

Appendix 2

Stage B Assessment Schedule

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

Site Reference	SHLAA166	Final Assessment Category	Undevelopable - constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	Site Address
Site Area (Ha)	1.88						
Capacity	0						
Include within SHLAA	<input type="checkbox"/>						
Discount from SHLAA	<input checked="" type="checkbox"/>						
				0 - 5:	<input type="checkbox"/>		
				6 - 10:	<input type="checkbox"/>		
				11 - 15:	<input type="checkbox"/>		
				15 Plus:	<input type="checkbox"/>		
Land off Derby Road, South of the Firs, Compton, Ashbourne							

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Amber	The western boundary of the site slightly encroaches into/abuts a wildlife site DD326 - Old Hill Embankment - comprising secondary broadleaved woodland/needwood and south derbyshire Claylands. Comments from Derbyshire Wildlife Trust state development of the site may result in possible loss of semi natural grassland, with low-medium nature conservation interest at County/District scale.
Landscape	Red	Significant impact upon landscape character. High landscape sensitivity. Landscape sensitivity to housing development is high. Unable to overcome through mitigation. Landscape Officers comment conclude - there is no capacity for development, it would likely result in significant adverse impact on landscape character, visual amenity and settlement pattern.
Historic Environment	Amber	Development may result in harmful impact to/on the significance/setting of a designated heritage asset (Conservation Area). Historic environment assessment concluded within the surrounding area there are a number of heritage assets, however none are within the site, potential impact on the setting of Ashbourne Conservation Area identified.
Trees and Hedgerows	Amber	Group TPOs run adjacent to the northern and part of eastern boundary (DCC/TPO/147/A1, DCC/TPO/147/A4) A group TPO encroaches into the western margin of site DCC/TPO/147/A3. Individual TPO's also present within the site DCC/TPO/147. Although there are trees on the site and/or some of them have TPOs on them, this would not hinder development. Mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There is no known contamination or unstable land issues or risks for the need for remediation.
Topography	Red	Site contours vary significantly, rising notably to the south with neighbouring development on Peak View Drive along the ridge. The agent suggests that due to such constraints only the lower quarter of the site should be developed for residential purposes with the upper part developed as open/public amenity space. The topography of the site is critical and would have a significant adverse impact and cannot be mitigated.
Local Character	Red	Landscape officer comments conclude - there is no capacity for development. It would likely result in significant adverse impact on landscape character, visual amenity and settlement pattern. There would be significant adverse impact on the local character which cannot be mitigated. Landscape sensitivity to housing development is high, topography of the site also considered a constraint to development. Development likely to result in high adverse impact on local character, visual amenity and settlement pattern.
Highway Infrastructure	Amber	Highway Authority comments state a satisfactory access can be achieved from Derby Road, stating careful consideration needs to be given to access location and despite having a reasonable site frontage the alignment, gradient and speed of vehicles would restrict access to possibly a single point of access towards the north west boundary only (would need to be confirmed based on accurate site boundary and captured vehicle speeds). It is likely individual access points would be resisted given the likely deficiencies in achievable visibility and congestion issues at peak times (driveway access points would be potentially blocked by queuing vehicles, thereby

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		impeding right turning traffic). Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part.
Public Transport	Green	Site is within 5-10 minutes walk of a bus stop (i.e. less than 800m). Site is approximately 250m away from nearest bus stops on Derby Road
Services and Facilities	Green	A wide range of services and facilities are available within Ashbourne.
Educational Facilities	Amber	Site is approximately 1500m from Hilltop Infant School. QUEGS Secondary School is situated to the north of the town. 10-20 minutes walk (i.e. 800-1600m)
Retail Facilities	Green	Site is approximately 500m away from Ashbourne Town Centre. Less than 10 minutes walk.
Health Facilities	Green	Ashbourne Health Centre is approximately 600m to the north of the site and within the town centre. Less than 10 minute walk (i.e. less than 800m)
Pedestrian and cycling	Green	Safe walking and cycling access links and opportunities for enhancement. Pavement runs along either side of Derby Road in immediate vicinity of the site. Safe pedestrian access towards the town centre is achievable.
Previously Developed Land	Green	Site is predominantly greenfield more than 70%. Site is unmanaged and overgrown grassland and may be regarded as solely greenfield land.
Open Space or Recreational	Amber	Some open space would be lost.
Material policy	Green	Site is in accordance with material policy considerations and designations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Land ownership known, single ownership, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions).
Summary		<p>Site comprises a greenfield site to the south of the town centre of Ashbourne, the site is steeply sloping and has been identified as an area of the town where the landscape is highly sensitive to development. The landscape assessment concluded there is no capacity for residential development on the site. Development would likely result in significant adverse impact on landscape character, visual amenity and settlement pattern.</p> <p>Development of the site may result in harmful impacts on/to the significance of the nearby Ashbourne Conservation Area. Derbyshire Wildlife Trust consider the site to be of low-medium nature conservation value, noting the site may contain semi-natural grassland.</p> <p>Highway Authority comments conclude that a satisfactory access may possibly be achieved to serve the site on Derby Road and that development may have an adverse impact on the surrounding highway network.</p> <p>The site is situated to the south of the town centre within walking reasonable distance of a wide range of services and facilities in Ashbourne and good accessibility to public transport.</p> <p>Based upon the SHLAA assessment it is concluded that the site is not suitable for development due to high landscape constraints and the sites topography. It is concluded that the site is currently undevelopable due to its steep contours and impact of development on landscape character and visual amenity.</p>

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Site Reference	SHLAA185	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2021				
Site Area (Ha)	1.93				Developable	0 - 5:	<input type="checkbox"/>	Site Address	Land at Lathkill Drive, Ashbourne	
Capacity	35					6 - 10:	<input checked="" type="checkbox"/>			
Include within SHLAA	<input checked="" type="checkbox"/>					11 - 15:	<input type="checkbox"/>			35
Discount from SHLAA	<input type="checkbox"/>					15 Plus:	<input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Red	There are significant adverse impacts in terms of the natural environment that cannot be mitigated against. Derbyshire Wildlife Trust have assessed the site to have high nature conservation value. Development is likely to result in the loss of species rich neutral grassland (lowland meadow) and a small area of ephemeral grassland that supports UK BAP priority Lepidoptera. The site is close to Bradley Wood Local Wildlife Site and would make a significant contribution to the establishment of semi-natural greenspace in the area. The site supports flower rich grassland and a small area of open mosaic habitat. A number of UK BAP butterflies are present. This is an unusual habitat for the area and one of the only known meadows of this diversity remaining in the area.
Landscape	Amber	High landscape sensitivity, however opportunities to mitigate impacts and for further enhancement. The Landscape Officer has assessed the site to have the potential for adverse impact on key landscape and ecological features. Potential for adverse impact on visual amenity in medium and long distance views from the north. Moderate adverse impact on local views from the south, east and west. Potential adverse impact on settlement pattern. As part of any development existing landscape features (hedgerows and hedgerow trees) must be retained. Landscape officer concludes that there is capacity for development across most of the site. Appropriate and sufficient mitigation measures should be included to prevent any adverse impact on visual amenity and retain existing landscape features.
Historic Environment	Green	Development of the site is likely to result in minimal or no impact to the significance of a non-designated heritage asset. The Derbyshire County Archaeologist considers that this small disturbed site within the former airfield has no archaeological potential.
Trees and Hedgerows	Amber	Although there are trees on the site, this would not hinder development. Trees to northern and eastern boundary of the site. There has been a strip of young trees recently planted to the south western boundary to provide screening for the relatively new development adjacent to the site.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation.
Topography	Green	Site is predominantly flat, there is a raised mound of land to the north western boundary opposite the main point of access, however this appears to be manmade and would not hinder development. Land gently slopes beyond the mound at the northern boundary- east to west.
Local Character	Amber	There would be an adverse impact on the existing character of the settlement, however this could be mitigated. The Landscape Officer identifies potential adverse impacts including, impact on key landscape and ecological features; impact on visual amenity in medium and long distance views from the north and moderate adverse impact on local views from the south, east and west. Potential adverse impact on settlement pattern. As part of any development existing landscape features (hedgerows and hedgerow trees) must be retained.
Highway Infrastructure	Green	There is sufficient access to the site. No adverse impact on the highway network. The Highways Authority have advised that a satisfactory access can be achieved from the site, extension of Cavendish Drive and Lathkill Drive is possible, subject to controlling adequate land, with no ransom element, to enable the road 'corridors' to be extended into the development site with carriageway and footways. It would be preferable to provide a link road between both cul-de-sacs, which have both previously been extended, to avoid potentially over-long cul-de-

