

Appendix 1

Stage A Site Assessment Schedule

Failed Stage A by Settlement and conclusion (South)

Alkmonton

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA194	land south of Long Lane, Alkmonton	2.09	Site comprises a single arable field enclosed by fencing, low hedgerows and trees. Field/track access to the site is currently obtained via Leapley Lane to the north of the Gables residential property. To the west of the site lies residential properties to Leapley Lane, with open countryside/agricultural land to the south and east of the site. The site slopes down away from the settlement edge west to east and is visually prominent with long range views of the surrounding countryside. St Johns Church and The School House, both listed are situated just beyond the site boundary in the north west.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.

Ashbourne

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA186	Dockeys Close, Off Old Derby Road, Ashbourne	2.41	Greenfield site comprising agricultural grassland to the east of Keeperlys Farm, Ashbourne. The site is characterised as an area of agricultural green fields amongst and situated between areas of built residential development to the north on South Street and Station Street and to the south by the Premier Avenue development. Site is somewhat isolated and would be largely dependent on neighbouring site suggestions being developed in order to obtain access. Site is bound by mature hedgerows and hedgerow trees.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements
SHLAA222	Land north west of Cokayne Avenue, Ashbourne	0.06	Site comprises existing domestic garage block to the north of Cokayne Avenue.	Site area is below the 0.2ha threshold with a site are of 0.06ha and therefore fails stage A.
SHLAA246	Land at Buckholme Farm, Ashbourne	15.42	Site is an expansive area of grassland currently used for agriculture/grazing land in association with Buckholme Farm. The site area also includes agricultural buildings and the principle farm house. The site has mature trees and hedgerows delineating field margins. The River Dove and Bentley Brook traverse the site boundaries, consequently the site lies predominantly within flood plain.	The site is situated within an unsustainable location, in the countryside and unrelated to existing settlements. Site also falls entirely within Flood Zone 3.

Failed Stage A by Settlement and conclusion (South)

Ashbourne

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA258	Former Airfield Land off Ladyhole Lane, Ashbourne	11.54	Brownfield site located adjacent to Ladyhole Lane. Ashbourne airfield located to the far North West. Small amount of residential development located to the West of the site of Ladyhole Lane. Agricultural fields to the South and East.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA261	Land to the north of Mappleton Road and west of Buxton Road, Ashbourne	9.25	Large area of greenfield land situated to the north west of the built up area of Ashbourne. Site comprises grassland with field margins characterised by mature trees and hedgrows, site contours dictate that the land falls in a north west/westerly direction with land to the east of the site on higher ground. Mappleton Road bounds the site to the south, a area of greenfields and then residential properties to North Avenue bound the site to the eastern boundary. Open countryside and greenfields characterise the site to the north, whilst to the west lies areas of environmental interest with the Tissington Trail wildlife site, with prominent trees and hedgrows and heritage assets associated with the former Ashbourne to Buxton branch railway line.	The site is situated within an unsustainable location, in the countryside and unrelated to existing settlement
SHLAA299	Land adjacent to 29 Mayfield Road, Ashbourne	0.08	Site situated to the north of Mayfield Road including an area of hardstanding and driveway to the front of the site and grassland/domestic curtilage to the north western half of the site. Mature hedgerows and trees to the northern part of the site. Site is situated on higher ground in relation to the neighbouring highway.	Site area is 0.08ha, therefore the site area is below the site size threshold for inclusion within the SHLAA
SHLAA320	Land at Lodge Farm Cottage, adjacent A52, Ashbourne	4.31	Site comprises areas of grassland currently used for agricultural purposes and land associated with Lodge Farm, including Lodge Farm Cottage and agricultural sheds. The site also contains areas of hardstanding used for agricultural purposes and the storing of caravans. The site contains mature trees and hedgerows to its boundaries. The site lies immediately to the south of the A52 from which access is directly obtained.	The site is situated within an unsustainable location, in the countryside and unrelated to the existing settlement

Failed Stage A by Settlement and conclusion (South)

