Order Limits. The distance from the draft Order Limits ranges from adjacent to the east up to 500 m east. Housing off Peregrine Way and Kestrel Close corresponds to Strategic Housing Site ' <i>Land west of Spa Croft</i> ' in the Bolsover District Council Development Plan (Ref 15A.1).	Bolsover	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 15 properties on Doe Hill Lane in Tibshelf. Of these, six are located between 90 m and 200 m east of the draft Order Limits, and nine located between 40 m and 340 m to the west.	Bolsover	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately two properties on Pewit Lane near Tibshelf, located 345 m west of the draft Order Limits.	Bolsover	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately 74 properties along Tibshelf Road in Westhouses. Of these, 17 are located 500 m south of the draft Order Limits; however, the rest are all adjacent to the east of the draft Order Limits.	Bolsover	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 13 properties on Pettifor Terrace and Bolden Terrace in Westhouses, located between 20 m to 90 m south of the draft Order Limits.	Bolsover	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 133 properties in Westhouses, located between 270 m and 500 m south of the draft Order Limits.	Bolsover	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 36 properties on Park Lane in Shirland. The majority of these are adjacent to the north of the draft Order Limits; however, the furthest is 500 m north west. One area of built housing corresponds to Strategic Housing Site SH2 ' <i>Land North of Park Lane, Shirland</i> ' from the North East Derbyshire District Council Local Plan (Ref 15A.2).	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 56 properties on St Leonards Place in Shirland. One of these is located adjacent to the west of the draft Order Limits; however, the rest are within 200 m of the west of the draft Order Limits.	North East Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 150 properties in Shirland, located between 210 m and 495 m west of the draft Order Limits.	North East Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately six properties on Chesterfield Road near Shirland, adjacent to the north and south of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately four properties on Pit Lane near Shirland, located between 200 m and 425 m north of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
One property on an unnamed road near Toadhole Furnace, located 500 m west of the draft Order Limits.	North East Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 638 properties in the town of Alfreton. One property on Church Street is adjacent to the south of the draft Order Limits with the rest ranging up to 500 m east of the draft Order Limits.	Amber Valley	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 119 properties in Oakerthorpe, located between 55 m and 500 m west of the draft Order Limits.	Amber Valley	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 31 properties on Wingfield Road near Oakerthorpe and continuing to Alfreton. Of these, the Oakerthorpe properties are located between 90 m and 300 m west of the draft Order Limits. The Alfreton properties are located between 35 m and 500 m east of the draft Order Limits.	Amber Valley	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
One property on Shaw Wood Drive, near Wingfield Park located 500 m west of the draft Order Limits.	Amber Valley	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Two properties near South Wingfield, located 320 m and 470 m west of the draft Order Limits.	Amber Valley	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 10 scattered properties on Chesterfield Road near Pentrich. The closest to the draft Order Limits is 175 m west whilst the furthest is 500 m west.	Amber Valley	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 68 properties in the village of Pentrich. Two properties are adjacent to the east of the draft Order Limits and the rest are located up to 400 m east of the draft Order Limits.	Amber Valley	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately eight scattered properties on Wood Lane between Pentrich and Pentrich Lane End. Of these, three are located between 10 m and 100 m east of the draft Order Limits, whilst the remaining properties are located between 60 m and 200 m west of the draft Order Limits.	Amber Valley	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 10 properties at Pentrich Lane End, located between 170 m and 345 m west of the draft Order Limits.	Amber Valley	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately five properties on Ripley Road near Buckland Hollow, located between 385 m and 500 m west of the draft Order Limits.	Amber Valley	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 24 properties on Main Road at Lower Hartshay. Of these, four are adjacent to the south of the draft Order Limits, whilst the rest are either within 150 m to the east or 250 m to the west of the draft Order Limits.	