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		sacs. A previous planning application (15/000060/OUT) has been submitted – showing a linked estate street – considered acceptable on highway grounds, subject to conditions.
Public Transport	Green	Within 5 -10 minutes (approx 740m to the nearest bus stop on Derby Road.)
Services and Facilities	Green	A wide range of services and facilities are available in Ashbourne Town Centre.
Educational Facilities	Amber	Within 10 -20 minutes walk, Approx 1400m to Ashbourne Hilltop Infant and Nursery School.
Retail Facilities	Green	Within 20 minutes walk of Ashbourne Town Centre.
Health Facilities	Red	Over 20 minute walk. Approx 1800m to Ashbourne Health Centre.
Pedestrian and cycling	Green	Safe walking and cycling access links and opportunities for enhancement. The Highways Authority have advised that the site is within an existing residential environment with modern estate street geometry and layout.
Previously Developed Land	Red	Predominantly greenfield, more than 70%.
Open Space or Recreational	Amber	There would be some loss of open space.
Material policy	Green	Site is in accordance with material policy considerations and designations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Amber	Moderate adverse effect for occupiers, constraints may be overcome with design/ mitigation. The site is adjacent to the Ashbourne Industrial estate to the east of the site. There is a high fence and is well screened, however the nature of the industrial use on this site is unknown and the noise was difficult to gauge with other construction works going on nearby.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Landownership known, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary	<p>This is a greenfield site adjacent to the existing settlement of Ashbourne. The site consists of a field which lies just back from a local ridgeline overlooking the Henmore Valley and parts of the town to the north. There is rough grassland with scrub encroaching from the north east. A screening bund and tree/ shrub planting extends along the south western boundary with existing development. Large areas of 20th and 21st century residential development extend to the south as well as industrial development associated with a former airfield. Undeveloped parts of the airfield bounds the site to the east. Highway access links to the site are considered good, although walking distances to the local services and facilities are beyond 10 minutes walk. Derbyshire Wildlife Trust have assessed this site to have high nature conservation value which would need to be addressed and impacts mitigated as part of any development on the site. The landscape sensitivity to housing development is high with potential impacts upon visual amenity and long distance views. The Landscape Officer has identified there to be capacity across the site, if existing landscape features are retained. Capacity aligned to current planning application for 35 dwellings. It is assumed the site will come forward for development within 6-10 years. Although there is a planning application pending on this site, there is an outstanding objection from Derbyshire Wildlife Trust regarding potential adverse impacts upon butterflies within the site boundary.</p>	

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Site Reference	SHLAA204	Final Assessment Category	Developable	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2021	
Site Area (Ha)	0.41			0 - 5:	<input type="checkbox"/>		Site Address	Former Mirage Hotel, Derby Road, Ashbourne
Capacity	20			6 - 10:	<input checked="" type="checkbox"/>	20		
Include within SHLAA	<input checked="" type="checkbox"/>			11 - 15:	<input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>			15 Plus:	<input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1
Environment Ecology	Green	There are no known natural environment related constraints and /or there is the opportunity to enhance the natural environment. Comments from Derbyshire Wildlife Trust confirm that the site is of low nature conservation interest at County/District scale.
Landscape	Green	Landscape officer comments conclude that there is capacity for development across the site, with the site representing an infill site, with local views only and little potential for adverse impact. Landscape sensitivity to housing development is low. Low landscape sensitivity and no adverse impact upon landscape setting. Opportunities for improvement and enhancement.
Historic Environment	Green	Scheduled Monumnt (MDR853) lies across the site which relates to the former Ashbourne Airfield and dispersal area. The heritage assessment concludes that development likely to result in no impact, the site falls within MDR853 - Ashbourne Airfield record - but this has been extensively developed. Development of the site is likely to result in minimal or no impact to/on the significance/setting of heritage assets. It is likely that no mitigation is required.
Trees and Hedgerows	Green	Site is a macadam parking area with rough grass margins, remnant scrub planting and trees, with the road frontage characterised by mixed planting of ornamental scrub and tree species within a grassed verge. There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Amber	Site has previously been used as a car park for the Mirage Hotel and now for a residential care home. Contaminants may therefore be present. Comments from the EA on brownfield sites states "proposed development on brownfield land should have regard to the quality of land, air and water by considering the potential environmental impacts arising. A preliminary risk assessment should be undertaken." Soakaways should not be used in ground that is contaminated. Possible contamination, noise and odour issues from nearby industrial estate- assessment would be required for planning purposes. The site is potentially contaminated and requires further investigation and remediation.
Topography	Green	Site is flat given use as car park, with no known topography constraints.
Local Character	Green	Landscape officer comments conclude there is capacity for development across the site, likewise heritage officer concludes there would be minimal impact on heritage assets. Residential development of the site may present an enhancement opportunity. There is either the opportunity to enhance the local character or there is no adverse impact.
Highway Infrastructure	Green	There is sufficient access to the site. No adverse impact on the highway network.
Public Transport	Green	Site is approximately 230m from nearest bus stops to Derby Road. Within 5-10 minute walk of a bus stop (i.e. less than 800m).
Services and Facilities	Amber	A wide range of services and facilities are available within Ashbourne. Site is situated on the main Derby Road to the south east of the town centre. Town centre is approximately 1250m to the north.

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Educational Facilities	Amber	Nearest Primary school is located at Hilltop -approximately 1200m away. 10-20 minutes walk (i.e 800-1600m)
Retail Facilities	Amber	Local convenience store located on Willow Meadow Road, and the town centre is situated to the north approximately 1250m away. 10-20 minutes walk i.e 800-1600m
Health Facilities	Red	Over 20 minute walk to nearest health facilities. Nearest facilities approximately 1300m away.
Pedestrian and cycling	Green	Safe walking and cycling access links and opportunities for enhancement.
Previously Developed Land	Green	Site is brownfield land as it is currently developed as a car park serving the care home. Site is brownfield more than 70%.
Open Space or Recreational	Green	There would be no loss of recreation of open space facilities. Site is currently used as a car park.
Material policy	Green	Site is in accordance with material policy considerations and designations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known - single ownership - no issues.
Land Achievability	Green	Site is viable - developer is able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary	<p>Brownfield site currently laid as hardstanding providing car parking to the wider care home situated within the former Mirage Hotel. The area of hardstanding includes marked parking bays and small areas of landscaping. The site has direct access onto Derby Road, with mature trees running along the sites frontage to the western boundary.</p> <p>As a previously developed site in the existing built up area of Ashbourne the landscape sensitivity of the site to housing development is low, accordingly the landscape assessment concludes there is capacity for development across the site. Development is likely to result in no impact on the historic environment and Derbyshire Wildlife Trust consider the site to be of low nature conservation value.</p> <p>The Highway Authority state that a satisfactory access could possibly be achieved, however improvements to the visibility from the existing access would be required and development may have an adverse impact on the surrounding highway network. The site has good access to services, facilities and public transport and is within a sustainable location.</p> <p>The site is predominantly flat, is previously developed with limited constraints to development identified through the SHLAA assessment. Accordingly it is recommended that site may be regarded as 100% developable. The site has been suggested on behalf of the landowner and is therefore deemed available and achievable.</p>	

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Settlement: Ashbourne

Site Reference	SHLAA215	Final Assessment Category	Undevelopable - constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe		
Site Area (Ha)	1.46			0 - 5: <input type="checkbox"/>			Site Address	Shaw Wood, Derby Road, Ashbourne
Capacity	0			6 - 10: <input type="checkbox"/>				
Include within SHLAA	<input type="checkbox"/>			11 - 15: <input type="checkbox"/>				
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus: <input type="checkbox"/>				