Ashbourne

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA321	Land at 3 Sturston Road, Ashbourne	0.01	Site is situated in Sturston Road in Ashbourne and comprises a storage yard and associated workshop/storage buildings. Surrounding land uses include residential and commercial premises. Site is in close proximity to the town centre of Ashbourne and associated services and facilities.	The site area at 0.013ha falls below the site size threshold and therefore fails stage A criteria.
SHLAA351	Land adjacent to golf course, Ashbourne	0.42	Area of grassland falling within the confines of Ashbourne Golf Club, site includes area of land adjacent to the 11th green on the course. Site falls within an area covered by HERS record MDR14122 - Ashbourne Deer Park	The site is situated within an unsustainable location, in the countryside, or unrelated to existing settlements

Boylestone

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA300	The Orchard, Audishaw Lane, Boylestone, Ashbourne, Derbyshire, DE6 5AE	0.25	This is greenfield (garden) land which sits on the edge of the settlement of Boylestone, off Audishaw Lane to the North East. There are two buildings on site including a summer house and a shed. The majority of the site is covered by trees which are valuable to both landscape character and nature conservation. The site is adjacent to open countryside to the north, east and south east of the site. Existing residential development lies to the West of the site.	The site is situated in an unsustainable location, in the countryside or unrelated to the settlement.

Bradley

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA389	Bourne Hurst Corley Lane Bradley Derbyshire	0.24	Greenfield site containing Bourne hirst dwelling and associated curtilage. Residential development is located to the North East of the site with agricultural land to the South.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Brailsford

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				

Failed Stage A by Settlement and conclusion (South)

Brailsford

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA234	Land to north of Main Road and adjacent Alley Walk, Brailsford	7.79	Large expanse of greenfield land to the east of the village of Brailsford. Site appears to have been utilised for agricultural purposes. Site contours dictate that land rises gradually in a northern direction.	The site is situated in within an unsustainable location, in the countryside and unrelated to existing settlements
SHLAA236	Land to west of North lane and adjacent to Luke Lane, Brailsford	3.34	Greenfield site situated to the north of the settlement of Brailsford to the west of Luke Lane. Site is greenfield and utilised for agricultural purposes. Mature trees and hedgerows delineate field boundaries. To the south of the site is the parcel of land recently granted planning permission for 50 residential dwellings and a replacement Primary School. Part of the site falls within land designated as Grade 2 Agricultural Land.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA237	Land to west of North Lane, Brailsford	6.15	Greenfield site used for agricultural purposes, primarily crop cultivation situated to the north of the village of Brailsford and to the west of Luke Lane. Site boundaries delineated by mature trees and hedgerows. South element of site includes grouping of mature trees and area of ponding. Site lies within area designated as Grade 2 Agricultural land.	The site is situated within an unsustainable location, in the countryside and unrelated to the existing settlement
SHLAA251	Land to north of A52, Main Road, Brailsford	4.27	Greenfield site situated to the north of the A52, comprising agricultural land utilised for crop cultivation. Mature trees and hedgerows bound the site. The site falls within land designated as Grade 2 agricultural land. The eastern boundary of the site partially adjoins land recently granted planning permission of 50 residential dwellings and a replacement primary school on Luke Lane.	The site is unrelated and unconnected to the existing settlement of Brailsford and constitutes an unsustainable location.
SHLAA385	The Field Cuscas Lane Brailsford	0.25	Greenfield site located adjacent to Cuscas Lane. Cuscas farm is located North of the site with the remainder of the surrounding area characterised by open fields. Footpath located to the West of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.

Carsington

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
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Failed A

Failed Stage A by Settlement and conclusion (South)

Carsington

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA392	Shiningford Farm, Carsington, Derbyshire	0.61	Greenfield site consisting of woodland. Site is located to the North of Carsington water. Shiningham farm located to the West with open fields surrounding the site to the North and South.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Clifton

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
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Failed A