Amber Valley	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately three properties on Dukes Road near Lower Hartshay, located between 30 m and 250 m east of the draft Order Limits.	Amber Valley	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately three properties along an unnamed road near Pear Tree Farm, Lower Hartshay, located approximately 450 m west of the draft Order Limits.	Amber Valley	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 42 properties on Bridle Lane, Lower Hartshay. Of these, eight are adjacent to the south of the draft Order Limits whilst the remaining properties are within 265 m to the west of the draft Order Limits.	Amber Valley	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 248 properties in Ripley, located between 70 m and 500 m east of the draft Order Limits.	Amber Valley	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 17 scattered properties on Street Lane near Ripley, located between 60 m and 320 m east of the draft Order Limits.	Amber Valley	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately seven properties on Ripley Road near Heage, located between 390 m and 500 m west of the draft Order Limits.	Amber Valley	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 38 properties along Upper Hartshay, near the village of Upper Hartshay. Of these, approximately 10 are adjacent to the west of the draft Order Limits, whilst the rest are located up to 375 m west.	Amber Valley	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately 12 scattered properties along Park Lane near Heage. Of these 10 are adjacent to the north of the draft Order Limits, whilst the rest are located up to 200 m away from the draft Order Limits.	Amber Valley	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 374 properties in the village of Heage. One property is adjacent to the draft Order Limits on Park Road; however, the rest are up to 500 m west of the draft Order Limits. This includes approximately 14 properties which are part of the Amber Valley Draft Local Plan 2022-2024, which are part of policy HGS1, and listed in the draft plan as ' <i>Brook Street, Heage</i> ' (Ref 15A.3).	Amber Valley	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 24 properties on Boothgate near Heage. Of these, two properties are adjacent to the west of the draft Order Limits, whilst the rest are all between 330 m and 485 m of the draft Order Limits.	Amber Valley	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 215 properties on Over Lane, Belper, which runs parallel to the draft Order Limits. Some properties are adjacent to the draft Order Limits, whilst others are located up to 240 m west of the draft Order Limits.	Amber Valley	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 1,735 properties in the town of Belper. Of these, 19 are adjacent to the draft Order Limits, and the remaining properties are up to 500 m west of the draft Order Limits.	Amber Valley	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately 80 properties in the village of Bargate. Of these, 11 are adjacent to the west of the draft Order Limits. The remaining properties are located within 250 m of the draft Order Limits.	Amber Valley	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 547 properties in Holbrook. Of these, seven are adjacent to the west of the draft Order Limits, and the remaining properties are within 500 m of the draft Order Limits.	Amber Valley	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Strategic Growth Site SGS2 is outlined in the draft Amber Valley Borough Council Local Plan (2022-2040) (Ref 15A.3) as a mixed-use site with up to 300 dwellings in the period up to 2040. It is 90 m east of the draft Order Limits.	Amber Valley	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 297 properties in the village of Rawson Green to the east of the draft Order Limits. Of these properties, there are 20 properties adjacent to the draft Order Limits along the A609. The remaining properties are located 465 m north of the draft Order Limits.	Amber Valley	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 218 properties in Denby, located between 25 m and 500 m of the east of the draft Order Limits.	Amber Valley	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 37 properties on Killis Lane, near Kilburn. Of these, one is within the draft Order Limits, nine are adjacent to the draft Order Limits and the rest are within 300 m of the west of the draft Order Limits.	Amber Valley	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately 70 properties on Horsley Road, Kilburn. Horsley Road will be used to access the draft Order Limits therefore these properties are adjacent on either side of the road.	Amber Valley	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 706 properties in Kilburn, up to 500 m east of the draft Order Limits. As the A609 (Church Street) and Horsley Road will be used to access the draft Order Limits, properties along these roads are adjacent to the draft Order Limits.	Amber Valley	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses..