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1
Environment Ecology	Green	There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment. Comments from Derbyshire Wildlife Trust state the site is low nature conservation value at County/District level.
Landscape	Amber	The area is assessed as being one of high tranquility though this is diminished by traffic on the busy Derby Road and associated residential development. Landscape sensitivity of the site to housing development is high. Potential for adverse impact on key landscape and ecological features. Potential for adverse impact on visual amenity within views from the north. Landscape environment assessment concludes there is capacity for development on the site if key features are retained and appropriate and sufficient mitigation measures are included to reduce adverse visual impacts of development. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.
Historic Environment	Green	Heritage comments, - state potential assets that may be affected by the development include - The Toll House (Grade II) and historic environment record MDR853 Ashbourne Airfield and MDR11609. Historic environment assessment concludes that development of the site is likely to result in minimal or no impact. Development of the site is likely to result in minimal to no impact to/on the significance/setting of a designated/non designated heritage asset.
Trees and Hedgerows	Amber	Smaller western field of the site has an orchard character and contains a number of mature trees, which although not subject of a TPO the landscape officer considers to be key landscape features which should be retained. Similarly the mature hedgerow and hedgerow trees between the eastern and western parts of the site are prominent features which the landscape officer states should be retained and appropriate and sufficient mitigation measures included. Although there are trees on the site this would not hinder development. Mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National park and presents opportunities for enhancement.
Contamination	Green	There is no known contamination or unstable land issues or risks of the need for remediation
Topography	Green	The site is predominantly flat, with the eastern field very gradually falling in a northerly direction. Site is predominantly flat with no known topography constraints.
Local Character	Amber	Landscape officer concludes that there is potential for an adverse impact on key landscape and ecological features and potential for adverse visual impacts on visual amenity within views from the north. Concluding that there is capacity for development on the site if key landscape features are retained and appropriate and sufficient mitigation measures are included. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
Highway Infrastructure	Red	Highway Authority comments conclude that based on the site boundary proposed satisfactory access cannot be achieved, stating the site was previously looked at under reference CSAS9 included additional roadside frontage in which to provide a new, relocated access. Use of the access proposed was closed by planning condition (in favor of a new combined superior access), because it did not meet safe minimum criteria. Visibility is currently obscured by adjoining roadside hedge (to the north west) and brow in the road's vertical alignment

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		(to the south east) – solid white carriageway lining system in place. Additional land will need to be controlled, in line with that presented for CSAS9, in order for access to remain viable. A relocated access would be required to balance emerging and forward visibility splays, given the brow in the highway alignment.
Public Transport	Green	Nearest bus stops are available on Derby Road to the south of the site - approximately 340m away. Within 5-10 minute walk of a bus stop (i.e less than 800m)
Services and Facilities	Green	Comprehensive range of services and facilities available within Ashbourne town centre.
Educational Facilities	Amber	Nearest primary school is Hilltop located to the south west of the site and approximately 1400m away. The secondary school is located to the north of the town centre. 10-20 minute walk (i.e. 800-1600m)
Retail Facilities	Amber	Retail facilities available within the town centre. Approximately 1000m away - therefore approx a 20 minute walk
Health Facilities	Amber	Nearest health facilities are those located within the town centre, approximately 1200m away, therefore approx a 20 minute walk
Pedestrian and cycling	Green	Safe walking and cycling links and opportunities for enhancement. Pavements available along Derby Road
Previously Developed Land	Green	Greenfield site - predominantly used for agriculture (animal grazing) and small part of the site comprises domestic curtilage. Predominantly greenfield more than 70%
Open Space or Recreational	Amber	There would be some loss of open space facilities
Material policy	Green	Site is in accordance with material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single owner no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant obligations and other contributions).
Summary	<p>Greenfield site to the south east side of Ashbourne town centre and north of Cavendish Drive. Site comprises two fields to the south and east of Shaw Wood with access drive to Derby Road in the west. The fields are separated by a hedgerow. The western smaller field has an orchard character the eastern field is more open in nature with hedgerows and hedgerow trees on the northern and eastern boundaries.</p> <p>The site is situated to the south east of the town centre and has reasonable access to services and facilities and public transport. As a greenfield site the land is unlikely to be at risk of the need for remediation and does not fall within an area at risk of flooding.</p> <p>The sites landscape sensitivity to housing development is high, with potential adverse impact on key landscape and ecological features and potential adverse impact on visual amenity within views from the north. The landscape assessment concludes there is capacity for development on the site if key landscape features are retained and appropriate and sufficient mitigation measures are included to reduce the visual impact. Development of the site is likely to result in minimal or no impact on the historic environment.</p> <p>The site includes mature hedgerows, hedgerow trees within the western field have an orchard character. The landscape assessment states these key features should be retained. Derbyshire Wildlife Trust consider the site to be low nature conservation value.</p> <p>Highway Authority comments state that a satisfactory access to serve the site cannot be achieved. Based on the site boundary proposed, the site is an access</p>	

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only isolated to drive. Additional land would need to be controlled in order for access to remain viable, a relocated access would be required to balance emerging and forward visibility splays. On these ground the site is considered unsuitable for development and discounted from the SHLAA.

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Site Reference	SHLAA231	Final Assessment Category	Undevelopable - constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	5.2			0 - 5: <input type="checkbox"/>		Site Address	Land to the south of A52 - Derby Road, Ashbourne
Capacity\	0			6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>			11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus: <input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site as low nature conservation value.
Landscape	Red	The landscape assessment concludes there is no capacity for development. Development would result in significant adverse impact on landscape character, visual amenity and settlement pattern nearby through intrusion of development into the countryside. Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation.
Historic Environment	Green	Heritage Officer comments conclude, there are a number of heritage assets in relatively close proximity to the site, however it is considered that these will not be adversely impacted upon. Development of the site is likely to result in minimal or no impact to/on the significance/ setting of heritage assets.
Trees and Hedgerows	Amber	Mature trees and hedges to the north, south and eastern boundaries of the site, adjacent to the south eastern corner of the site at the junction of Derby Road and Moor lane is TPO DDDCTPO/097/A1. Landscape officer notes a dense belt of trees along the northern boundary and hedgerows and half avenue of trees on the approach to caravan park and occasional mature field trees are of note. Although there are trees on the site this would not hinder development. Mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation
Topography	Green	Site is generally level, with a very slight/gradual rise in levels westwards towards the Caravan Park. Site is predominantly flat with no known topography constraints.
Local Character	Red	Landscape officer comments conclude potential adverse impact on landscape character and settlement pattern - intrusion of development into the countryside, with potential adverse impact on local visual amenity. There would be significant adverse impact on the local character which cannot be mitigated.
Highway Infrastructure	Amber	There is an existing access to the site from Moor Lane in the south, which serves the Caravan Park and nearby farmsteads. Highway Authority comments state a satisfactory access to the A52 can be achieved and is likely to obtain appropriate levels of visibility. Need to consider separation from roundabout and Moor Lane junction and, depending on scale of development, possible assistance for right turning vehicles – right turn harbourage / nearside passing. Highway Authority likely to resist multiple / individual development access points to the A52 – single point of access to serve any development. Access to A52 bypass and Moor Lane not acceptable. Safe access can be achieved with localised improvements.
Public Transport	Green	Bus stops immediately available on Derby Road within approximately 350m. Within 5-10 minute walk i.e. less than 800m.
Services and Facilities	Green	Site is located to the south of Ashbourne with good access to a range of services and facilities.

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Educational Facilities	Amber	Nearest Primary School located to the north of the site off Willow Meadow Road and approx 1300m walk away. 10-20 minute walk.
Retail Facilities	Red	Full range of retail facilities available within Ashbourne Town Centre approximately 2000m away. Given topography this would be in excess of 20 minute walk.
Health Facilities	Red	Nearest medical facilities are located within the town centre, therefore in excess of 20 minutes wak, over 1600m
Pedestrian and cycling	Amber	Pavement only to northern side of Derby Road and small section along junction into the road serving the caravan park - improvements and enhancements would be required. Limited accessibility e.g. pavement, edge of settlement. Opportunities or improvement and enhancement.
Previously Developed Land	Red	Site is 100% greenfield - grassland possibly used for pasture.
Open Space or Recreational	Red	Development would result in loss of area of open space. Landscape officer notes the site is situated in an area of medium to high levels of tranquillity and development would result in adverse impact on local visual amenity. Open space would be lost.
Material policy	Green	Site is in accordance with material policy considerations and designations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Amber	Possible amenity issues resulting from sites proximity to A52 bypass. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Landownership known, single owner, no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions)
Summary	<p>Greenfield site to the southern side of Ashbourne between Moor Lane/access to Peak Gateway Caravan Park, Ashbourne tennis club and the A52. Site is generally level, located outside the flood zone and unlikely to be at risk of the need for remediation.</p> <p>Site comprises series of fields used for pasture bounded and sub-divided by timber post and rail fence. Site is far removed from the town centre which is to the north and separated from southern town outskirts by the A52 bypass. Characterised by edge of town development, – caravan park, tennis club, tyre centre and isolated farmsteads. Landscape sensitivity to housing development is high. The landscape assessment concludes there is no capacity for development, it would likely result in significant adverse impact on landscape character, visual amenity and settlement pattern. Development is likely to result in minimal or no impact on the historic environment. Derbyshire Wildlife Trust consider the site to be of low nature conservation value.</p> <p>Site is situated to the southern extent of the town, whereby the distance to nearby facilities in Ashbourne is beyond a 20 minute walk. The Highways Authority state a satisfactory access can be achieved to the A52 where an appropriately located access is likely to achieve satisfactory levels of visibility. Access to the A52 bypass would be resisted.</p> <p>The site lies beyond the natural boundary of the town and beyond the built up physical boundary created by the A52 bypass. The landscape assessment raises significant constraints on the site, concluding that there is no capacity. Based on the identified landscape sensitivity and relationship to settlement pattern the site is considered unsuitable and therefore discounted from the SHLAA.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