SHLAA196	Land adjacent to Sprinkwood, Norbury Road, Clifton	0.06	Area of overgrown scrub land to the south east of Sprinkwood Lodge residential property. Site forms part of the residential curtilage to this property but is now substantially overgrown. Mature trees bound the site to Norbury Road, and three of which are protected by Tree Preservation Orders (reference DDDCTPO/151/T1, T2 and T3) Site is in an elevated position in relation to the adjoining road and largely screened from the public highway.	Site area of 0.06ha is below the site size threshold for inclusion in the SHLAA and therefore fails stage A assessment
SHLAA203	Mayfield Road, Ashbourne (within Clifton and Compton Parish)	0.25	Greenfield site used for agriculture situated between existing ribbon development to the south of Mayfield Road on approach to settlement of Hangingbridge to the west of Ashbourne. Area of grassland with mature hedgerows and trees notable along western and northern boundary.	The site is situated in an unsustainable location, although adjacent to the cluster of dwellings/farm buildings in the hamlet of Hangingbridge - this is not considered a sustainable location, services and facilities would need to be accessed in higher order settlements. The site also falls solely within Flood Zone 3. Accordingly site failed stage A - Strategic constraints assessment.

Doveridge

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
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Failed A

SHLAA174	Land at Derby Road, adjacent Bell Cottages, Doveridge	0.62	Area of unmanaged grassland to the east of Derby Road and north of Bell Cottages. The site is relatively flat with low hedgerows running to site boundaries. Mature trees present to south eastern corner of the site. Field access track runs along northern boundary providing access to agricultural fields beyond and to the east of the site.	The site is situated within an unsustainable location, in the countryside and unrelated to the existing settlement
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Failed Stage A by Settlement and conclusion (South)

Doveridge

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA323	Land at Derby Road, Adjacent Bell Villas, Doveridge	0.12	Greenfield site located to the East of Derby Road. Site is located to the South of Bell Villas and Cottages. Footpath runs adjacent of the site to the South. Agricultural land located to the East.	The site area at 0.12ha is below the site size threshold of 0.2ha and therefore is not included in the SHLAA. The site is situated within an unsustainable location, in the countryside and unrelated to the existing settlement.
SHLAA349	Land at Marston Lane, Doveridge	8.49	Area of greenfield grassland used for agricultural purposes situated to the north of Doveridge, beyond the A50 bypass and accessed from Marston Lane. Lordlea Farm is adjacent to the north eastern corner of the site.	The site is situated within an unsustainable location, in the countryside and unrelated to the existing settlement
SHLAA427	Lewis Transport Limited Cavendish Lodge Derby Road Doveridge Derbyshire	2.32	Brownfield site currently occupied by Lewis Transport Limited as their depot. The company now only occupies part of the building. Located to the rear of Cavendish cottage with access provided through a private access road of Derby Road.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Ednaston

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA198	land north and west of Yeldersley Lane, Ednaston	1.36	Greenfield site currently used as arable farming land situated to northern edge of the settlement of Ednaston, behind existing residential properties and the Yew Tree Inn Public House. The site forms part of a larger field which continues to the north. The site is bounded by Yeldersley Lane to the east. A gated field access is present to the south eastern corner of the site, with a prominent edge running along the sites eastern boundary. The site is gently sloping from west to east with land adjacent to Yelderley Lane the lowest part of the site. The site is open with long range views across the site and beyond into surrounding countryside.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA394	Land Adjacent Ednaston Business Centre Ednaston Derbyshire	0.42	Greenfield site located adjacent to Ednaston business centre. Pond located to the South of the site and open countryside to the North and East. Site is grade 2 agricultural.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Hognaston

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				

Failed Stage A by Settlement and conclusion (South)

Hognaston

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA294	Land off Green Lane, Hognaston DE6 1PS	0.05	This site consists of woodland in the open countryside. The site is located to the North East of Hognaston, some distance away from the existing built up settlement, separated by agricultural fields.	The site is situated within an unsustainable location, in the countryside and unrelated to existing settlements and the site area is below the site size threshold.
SHLAA436	Land at Lodge Farm	0.12	Green field site located in the countryside to the West of Turlowfields Lane.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements. Site area is below the site size threshold.

Hopton

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA388	Croft Cottages, Hopton, Derbyshire	0.54	Brownfield site containing three holiday chalets. Carsington Water is located to the South of the site and the grade 2 listed building Hopton Hall located to the North West. Residential development is located to the North.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.