Approximately 108 properties in Lower Kilburn. Of these, two properties off Derby Road are within the draft Order Limits and a further six are adjacent to the draft Order Limits. The remaining properties are within 160 m of the draft Order Limits.	Amber Valley	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 160 properties in Horsley. Of these, the majority along Church Street (approximately 65) are adjacent to an access road for the draft Order Limits. The remaining properties are located up to 500 m east of the draft Order Limits.	Amber Valley	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 83 properties in the village of Coxbench. Of these, four are adjacent to the draft Order Limits. The remaining properties are located up to 500 m west of the draft Order Limits.	Amber Valley	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 41 properties on Cloves Hill near Morley. One property is adjacent to the draft Order Limits; the remaining properties are within 500 m of the draft Order Limits.	Erewash	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately 35 properties along Brackley Gate near Morley. One property is adjacent to the draft Order Limits, whilst the rest are within 300 m of the west of the draft Order Limits.	Erewash	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 12 scattered properties off Quarry Road, near Morley. Of these, four are located adjacent to the west of the draft Order Limits, whilst the remaining properties are within 180 m west of the draft Order Limits.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately nine scattered properties along The Croft, near Morley, located between 20 m and 115 m east of the draft Order Limits.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately three scattered properties along Main Road near Morley, located between 65 m and 330 m north of the draft Order Limits.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately seven scattered properties on Morley Lane near Breadsall, located between 285 m and 465 m west of the draft Order Limits.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 38 properties in the village of Morley Smithy. Of these, one is adjacent to the draft Order Limits whilst the remaining properties are located within 200 m of the draft Order Limits.	Erewash	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 23 properties in Morley. Of these, one on Church Lane is adjacent to the draft Order Limits, whilst the rest are within 330 m west of the draft Order Limits.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately two properties on Moses Lane near Morley, located between 400 m and 475 m east of the draft Order Limits.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 27 properties on Derby Road near Stanley. Of these, four are adjacent to the draft Order Limits, whilst the rest are up to 500 m east of the draft Order Limits.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately three properties on Locko Road, two located adjacent to the west of the draft Order Limits, the other located 500 m west of the draft Order Limits.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 17 properties located on Spondon Road near Dale Abbey. Of these, two properties are adjacent to the draft Order Limits, with the others located within 400 m of the draft Order Limits.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 99 properties in Spondon, located between 300 m and 500 m south west of the draft Order Limits.	Derby	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately four scattered properties on Dale Road near Ockbrook. Of these, one is located adjacent to the west of the draft Order Limits, one is 120 m south west, and two are located within 130 m of the access road which joins Dale Road.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately five scattered properties along Far Lane near Ockbrook. Of these, the nearest is 30 m east of the draft Order Limits.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately 649 properties in Ockbrook. Two properties on The Ridings are adjacent to the draft Order Limits, with the remaining properties up to 500 m west of the draft Order Limits.	Erewash	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 1,003 properties in Borrowash, located between 30 m and 500 m west of the draft Order Limits. One property on Nottingham Road is bounded by an access route for the draft Order Limits, adjacent to the draft Order Limits. This includes 60 dwellings proposed as part of Strategic Policy 1.11 ' <i>North of Borrowash</i> '. This is included in the amendments to the draft Erewash Borough Council Core Strategy (Ref 15A.4).	Erewash	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately six properties on Derby Road near Draycott, located between 50 m and 190 m west of the draft Order Limits.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately two properties on Gypsy Lane near Draycott, located 460 m east of the draft Order Limits.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 40 properties on Tudor Court near Draycott, located between 60 m and 130 m east of the draft Order Limits.	Erewash	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately three properties on Nooning Lane near Draycott, located between 15 m and 45 m west of the draft Order Limits.	Erewash	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 798 properties in Draycott. Of these, there are approximately 21 properties which are adjacent to one of the access roads for the draft	Erewash	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Order Limits. The remaining properties are located up to 500 m west of the draft Order Limits.			