Site Reference	SHLAA239	Final Assessment Category	Undevelopable - constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	Site Address	Land on southern side of Station Street, Ashbourne
Site Area (Ha)	1.24							
Capacity	0							
Include within SHLAA	<input type="checkbox"/>							
Discount from SHLAA	<input checked="" type="checkbox"/>							
0 - 5:	<input type="checkbox"/>							
6 - 10:	<input type="checkbox"/>							
11 - 15:	<input type="checkbox"/>							
15 Plus:	<input type="checkbox"/>							

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Amber	Landscape assessment concludes there is capacity for development, with potential impacts on landscape character, amenity and ecological features identified which could be overcome through mitigation.
Historic Environment	Green	The Southern part of site falls within MDR record MDR14122 a suggested site of Ashbourne Deer Park. Heritage assessment comment concludes development will not affect the significance of the designated heritage asset in the surrounding area, the whole of the Deer Park has had an incursion of development including the bypass. In this regard the significance and coherence of the Deer Park as an original and historical entity has been eroded by previous development. Concluding development is likely to result in minimal impact on the significance/setting of designated and non designated heritage assets.
Trees and Hedgerows	Green	Prominent field hedgerows with hedgerow trees form key landscape features which must be retained as part of any development. Southern and western boundary planting prominent. There are limited trees on the site and none are designated as TPO. Opportunities for improvement and enhancement
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation.
Topography	Amber	The site steeply rises from beyond the existing stables towards the undulating plateau at the southern boundary. The area of land associated with residential properties rises more gradually. The topography would have an adverse impact although it could be mitigated and the site developed.
Local Character	Amber	Landscape assessment states site forms part of a larger land holding associated with Keeperleys Farm which constitutes remnant open countryside/agricultural land in a prominent position within the built up area of the town. Potential for adverse impacts on visual amenity in medium and long distance views from the north and potential adverse impacts on settlement pattern are noted. There would be an adverse impact on the local character which can be mitigated.
Highway Infrastructure	Red	Highway Authority comments state that a satisfactory access to the site cannot be achieved, stating on the basis of the constrained site frontage and perceived highway limits it is unlikely satisfactory access arrangements could be achieved to the site as drawn. Narrow highway margin across the site frontage (and adjoining sites), reasonably high through vehicle speeds and a number of HGV / bus movements. Third party land would be required to achieve acceptable visibility sightlines.
Public Transport	Green	Nearest bus stops are located on Sturston Road and Derby Road, approx 350m away. Regular services are available on these routes. Within 5-10 minutes walk of a bus stop i.e. less than 800m

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

Services and Facilities	Green	Site is situated to the south of Station Street and not far from the centre of Ashbourne where a wide range of services and facilities are available.
Educational Facilities	Amber	Nearest Primary School situated to the south at Hilltop primary approx 1000m away.
Retail Facilities	Green	Retail facilities available within the town centre approx 350m to the north. Waterside retail park to approx 1000m to the west. Facilities in the town centre would be approx 10 minutes walk away.
Health Facilities	Green	Nearest medical centre available on Clifton Road approx 400m away. Less than 10 minute walk, i.e. less than 800m
Pedestrian and cycling	Green	Safe walking and cycling access links and opportunities for enhancement.
Previously Developed Land	Red	Site contains greenfield land to the south as pasture/grassland and brownfield land to north where existing residential properties are situated. Site is however predominately greenfield more than 70%
Open Space or Recreational	Amber	Development will result in the loss of some open space.
Material policy	Green	Site is in accordance with material policy considerations and designations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected.
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all values of development (including relevant planning obligations and other contributions).
Summary		<p>The site is located to the south western side of Ashbourne town centre, South of Station Street and Clifton Road. Site comprises pastoral fields occupying ground which rises steeply from the north to an undulating plateau. It is part of a larger land holding associated with Kepperleys Farm which constitutes remnant open countryside/ agricultural land in a prominent position within the built-up area of the town.</p> <p>Site is located in a sustainable location with good access to services and facilities within Ashbourne. The site is not at risk of flooding and as a greenfield site is unlikely to require remediation.</p> <p>The site is grassland bound by hedgerows and hedgerow trees. Derbyshire Wildlife Trust note that the site may contain species poor grassland, but consider the site to be of low nature conservation value. Landscape sensitivity to housing development is high. The landscape assessment concludes that there is capacity for development on the site, as part of any development existing landscape features must be retained.</p> <p>The historic environment assessment concludes that, development is likely to result in minimal impact on the significance/setting of designated and non-designated heritage assets.</p> <p>Highways Authority comments state that on the basis of the constrained site frontage and perceived highway limits it is unlikely that satisfactory access arrangements could be achieved to the site as drawn. Narrow highway margins across the site frontage (and adjoining sites), reasonably high through vehicle speeds and a number of HGV/bus movements are also a constraint.</p> <p>Based on the constraints identified in respect that the Highways Authority do not consider that a satisfactory access can be achieved to serve the site the site is considered unsuitable and undevelopable.</p>

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

Site Reference	SHLAA245	Final Assessment Category	Undevelopable - constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	Site Address
Site Area (Ha)	5.66						
Capacity	0						
Include within SHLAA	<input type="checkbox"/>						
Discount from SHLAA	<input checked="" type="checkbox"/>						
				0 - 5: <input type="checkbox"/>			Rear of Manor Farm, Green Road, Ashbourne
				6 - 10: <input type="checkbox"/>			
				11 - 15: <input type="checkbox"/>			
				15 Plus: <input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1
Environment Ecology	Amber	Wildlife site DD327 - Needwood and South Derbyshire Claylands - secondary broad leaved woodland, unimproved natural grassland and flowing water and streams' runs adjacent to part of the southern boundary of the site. Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation. Derbyshire Wildlife Trust have assessed the site as medium nature conservation value. The site is adjacent to Ashbourne Green LWS and there could be adverse indirect impacts on this site.
Landscape	Amber	Landscape assessment comments conclude - there is capacity for development in the field immediately adjoining existing residential development to the south west. Development of the remainder of the site for housing will result in significant adverse impact on landscape character, visual amenity, settlement pattern and the historic environment. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement
Historic Environment	Red	Development of the site is likely to result in harmful impact to/on the significance of heritage assets. Potential issues in respect of impact on the setting of Grade II listed buildings (The Green Hall and Green Hall Cottages) situated beyond the south eastern boundary of the site. Heritage Officer comments conclude - development is likely to result in harmful impacts particularly in respect of the two parcels of land forming the eastern part of the site, development of the western half of the site may result in harmful impact, development will have no impact on the 18th century turnpike road.
Trees and Hedgerows	Amber	Site comprises agricultural fields bounded by mature hedgerows with hedgerow trees. Although there are trees on the site, this would not hinder development. Mitigation may be achieved.
National Park status	Green	Site will have no impacts on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	site will have no impacts on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation.
Topography	Amber	Land slopes down to the south east. The topography would have an adverse impact, although it could be mitigated and the site developed.
Local Character	Amber	There would be an adverse impact on the existing character of the settlement, however this could be mitigated. Landscape officer comments state development into the countryside will have adverse impact on landscape character with characteristic features such as hedgerows with hedgerow trees at risk. Adverse impact on the historic landscape at Ashbourne Green and visual amenity upon approach to the town from north east and considering the landscape assessment.
Highway Infrastructure	Red	There are significant issues with access. No safe access can be achieved, significant impact on highway network, insurmountable issues. Highway Authority comments states as drawn the site does not have a controlled access route available to the public highway. No access appears to be achievable through the adjoining residential development to the west of the site.
Public Transport	Green	Nearest bus stops are situated on The Green Road, approximately 550m away. Within 5-10 minutes walk of a bus stop
Services and Facilities	Green	Site is situated to the east of Ashbourne, a wide range of services and facilities are available within the town centre