Hulland Ward

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA386	The Bungalow Blackbrook Farm Intakes Lane Turnditch Derbyshire	0.51	Greenfield Land and land comprising The Bungalow located off Intakes Lane. Agricultural land to the North East and open countryside to the North and West.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements
SHLAA393	The Coppice Intakes Lane Turnditch Derbyshire	0.38	The site currently comprises a workshop, storage buildings and curtilage. The site is located North of The Coppice and West of Intakes Lane.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements
SHLAA396	Stydd Farm Dog Lane Hulland Ward Derbyshire	1.35	Brownfield site consisting of a barn and the associated curtilage. Site is located off Dog Lane and adjacent to Stydd Farm. Footpath runs through the North Western part of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA429	Blackbrook Lodge Farm Intakes Lane Turnditch Derbyshire	3.65	Greenfield land including ponds to the Southern part of the site. Lodge farm located to the North West, footpath located to the South and Intakes Lane to the North.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.

Longford

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				

Failed Stage A by Settlement and conclusion (South)

Longford

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA452	long lane, Longford, opposite the entrance to the road leading to Longford Church.	2	Greenfield site located to the South of Long Lane. Site is located to the North East of the settlement of Longford. Site is bound on three sides with trees two of which are protected. Site lies partially within floodzone 2 and 3. A brook runs along the Southern edge of the site and a footpath runs adjacent to the site on the Western side.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.

Marston Montgomery

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA201	Land at Thurvaston Road, Marston Montgomery	2.26	Greenfield site located to the North West of the settlement of Marston Montgomery. Sewage works located to the North West of the Site. Marston Montgomery primary school and residential development located to the South and South East. Barway road located adjacent to the West of the site. Fields located to the North and North West. Site falls partially within flood zone 2 and 3.	The site is situated within an unsustainable location, unrelated to the existing settlement.
SHLAA390	Waldley Manor, Waldley Lane, Marston Montgomery Derbyshire	0.2	Brownfield site comprising a barn and the associated curtilage. The barn forms part of the grade 2 listed Walderly Manor with the main building of Walderly Manor located to the South of the site. Site falls partially within flood zone 2 and 3.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Osmaston

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA229	Land to the east of Wyaston Road, Ashbourne	2.6	Open land in the countryside, adjacent to Wyaston Flats. To the east of the site is a leisure use in the form of Peak Gateway Leisure Club. In the surrounding directions are agricultural uses.	The site is situated in an unsustainable location, in the countryside and unrelated to existing settlements.
SHLAA290	Land off Church Lane adjacent to The Old Vicarage, Osmaston, Ashbourne. Land includes access via paddock and links to adjacent field	2.47	Agricultural land adjacent to the Old Vicarage, remote from the existing settlement of Osmaston.	The site is situated within an unsustainable location, in the countryside and unrelated to the existing settlements.
SHLAA309	Land to the East of Wyaston Road, Wyaston	2.7	open land adjacent to Wyaston Flats and farmland in a remote countryside location.	The site is situated within an unsustainable location, in the countryside and unrelated to existing settlements.

Roston

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
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Failed Stage A by Settlement and conclusion (South)

Roston

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA391	Roston Inn Mill Lane Roston Derbyshire	0.34	Brownfield site consisting of Roston Inn and the associated car park and holiday cottages and gardens with access onto Mill Lane. The site is located to the West of Mill Lane.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Shirley

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA159	Back Lane Farm, Shirley, Ashbourne, Derbyshire DE6 3AS	0.84	A greenfield site located to the South of the village of Shirley currently used for grazing. The site is located to the East of Mill Lane. Residential development and farming characterise the land to the North and West of the site with open countryside to the East and South.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA195	Land forming part of Rushmore Farm, Shirley	0.37	located adjacent to the settlement of Shirley. Site adjoins Back Lane along it's Northern boundary with a farm access lane located to the East. Residential development is located to the North, West and South West. Agricultural land is located to the South, South East and North East.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA226	Land to the north of Derby Lane, Shirley	1.15	Greenfield site to the North East of the settlement of Shirley. The site is bounded by Derby Lane to the South and a farm lane to the East. The site is adjacent to residential development to the West and South West, a farm to the North a small number of houses and open countryside to the South and open countryside to the East and North West. The site is located within grade 2 agricultural land. The archaeological and heritage feature of Shirley Hall Moat is located to the North of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA227	Land to north of Derby Lane, adjacent to St Michaels Close, Shirley	0.32	A greenfield site, currently used for grazing, to the North East of the settlement of Shirley. There are residential uses to the west and south of the site, agricultural uses are present to the north and east. The site is located to the North of Derby Lane.	The site is situated in an unsustainable location, in the countryside or unrelated to existing settlements.