Approximately 190 homes on a strategic housing development site in Draycott. It is listed as Strategic Policy 1.14 ' <i>South-West of Draycott</i> ' in the Erewash Borough Council Local Plan and is located within the draft Order Limits, approximately 350 m south of Derby Road.	Erewash	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 50 properties in Ambaston, located between 65 m and 475 m north of the draft Order Limits.	South Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 114 properties in Thulston. Of these, there is one property which is located 50 m north of the draft Order Limits, one of which is 120 m north, and the rest are over 180 m north.	South Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 1,153 properties in Boulton Moor. Of these, the closest properties are 20 m west and east of an access track along Snelsmoor Lane. The remaining properties are located up to 500 m north of the draft Order Limits. These properties include those that have been built as part of housing policy H13 ' <i>Boulton Moor</i> ' (south east of Derby) in the South Derbyshire District Council Local Plan (Ref 15A.5).	South Derbyshire	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately two scattered properties near Aston-on-Trent. One is located 165 m south of the draft Order Limits off Derby Road, whilst the other is located 155 m north west of the draft Order Limits off Chellaston Lane.	South Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately 19 scattered properties near Weston-on-Trent. Of these, one is located 45 m from the draft Order Limits, along an access track, another is located 55 m east of the draft Order Limits and the remaining properties are all within 430 m of the draft Order Limits.	South Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 1,117 properties in Chellaston. Three isolated properties are located adjacent to the south of the draft Order Limits, whilst the rest are located between 100 m and 500 m north of the draft Order Limits. This includes properties that have been built as part of the cross-border housing strategy between Derby City Council (approximately 106 homes as part of policy AC24 South of Chellaston) (Ref 15A.6) and South Derbyshire District Council (approximately 500 properties built as part of policy H14 Chellaston Fields and approximately 120 dwellings built as part of policy H17 Holmleigh Way) (Ref 15A.5).	Derby/South Derbyshire	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately five scattered properties near Swarkestone, in proximity to the Trent and Mersey Canal. Of these, the closest is 65 m south of the draft Order Limits.	South Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 10 properties on Lowes Lane, near Swarkestone. These are located adjacent to the draft Order Limits, and have an access route for the draft Order Limits located directly west.	South Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately 33 properties in the villages of Swarkestone, located between 310 m and 500 m south of the draft Order Limits.	South Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 127 properties, in Barrow upon Trent. Of these, the nearest is adjacent to the west of one of the access roads for the draft Order Limits.	South Derbyshire	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 10 scattered properties along Sinfin Lane, Moor Lane and Deep Dale Lane. Of these, the closest is 60 m south of the draft Order Limits.	South Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Allocated site H15 Wragley Way (South of Derby), part of the South Derbyshire District Council Local Plan is partially within the Study Area. This forms part of the Infinity Garden Village, (policy STRA1 in the Draft Local Plan, currently under consultation) (Ref 15A.5). Overall, approximately 2,000 properties are anticipated to be built across the site; however, less than a quarter of this area is within the Study Area. As a result, 500 homes are assumed to be within the Study Area for this assessment.	South Derbyshire	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 12 scattered properties on Arleston Lane, near Barrow upon Trent, located between 70 m and 460 m north of the draft Order Limits.	South Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 18 scattered properties on Twyford Road, between Twyford and Barrow upon Trent. These properties are all within 100 m of the draft Order Limits.	South Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

Receptor Description	Local Authority	Sensitivity	Rationale/Justification
Approximately eight properties in Twyford, located along Ferry Lane. The closest is 190 m south of the draft Order Limits.	South Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 19 scattered properties near Stenson. Of these, two are adjacent to the draft Order Limits and a further six are within 100 m of the draft Order Limits.	South Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 15 properties in Findern, located between 45 m and 500 m north of the draft Order Limits.	South Derbyshire	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 217 properties on Findern Lane. These are houseboats and are approximately 350 m to 500 m north of the draft Order Limits.	South Derbyshire	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.
Approximately 943 properties in Willington, located between 35 m and 500 m west and south of the draft Order Limits.	South Derbyshire	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or 150 houses.

References

- Ref 15A.1 Bolsover District Council (2020). Local Plan for Bolsover District. [online] Available at: <https://www.bolsover.gov.uk/services/p/planning-policy/planning-policy-documents/development-plan> [Accessed 4 November 2025].
- Ref 15A.2 North East Derbyshire District Council (2021). North East Derbyshire Local Plan 2014 - 2034 [online]. Available at: <https://www.ne-derbyshire.gov.uk/documents/adopted-ned-local-plan-2014-2034/download?Itemid=189> [Accessed: June 2025].
- Ref 15A.3 Amber Valley Borough Council (2025). Local Plan 2022-2040. Available at: <https://www.ambervalley.gov.uk/planning/planning-policy/local-plan/>. [Accessed 4 November 2025].
- Ref 15A.4 Erewash Borough Council (2014). Core Strategy (2011-2028) Available at: <https://www.erewash.gov.uk/planning/planning-information/erewash-core-strategy-review>. [Accessed 4 November 2025].
- Ref 15A.5 South Derbyshire District Council (2016). Local Plan Available at: <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/local-plan>. [Accessed 4 November 2025].
- Ref 15A.6 Derby City Council (2017). Derby City Council Local Plan Available at: <https://www.derby.gov.uk/environment-and-planning/planning/local-plan/part-1/about/#page-1>. [Accessed 4 November 2025].

National Grid plc
National Grid House,
Warwick Technology Park,
Gallows Hill, Warwick.
CV34 6DA United Kingdom

Registered in England and Wales
No. 4031152
nationalgrid.com