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

Educational Facilities	Amber	Nearest Primary School is Parkside Junior School approximately 1000m away to the south west. 10 -20 minute walk i.e.800-1600m
Retail Facilities	Amber	Retail facilities available within the town centre of Ashbourne approx 1400m away. 10 -20 minute walk i.e 800-1600m
Health Facilities	Red	Health facilities available in the town approximately 1700m away. Over a 20 minute walk i.e over 1600m
Pedestrian and cycling	Amber	Limited accessibility e.g. pavement, edge of settlement. Opportunities for improvement and enhancement
Previously Developed Land	Red	Site is a series of agricultural fields, therefore greenfield. Site predominantly greenfield more than 70%
Open Space or Recreational	Amber	Some open space would be lost.
Material policy	Green	Site is in accordance with material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Green	There are other issues that would constrain development.
Land Availability	Green	Land ownership known, single ownership no issues
Land Achievability	Green	Site is viable - developer is able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary	<p>Site comprises a series of agricultural fields in open countryside bounded by hedgerows with hedgerow trees. Adjoining the site is parkland associated with Ashbourne Green and the Green Hall. Adjoining existing residential development lies to the south west at Manor Road. The site slopes down to the south east and footpaths run along the southern and northern edges. A Local Wildlife Site at Ashbourne Green and associated woodland lies to the north east.</p> <p>The site is located to the far east of the town, resulting in services and facilities in Ashbourne being a minimum of 20 minutes walk away.</p> <p>The site is agricultural land which Derbyshire Wildlife Trust consider to be of medium nature conservation value, noting the presence of the adjacent Ashbourne Green Local Wildlife Site. The site is not at risk of flooding and is unlikely to require remediation.</p> <p>Landscape sensitivity to housing development is low to medium. The landscape assessment concludes there is capacity for development in the field immediately adjoining existing residential development to the south west. Development of the remainder of the site for housing will result in significant adverse impact on landscape character, visual amenity, settlement pattern and the historic environment. The historic environment assessment concludes development is likely to result in harmful impacts particularly in respect of the two parcels of land forming the eastern part of the site.</p> <p>The site does not appear to join/about the highway. The Highway Authority confirm that as drawn a satisfactory access to the site cannot be achieved. The site does not have a controlled access route available to the public highway. Accordingly the site is considered unsuitable, undevelopable and discounted from the SHLAA.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

Site Reference	SHLAA266	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2016				
Site Area (Ha)	49.9				Developable	0 - 5:	<input checked="" type="checkbox"/>	150	Site Address	Land at Ashbourne Airfield, Ashbourne
Capacity\	1100					6 - 10:	<input checked="" type="checkbox"/>	250		
Include within SHLAA	<input checked="" type="checkbox"/>					11 - 15:	<input checked="" type="checkbox"/>	250		
Discount from SHLAA	<input type="checkbox"/>					15 Plus:	<input checked="" type="checkbox"/>	450		

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1
Environment Ecology	Amber	Bradley Wood Local Wildlife Site lies/abuts the site to the northern boundary. Derbyshire Wildlife Trust consider the site to be of high nature conservation value, stating the site includes a large part of the airfield and has not been surveyed in detail. It lies adjacent to Bradley Wood ancient woodland a site that is sensitive to disturbance. It will be essential to ensure that there is a significant buffer between any development and the wood. Significant impacts on ground nesting birds are also possible. Although there are s identified adverse impacts in terms of the natural environment, there is the possibility of mitigation
Landscape	Amber	Landscape officer concludes potential adverse impact on historic features - airfield and settlement pattern, considerable expansion of the town on its south eastern side with potential adverse impacts on visual amenity, stating there is capacity for development across most of the site. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.
Historic Environment	Amber	Historic environment assessment concludes development may result in harmful impact to the significance of the non-designated heritage asset as all of the site lies within this particular site (WWII Airfield). The County Archaeologist notes this is a large site on the historic airfield which has some surviving infrastructure. There is archaeological potential outside runways / dispersal areas. He recommends a desk based assessment / geophysics as part of any planning application.
Trees and Hedgerows	Green	Trees and hedgerows to site boundaries. There are limited trees on the site and none are designated as a TPO. Opportunities for improvements and enhancement
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Amber	Site is potentially contaminated and requires further investigation in light of previous use as Airfield. Possible contamination and noise and odour issues from nearby industrial estate, assessment would be required with planning application.
Topography	Green	In light of sites previous use as an airfield the site is predominantly flat will no known topography constraints.
Local Character	Amber	There would be an adverse impact on the character of the existing settlement, however this could be mitigated. Landscape officer comments states potential adverse impacts through considerable expansion of the town on its south eastern side and potential adverse impact on visual amenity within views from the north and east.
Highway Infrastructure	Amber	Access to the site approved in principle as part of Ashbourne airfield application. Highway Authority comments state it has been resolved to approve a mixed use development on adjoining land which will create a link road between Blenheim Road and the A52. The site proposed for new housing presumably abuts this – although land control would need to be confirmed. Any development of the land identified will be reliant on providing a direct connection to the new link road for the site to remain viable in access terms – given the scale of proposed development this should ideally take the form of a roundabout junction. Development would be reliant on a third party developers program and could not be developed in isolation. The new link road would need to be fully constructed and opened for use before it may be possible to serve a development of this scale.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

Public Transport	Red	Nearest bus stops currently available on Derby Road, aprox 1650m away. No bus stops within a 20 minutes walk
Services and Facilities	Green	Wide range of services and facilities available within Ashbourne town centre
Educational Facilities	Red	Hilltop Primary school aprox 2700m away to the west of the site. Over 20 minute walk i.e 1600m
Retail Facilities	Red	Retail facilities situated within the town centre and local convenience store on Willow Meadow Road. Over a 20 minute walk i.e. over 1600m
Health Facilities	Red	Over 20 minute walk i.e over 1600m
Pedestrian and cycling	Red	Very limited pedestrain and cycle links.
Previously Developed Land	Green	Predominantly brownfield, more that 70%
Open Space or Recreational	Green	There would be no loss of recreation or open space facilities.
Material policy	Green	Site is in accordance with material policy considerations and designations
Infrast. Capacity or Utilities	Amber	There are infrastructure constraints, however they can be overcome.
Bad Neighbour Impact	Amber	Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation. Refer the site for environmental health for comment in light of proximity to Ashbourne Industrial Estate
Other Issues	Amber	Given previous use of site some remedial works may be required. There are other issues that would constrain development however mitigation is possible.
Land Availability	Amber	Landownership known, multiple ownerships
Land Achievability	Amber	Viability of the site may be marginal. Detailed viability assessments may be required.
Summary		<p>Site lies to the southern side of Ashbourne. The site comprises land associated with a former airfield between Derby Road and the A52 in the west, the A517 in the north, with open countryside in the east. The site is an expansive area of grassland including former runways. The site lies within an upland plateau, extending to a ridgeline in the north before falling sharply to the A517. Industrial development to the north west. The frontage of the A52 is characterised by residential development which becomes increasingly fragmented to the south. As small community lies at Ladyhole Road. The eastern boundary is characterised by a break of trees and hedgerows with the land falling away beyond.</p> <p>The site is located to the far east of the town, accordingly walking distances to services and facilities within Ashbourne are beyond a 20 minute walk. However the site is part of a larger development area, part of which has a resolution to grant planning permission. The larger development area will include provision of employment opportunities and other facilities associated with residential development, enhancing the sustainability of the site overall.</p> <p>The site is brownfield and likely to require some remediation. Noise issues from the existing neighbouring industrial estate would need to be addressed. The outcomes of the Viability Study conclude that a site of this typology where some abnormal costs may arise may result in site viability being more marginal - further work to assess this would be required. The site has been suggested by the landowner and is thus considered available and achievable.</p> <p>Landscape sensitivity to housing development is low to medium. There is capacity for development across most of the site. As part of any development retain landscape features on the northern and eastern sides. A landscaped buffer zone should be created between existing and new development. Introduction of green infrastructure throughout the site with links to the wider countryside should be considered.</p> <p>Derbyshire Wildlife Trust state the site has high nature conservation value, it lies adjacent to Bradley wood ancient woodland a site that is sensitive to disturbance. It will be essential to ensure that there is significant buffer between any development and the wood and significant impacts on ground nesting birds are also possible.</p>

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

In respect of impact on the historic environment the assessment concludes development may result in harmful impact to the significance of the non-designated heritage asset as all the sites lies within the World War II airfield. The Derbyshire County Archaeologist notes that this is a large site on the historic airfield which has some surviving infrastructure, recommending a desk based assessment as part of any application.