Failed Stage A by Settlement and conclusion (South)

Shirley

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA228	Land to the east of Mill Lane, Shirley	0.8	A greenfield site, currently used for agricultural purposes, located to the South of the settlement of Shirley. The site is located to the East of Mill Lane. The site is located upon grade 2 agricultural land and is surrounded by agricultural land. A footpath runs adjacent to the East of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA289	Land adjacent Hall Farm Bungalow, Shirley	0.5	This site consists of a residential dwelling and agricultural land to the North of the settlement of Shirley. Residential development lies to the South West of the site with a church and school to the South. Open countryside lies to the North and North East of the site and Hall Lane adjoins the site on the North West border. The site partially lies within the conservation area and a footpath crosses the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA339	Land to the east of Mill Lane, Shirley	0.98	A greenfield site, currently used for agricultural purposes, located to the South of the settlement of Shirley. The site is located on grade 2 agricultural land and is surrounded by agricultural land. A footpath runs through the site.	The site is situated in an unsustainable location, in the countryside or unrelated to existing settlements.

Snelston

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA248	Headlow Fields Farm Snelston Ashbourne Derbyshire	7	agricultural open land in a remote location adjacent to Darley Moor Arifield.	The site is situated within an unsustainable location, in the countryside and unrelated to existing settlements.
SHLAA249	Headlow Fields Farm, Windmill Lane, Snelston Ashbourne	0.1	Small section of field in remote location, trees to boundary of site and ponds present to the north.	The site is situated within an unsustainable location, in the countryside and unrelated to existing settlements and the site area is below the site size threshold.
SHLAA250	Headlow Fields Farm Snelston Ashbourne Derbyshire	1	field in the open countryside, no access.	The site is situated within an unsustainable location, in the countryside and unrelated to existing settlements.
SHLAA286	Headlow Fields Farm Drive Headlow Fields Farm Windmill Lane Snelston Ashbourne	0.2	Field in the open countryside off Windmill Lane.	The site is situated within an unsustainable location, in the countryside and unrelated to existing settlements.
SHLAA287	Little Headlow Fields Drive Windmill Lane Snelston Ashbourne Derbyshire	4.03	Agricultural land in the open countryside, pond to the north of site, dwelling to the west and woodland to the east.	The site is situated within a unsustainable location, in the open countryside and unrelated to existing settlements.

Failed Stage A by Settlement and conclusion (South)

Snelston

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA453	Land off Oldfield Lane, Snelston	1.16	Greenfield site located off Oldfield Lane and Cacklehill Lane. Small amount of residential development located to the South of the site. Trees located along the boundary of the site to the East and West. Settlement of Snelston located to the North West of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Sudbury

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
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Failed A

SHLAA193	Aston, Sudbury, Derbyshire	20	Large greenfield site located to the East of Aston and the further North East from Sudbury. Site is located off Aston Lane. Site is located to the North of the A50. Site has a track running along its Southern edge. Site also has a footpath running through a small part of the Northern area of the site. A small amount of residential development lies to the West and South West of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA243	Land Adjacent to Oaks Green, Sudbury	3.85	Two agricultural fields in the open countryside. Scattered trees central and to the boundaries of the site. Public footpath runs north to east through small section of the site. The site is surrounded by open countryside to the north, west and south. The A515 and junction lies adjacent to the site to the south	The site is situated within an unsustainable location, in the countryside and unrelated to existing settlements.
SHLAA256	Land adjacent to Oaks Green, Sudbury	2.07	Greenfield comprising two fields situated to the south of Oaks Green Farm and west of A515 at Sudbury. Site is unmanaged grassland currently used for the grazing of livestock -sheep. Site boundaries are delineated by mature trees and hedegrows with a prominent hedgeline running along a north south axis between the two fields. Site is predominantly flat and in places slightly elevated from the adjacent A515. The site is bound to the north by a single access track serving Oaks Green Farm. Along the eastern boundary of the site runs a post and rail fence with shallow hedge, beyond which lies a grass verge immediately abutting the highway.	The site is situated within an unsustainable location, in the countryside and unrelated to existing settlements.

Failed Stage A by Settlement and conclusion (South)

Sudbury

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA451	Aston Farm North, Aston Lane, Sudbury, Ashbourne,	6.57	site containing a mix of residential development and agriculture. Site also contains two small ponds. Site is located to the East of the settlement of Sudbury and adjacent to the North of A50.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Wyaston

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
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Failed A

SHLAA230	Lane to north of Orchard Lane, Wyaston	0.53	Greenfield site of improved grassland currently used as arable land and also an area of hardstanding used to store vehicles. The site is surrounded to the north by open agricultural land and bound to the south by a row of semi detached residential properties and an agricultural field left as unmanaged grassland, including a further area used for vehicle storage to the west of Cedar House. Access to the site is via gated field track to the west of the site adjacent to number 8 Orchard Lane. Site is situated to the northern edge of Wyaston and is mostly enclosed by hedgerows and hedgerow trees, however the part of the site which forms part of a larger arable field is open to the north. The site slopes away from the settlement edge in a north/north easterly direction, with long distance views obtainable.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA262	land to north of Orchard Lane, Wyaston	0.44	Site comprises a small field of rough grassland and overgrown scrub situated between existing residential properties on Orchard Lane and Cedar House. The far eastern part of the site is laid as hardstanding and is used for the storage/maintenance of vehicles - mostly small vans. Site is enclosed to the east and west by existing development, with a high and well established hedgerow and trees to the northern boundary. Mature hedgerow to the southern boundary also screens the site from the public highway. Access to the site is currently obtained via a shared access serving Cedar House. The site fronts onto Orchard Lane and is predominantly flat with a slight fall west to east.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.

Failed Stage A by Settlement and conclusion (South)

Wyaston

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA305	The Firs, Main Road, Wyaston	2.1	Site comprises mostly previously developed land to the western edge of Wyaston, bound by the main road to the east and surrounded by agricultural land. The site includes a residential property The Firs with associated garden and domestic curtilage, also a stable block and a large expanse of land to the south western part of the site previously used for the rearing of chickens, with abandoned single storey chicken rearing sheds and associated buildings and infrastructure. The site is well screened with well defined hedgerows and tree belts to the southern, western and northern boundary. The site is predominantly flat.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.

Yeaveley

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA163	Land off Leapley Lane, Yeaveley	0.94	A greenfield site which abuts the existing settlement of Yeaveley to the South of the village, off Leapley Lane. Site comprises an irregular field of improved grassland, subdivided by fencing and enclosed by well-maintained hedgerows. A small shed is located within the site on the southern boundary.	The site is situated in an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA304	Land off Leapley Lane Yeaveley	0.6	Agricultural open land abutting the settlement of Yeaveley to the north of the village, to the rear of properties on Rodsley lane. Very small part of an outbuilding to the rear of Yeaveley House in southwest corner of site.	The site is situated in an unsustainable location, in the countryside or unrelated to existing settlements.

Yeldersley

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA232	Land to the east of Lady Hole Lane, Yeldersley	2.5	Greenfield site located adjacent to Ladyhole Lane. Ashbourne airfield located to the far North West. Small amount of residential development located to the North West and South East .	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.

Failed Stage A by Settlement and conclusion (South)

Yeldersley

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA272	Ladyhole Farm, Yeldersley, Ashbourne	5.39	Greenfield site located to the South of the A517. Footpath runs through the site from the North West to the South East. Agricultural development located to the West of the site. Ashbourne Airefield located to the far West and South West of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA273	Ladyhole Farm, Yeldersley, Ashbourne	4.44	Greenfield site located off Ladyhole Lane. Site boundary contains a large number of trees. A number of trees can also be found within the site. To the East is agricultural land. Ashbourne airfield located to the far West of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.