Based on the outcomes of the assessment it is considered the site is suitable, available and achievable. The site is developable to take account of the necessary mitigation measures noted by the landscape and historic environment assessment and comments from Derbyshire Wildlife Trust to provide a buffer to protect ecological assets. The Highways Authority state that a satisfactory access can possibly be achieved in connection with the scheme for mixed used development on the adjoining airfield site.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

Site Reference	SHLAA267	Final Assessment Category	Undevelopable-constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	2					Site Address	Land south of Mapleton Road, Ashbourne
Capacity	0					0 - 5: <input type="checkbox"/>	
Include within SHLAA	<input type="checkbox"/>					6 - 10: <input type="checkbox"/>	
Discount from SHLAA	<input checked="" type="checkbox"/>					11 - 15: <input type="checkbox"/>	
		15 Plus: <input type="checkbox"/>					

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Amber	Landscape officer concludes there is capacity for development though some adverse impact on landscape character and settlement pattern would result. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.
Historic Environment	Amber	Heritage Officer comments conclude development is likely to result in minimal or no impact to designated and non designated heritage assets with the exception of Callow Hall, where development may result in harmful impact.
Trees and Hedgerows	Amber	The site is bound by hedgerows with hedgerow trees, hedges are particularly well developed on the north eastern and north western boundaries and substantially screen views into the site. There are limited trees on the site and none are designated as a TPO - opportunities for improvement and enhancement
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Amber	Tissington trail/Ashbourne tunnel runs under the site - possible ground stability issues. Site is potentially unstable and requires further investigation/remediation.
Topography	Amber	Site slopes down to the north west. The topography would have an adverse impact although it could be mitigated and the site developed.
Local Character	Amber	There would be an adverse impact on the existing character of the settlement, however this could be mitigated. Landscape assessment states that by extending development further into the countryside beyond the ridge that largely defines the edge of the town there will be an adverse impact on both landscape and settlement pattern, however the site is well screened and there is likely to be little adverse impact on visual amenity particularly if the hedgerow on the north western boundary were strengthened.
Highway Infrastructure	Red	Comments from the Highway Authority state that whilst the site is shown to have a reasonable frontage to Mapleton Road the elevation of the site above the road is likely to preclude an access being formed meeting acceptable gradient and visibility requirements. Limited geometry and no pedestrian provision in the vicinity. Further more Mapleton Road seems to be beyond meaningful improvement due to adjoining land levels, retaining structures and land in third party control. No safe access can be achieved, insurmountable issues.
Public Transport	Green	Nearest bus stops are on Mapleton Road, approx 170 m away. Within 5-10 minute walk of a bus stop (i.e. less than 800m)
Services and Facilities	Green	Wide range of services and facilities available within Ashbourne town centre.
Educational Facilities	Green	Nearest primary school is St Oswalds Cof E Infant School approx 700m away. Less than 10 minute walk (i.e. less than 800m)
Retail Facilities	Green	Retail facilities available within Ashbourne town centre, aprox 700m away. Less than 10 minutes walk i.e. less than 800m
Health Facilities	Amber	Ashbourne health centre is aprox 900m away in the town centre. 10-20 minute walk away i.e 800-1600m

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

Pedestrian and cycling	Amber	Limited accessibility, no pavement and edge of settlement. Opportunities for improvement and enhancement.
Previously Developed Land	Red	Site is greenfield grassland currently used for grazing. Site predominantly greenfield more than 70%
Open Space or Recreational	Amber	Some open space would be lost.
Material policy	Green	Site is in accordance with material policy considerations and designations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints amenity unaffected
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership, no issues
Land Achievability	Green	Site is viable - developer is able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary	<p>Greenfield site off Mappleton Road between Northcliffe Road and Bridge Barn. Site comprises an agricultural field in open countryside. The site is on the north western side of a ridgeline which, generally, screens the town in views from this side. The field slopes down to the north west. The field is bounded by hedgerows with hedgerow trees.</p> <p>The site is considered of low nature conservation value by Derbyshire Wildlife Trust, noting it contains species poor grassland. The site is greenfield and therefore unlikely to require remediation, however the Tissington Trail/Ashbourne tunnel is under the site which may present stability issues requiring further investigation.</p> <p>Landscape sensitivity to housing development is high, with the landscape assessment concluding there is capacity for development though some adverse impact on landscape character and settlement pattern would result. The historic environment assessment states development is likely to result in minimal or no impact to designated and non designated heritage assets, with the exception of Callow Hall, where development may result in harmful impact.</p> <p>Located to the north west of the town centre, accessibility to services in Ashbourne is good with local facilities and public transport within a reasonable walking distance.</p> <p>Comments from the Highways Authority state that whilst the site is shown to have a reasonable frontage to Mappleton Road the elevation of the site above the road is likely to preclude an access being formed meeting acceptable gradient and visibility requirements. The site has limited geometry and there is no pedestrian provision in the vicinity. Furthermore Mappleton Road seems to be beyond meaningful improvement due to adjoining land levels, retaining structures and land in third party control.</p> <p>Based on the outcomes of the assessment and the comments received from the Highways Authority it is considered that the site is constrained due to poor highway access and is therefore unsuitable and discounted from the SHLAA.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

Site Reference	SHLAA298	Final Assessment Category	Developable	Time Period (Years)	Number of Dwellings	Anticipated timeframe	Site Address Land opposite 52-60 Mayfield Road, Ashbourne
Site Area (Ha)	0.16			0 - 5:		<input type="checkbox"/>	
Capacity	1			6 - 10:		<input type="checkbox"/>	
Include within SHLAA	<input checked="" type="checkbox"/>			11 - 15:		<input type="checkbox"/>	
Discount from SHLAA	<input type="checkbox"/>			15 Plus:		<input type="checkbox"/>	

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1
Environment Ecology	Green	There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment
Landscape	Green	Low landscape sensitivity and no adverse impact upon landscape setting. Opportunities for improvement and enhancement. Landscape officer concludes that there is capacity for development on the site though built development should be confined to the road frontage.
Historic Environment	Green	Development of the site is likely to result in minimal or no impact to/on the significance/setting of a heritage asset. Heritage Officer comments conclude there are a number of heritage assets in relatively close proximity to the site, however it is considered that development is likely to result in no impact.
Trees and Hedgerows	Green	Prominent mature hedge to north and southern boundary. There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement.
National Park status	Green	Site will have no impact on the purposes of the National Park and present opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation
Topography	Red	Site is steeply sloping north west to south east, with land closest to site boundary at road frontage being the lowest ground. The topography of the site is critical and would have a significant adverse impact and cannot be mitigated.
Local Character	Green	Landscape officer states development in this part of the town is constrained by steep slopes to the north west and flood plain to the south east. The settlement pattern is characterised by ribbon development either side of Mayfield Road. There is capacity for development on the site though built development should be confined to the road frontage. There is either the opportunity to enhance the local character or there is no adverse impact.
Highway Infrastructure	Green	Highway Authority comments state the site has a reasonable roadside frontage available to Mayfield Road where an access meeting current safe minimum criteria could be provided, to serve a single dwelling. Careful consideration would need to be given to access location to optimise visibility in each direction and ensure acceptable access gradients could be achieved – to be confirmed by detailed designs.
Public Transport	Green	Bus stops are immediately available outside the site on Mayfield Road. Within 5-10 minute walk of a bus stop (i.e. less than 800m)
Services and Facilities	Green	Wide range of services and facilities available within Ashbourne
Educational Facilities	Green	Nearest Primary School St Oswalds C of E School approx 500m away. Less than 10 minute walk (i.e less than 800m).
Retail Facilities	Amber	Town centre retail facilities are approx 900m away to the east. Waterside retail Park is situated to the south of the site. 10-20 minute walk i.e.800-1600m
Health Facilities	Amber	Nearest health facilities are situated on Clifton Road, approx 800m away. 10 -20 minute walk i.e 800-1600m

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

Pedestrian and cycling	Green	Safe walking and cycling links and opportunities for enhancement
Previously Developed Land	Red	Greenfield - site is predominantly greenfield more than 70%
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Green	Site is in accordance with material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership, no issues
Land Achievability	Green	Site is viable, developer able to realise reasonable profit.
Summary	<p>SHLAA298 comprises a small greenfield site to the south western edge of Ashbourne close to the junction of Mayfield Road with Dark Lane. Site comprises an infill site between terraced residential properties. The site is steeply sloping and located behind a remnant roadside wall and tall hedge. The site's sloping nature screens views from the north and the hedge largely screens views, of the lower parts of the site, from the south.</p> <p>Landscape sensitivity to housing development is high. The landscape assessment concludes there is capacity for development on the site although built development should be confined to the road frontage. Development is likely to result in no impact on the historic environment. Derbyshire Wildlife Trust consider the site to be of low nature conservation value.</p> <p>The site is located in a sustainable location in relation to Ashbourne and has good access to services and facilities within the town centre and existing public transport. The Highway Authority consider a satisfactory access can be achieved to serve development.</p> <p>Based on the outcomes of the assessment the site is considered suitable, available and achievable and is included within the SHLAA for small scale development. Comments from the highways authority are pending to confirm that a satisfactory access to the site can be achieved.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

Site Reference	SHLAA313	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2021			
Site Area (Ha)	2.01				Developable	0 - 5:	<input type="checkbox"/>	Site Address	Land off Cavendish Drive, Ashbourne
Capacity	28					6 - 10:	<input checked="" type="checkbox"/>		
Include within SHLAA	<input checked="" type="checkbox"/>					11 - 15:	<input type="checkbox"/>		
Discount from SHLAA	<input type="checkbox"/>					15 Plus:	<input type="checkbox"/>		

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1
Environment Ecology	Green	There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment. Derbyshire Wildlife Trust consider the site to be of low nature conservation value.
Landscape	Amber	High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement. Landscape officer concludes there is capacity for development in the southern part of the site, development of parts of the site encroaching onto the ridge and down the slope in the north is likely to result in significant adverse impact on local landscape character, visual amenity and settlement pattern.
Historic Environment	Green	Site lies adjacent to record MDR853 - Ashbourne Airfield and dispersal areas. Heritage officer concludes development is likely to result in no impact. Development of the site is likely to result in minimal or no impact to/on the significance/setting of a heritage asset.
Trees and Hedgerows	Amber	Mature hedgerows and hedgerow trees to boundaries which are well established and offer some screening. Landscape officer states as part of any development, retain existing hedgerows and hedgerow trees and use supplementary screen planting to help mitigate any adverse visual impact. Although there are trees on the site this would not hinder development, mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation
Topography	Amber	Site contours slope steeply in the north. The topography would have an adverse impact although it could be mitigated and the site developed.
Local Character	Amber	Landscape assessment states site is in a prominent position potentially within the view of much of the town to the north and east. The northern part of the site is particularly exposed. Development may lead to potential adverse impacts on settlement pattern, bringing development forward to the ridgeline on to the slope. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
Highway Infrastructure	Amber	Highway Authority comments state a satisfactory access could possibly be achieved, stating it is understood that the site promoter has obtained permission from the adjoining landowner to create an access to Cavendish Drive across their land. Further work to demonstrate visibility splays may be required. Safe access can be achieved with localised highway improvements.
Public Transport	Green	The nearest bus stops are approx 420m away on Derby Road. Within 5 -10 minute walk of a bus stop i.e. less than 800m.
Services and Facilities	Green	Wide range of services and facilities available within Ashbourne town centre
Educational Facilities	Amber	Hilltop Infant school is approx 1300m away. 10 -20 minutes walk away (i.e 800-1600m)
Retail Facilities	Amber	Nearest retail facilities are within Ashbourne town centre approx 1500m away . 10-20 minute walk away

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Ashbourne

Health Facilities	Red	Nearest medical facilities are situated in the town centre approx 1600m away. Over 20 minute walk away.
Pedestrian and cycling	Green	Site is situated adjacent to a new residential development therefore safe walking and cycling access links are available with possible opportunities for enhancement
Previously Developed Land	Red	Greenfield site - Site is predominantly greenfield, more than 70%.
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Green	Site is in accordance with material policy considerations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure to serve the development.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Red	There are other issues that would constrain development - uncertain how an access to be site may be obtained/achieved
Land Availability	Green	Landownership known, single ownership, no issues
Land Achievability	Green	Site is viable and developable to realise a reasonable profit.
Summary		<p>Site lies to south eastern side of Ashbourne town centre and north of Cavendish Drive. It comprises a pastoral field surrounded by hedgerows. The site extends along a local ridgeline and onto the slope overlooking the Henmore valley and parts of the town to the north, sloping steeply in the north. Large areas of 20th and 21st century residential development to the south at Cavendish Drive and beyond. Open countryside lies to the north of the site.</p> <p>Landscape sensitivity to housing development is high, the landscape assessment concludes there is capacity for development in the southern part of the site. Development of parts of the site encroaching onto the ridge and down the slope in the north is likely to result in significant adverse impact on local landscape character, visual amenity and settlement pattern. Development likely to result in no impact on the historic environment.</p> <p>The site is situated adjacent to existing residential development, is in a sustainable location with good access to services, facilities and public transport in Ashbourne. The site is not in an area at risk of flooding and as a greenfield site is unlikely to require remediation. The highways authority state that a satisfactory can possibly be achieved to some development.</p> <p>The site contains pastoral grassland, hedgerows and hedgerow trees. Derbyshire Wildlife Trust consider the site to be of low nature conservation value.</p> <p>Based on the outcomes of the assessment it is considered that 50% of the site is developable - reflecting the landscape assessment comments that development to the southern part of the site would be acceptable. Site is available and achievable and included in the SHLAA.</p>

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Site Reference	SHLAA177	Final Assessment Category	Undevelopable - constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe		
Site Area (Ha)	5.46					Site Address	Land west of A52, Brailsford	
Capacity	0					0 - 5:	<input type="checkbox"/>	
Include within SHLAA	<input type="checkbox"/>					6 - 10:	<input type="checkbox"/>	
Discount from SHLAA	<input checked="" type="checkbox"/>					11 - 15:	<input type="checkbox"/>	
		15 Plus:	<input type="checkbox"/>					

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment
Landscape	Red	Site falls within area designated as Grade 2 agricultural land. Key features of the site include the hedgerows and hedgerow trees. The site falls within an area where landscape sensitivity to housing development is high. The landscape assessment concludes there is no capacity for development on the site as it is likely to result in significant adverse impacts on local visual amenity, settlement pattern and the historic environment. Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation.
Historic Environment	Red	Numerous listed buildings to the east of the site (grade II listed - Green Farm; Barns to south of Green Farm and Old Hall Farm House). Site is also adjacent to Brailsford Conservation Area to the east. The heritage assessment concludes development of the site adjacent to and in close proximity to the Conservation area boundary is likely to result in harmful impact to/on the significance/setting of the Conservation Area and listed buildings. Development of the site is likely to result in harmful impact to/on the significance/setting of designated/non- designated assets.
Trees and Hedgerows	Amber	Although there are trees on the site this would not hinder development. Mitigation may be achieved. The landscape assessment notes the hedgerows and hedgerow trees and key features of the site to be retained.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues, or risks of the need for remediation
Topography	Green	Site is in an elevated position in relation to the village on its western side. The topography of the site falls to the south west/south. It is not considered that topography will constrain development.
Local Character	Red	The landscape and historic environment assessment conclude that development will have an adverse impact on local character. It would likely result in significant adverse impact on local visual amenity, settlement pattern and the historical environment. There would be a significant adverse impact on the local character which cannot be mitigated.
Highway Infrastructure	Amber	Highway Authority comments state that a safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part. Access to serve the development can be achieved - the verge fronting the site is considered to form part of the adopted highway. The site therefore has a considerable site frontage to the A52. Given the alignment of the A52 and frontage available it is likely acceptable access arrangement and appropriate visibility sightlines could be provided to serve residential development. A considerable number of dwellings on the site may along with other cumulative development in the Brailsford area have some traffic impact.
Public Transport	Green	Within 5 -10 minutes walk of bus stops along the A52 corridor. (i.e. less than 800m)

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Services and Facilities	Amber	A limited range of services and facilities are available in Brailsford, a wider choice of services and facilities would need to be accessed from higher order settlements.
Educational Facilities	Green	Brailsford Primary School approx 650m away. Less than 10 minutes walk i.e. less than 800m
Retail Facilities	Green	Brailsford convenience store is located in the heart of the village aprox 650m away. Less than 10 minutes walk (i.e less than 800m)
Health Facilities	Green	Brailsford Medical Centre aprox 500m away. Less than 10 minutes walk ie less than 800m.
Pedestrian and cycling	Amber	Comments from the Highway Authority state the site lies to the edge of an existing residential area. No pedestrian footway on the site frontage or link into Brailsford centre – there is however a continuous footway on the opposite side of the road (although this would require pedestrians to cross the busy A52 carriageway). Bus route available on the Main Road, linking to Ashbourne and Derby, with bus stops within reasonable walking thresholds of the site. The lack of pedestrian footways / multiple road crossings could be a barrier for encouraging residents to use public transport. Pedestrian infrastructure will need to be provided / improved and potentially crossing facilities provided to access east bound bus stop locations.
Previously Developed Land	Red	Site is greenfield - part used for agriculture, part used for allotments. Site predominantly greenfield more than 70%.
Open Space or Recreational	Red	Area of site includes land currently utilised for allotments - well used local facility. Open space and allotments would be lost.
Material policy	Amber	Designated as agricultural land -Grade 2. Development would result in loss of a valued local facility of allotment gardens. Site has a degree of impact on material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints
Bad Neighbour Impact	Green	No known constraints, amenity unaffected.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Landownership known, single ownership, no issues
Land Achievability	Green	Site is viable - developer able to realise resonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions
Summary	<p>Site comprises a large area of greenfield land to the south west of the village of Brailsford. The site comprises a large agricultural field which rises to the west along with the A52 while sloping away from the road to the south. It occupies land between the western edge of the Brailsford Conservation Area and a strongly growing hedgerow/ tree belt marks its western boundary with land associated with White Cottage. The northern and southern boundaries are defined by hedgerows. Allotment gardens occupy a small area of land in the north. The field is expansive and open and there are long views over open countryside to the south and south west.</p> <p>The site is located to the west of the village with reasonable access to services and facilities and public transport. The site is not within an area at risk of flooding and is not at risk of need for remediation. The Highway Authority state improvements to provisions for pedestrians would be required.</p> <p>Key features of the site include the hedgerows and hedgerow trees which contribute to the visual amenity of the area and ecology. Derbyshire Wildlife Trust consider the site to be of low nature conservation value. The site falls within an area where landscape sensitivity to housing development is high. The landscape assessment concludes there is no capacity for development on the site as it is likely to result in significant adverse impact on local visual amenity, settlement pattern and the historic environment. The heritage assessment concludes development of the site adjacent to and in close proximity to the Conservation Area boundary is likely to result in harmful impact to/on the significance/setting of the Conservation Area and the listed buildings.</p> <p>Part of the site is currently used as allotment gardens which provide a valuable facility to the local community. The site also falls within land identified as Grade II agricultural land. Comments from the Highway Authority confirm that a satisfactory access can be achieved to serve development.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Based upon the outcomes of the SHLAA assessment the site is considered unsuitable for development due to identified impacts on landscape character, visual amenity, settlement pattern and the historic environment. The site is considered available and achievable.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Site Reference	SHLAA191	Final Assessment Category	Undevelopable - constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe		
Site Area (Ha)	0.74			0 - 5: <input type="checkbox"/>			Site Address	Land at the Green, Brailsford
Capacity\	0			6 - 10: <input type="checkbox"/>				
Include within SHLAA	<input type="checkbox"/>			11 - 15: <input type="checkbox"/>				
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus: <input type="checkbox"/>				

Flood Risk	Green	The site does not fall in an area identified to be at risk of flooding
Environment Ecology	Amber	Derbyshire Wildlife Trust comments outstanding. Site contains grassland, mature hedgerow and trees and a large pond. Ecological value likely - awaiting DWT comments. Although there are some identified adverse impact in terms of the natural environment, there is the possibility of mitigation
Landscape	Red	Site falls with land identified as Grade 2 Agricultural Land. This hedge is a distinctive feature within the street scene and effectively screens views of the area from the road. On its eastern side there is a small area containing a pond and property at Green Farm. To the north west is land associated with Field Head House. Field boundary hedges define the boundaries in the south and south west. The site is contained within the Brailsford Conservation Area and forms part of its setting. Public footpath traverses the site. The site is assessed as being of medium tranquillity. Landscape sensitivity to housing development is high. No capacity for development. It would likely result in significant adverse impact on landscape character, ecology, local visual amenity, and the historic environment. Significant impact upon landscape character. High landscape sensitivity, unable to overcome through mitigation.
Historic Environment	Red	Site lies within Brailsford Conservation Area. Listed buildings to the south of the site - Grade II listed Green Farm, Barns South of Green Farm and Old Hall Farm House. MDR11609 to the north of the site - Derby to Hurdlow turnpike toll road. Heritage assessment concludes development of the site and in close proximity to, the Conservation Area boundary is likely to result in harmful impact to/on the significance/setting of the Conservation Area and the listed buildings.
Trees and Hedgerows	Amber	Although there are trees on the site this would not hinder development. Mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues, or risks of the need for remediation
Topography	Green	Site is predominantly flat with no known topography constraints. Part of the site does however contain a pond
Local Character	Red	Site falls within the oldest part of Brailsford, part of the Conservation Area. Landscape assessment concludes no capacity for development, Potential adverse impact on landscape character - loss of roadside hedge, harm to existing field pattern. Potential for adverse impact on ecology with key features at risk. Potential adverse impact on visual amenity - loss of the roadside hedgerow and impact of development on local residents and users of the footpath. Potential adverse impact on the historic environment of the Conservation Area. The heritage assessment concludes development likely to result in harmful impact. Conclude development likely to have an adverse impact on local character. There would be significant adverse impact on the local character which cannot be mitigated.
Highway Infrastructure	Green	Highway Authority comments state that a satisfactory access can be achieved from the A52 - the site has a considerable roadside frontage to the public highway, as drawn and given the highway corridor and alignment of the A52 at this location it is considered acceptable access arrangements and visibility sightlines could be achieved. It is unlikely that the Highway Authority would support a proliferation of individual

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

		access points directly to the A52. A satisfactory access to The Green cannot be achieved - the site has limited frontage to The Green. In respect of adverse impact on the surrounding highway, the highways authority state adverse impact is unlikely to the A52 - given the physical size of the individual site it is unlikely the site could accommodate a significant number of dwellings. However The Green and its junction with the A52 may be sensitive to any increases in residential related traffic. Safe access can be achieved, there is sufficient access to the site, no adverse impact on the highway network.
Public Transport	Green	Within 5 minute walk of a bus stop (i.e less than 800m). Nearest bus stops on A52 aprox 112m away.
Services and Facilities	Amber	A limited range of services and facilities are available within Brailsford with a wider range available within Ashbourne and Derby. Villages facilities are however largely within a 20 minute walk.
Educational Facilities	Green	Brailsford Primary School within aproximatley 400m walk. Less than 10 minutes walk i.e. less than 800m
Retail Facilities	Green	Village facilities are approximately 350m away. Less than 10 minute walk (i.e less than 800m)
Health Facilities	Green	Brailsford Medical Practice is approx 250m away - less than 10 minutes walk i.e. less than 800m
Pedestrian and cycling	Amber	Highway Auhtority comments states edge of residential area, no pedestrain footways on The Green or A52 frontages. Limited essential residential facilities in Brailsford itself. Bus route on Main Road, linking to Ashbourne and Derby with bus stops within reasonable walking thresholds of the site, however new pedestrian infrastructure will need to be provided/improved and potentially crossing facilities provided to access east bound bus stop locations.
Previously Developed Land	Red	Site is predominantley greenfield - small agricultural fields
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Amber	Site falls within Grade II agricultural land. Site has a degree of impact on material policy considerations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Green	The site contains a pond, there are other issues that would constrain development, however mitigation is possible.
Land Availability	Green	Landownership known, single ownership, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions)
Summary		<p>Site lies within part of the oldest area of Brailsford and comprises a small agricultural field bounded by a dense evergreen hedge on its northern (roadside) boundary. This hedge is a distinctive feature within the street scene and effectively screens views of the area from the road. On its eastern side there is a small area containing a pond and property at Green Farm. To the north west is land associated with Field Head House. Field boundary hedges define the boundaries in the south and south west. The site is contained within the Brailsford Conservation Area and forms part of its setting. The site is located to the west of The Green and has good access to services and facilities within the village and public transport links along the A52 corridor. The sites key features including the hedgerows, trees and pond have ecological merit and contribute to the visual amenity of the area. The site lies within land identified as Grade II agricultural land. The site is not in an area at risk of flooding.</p> <p>Comments on the suitability of the site from Derbyshire Wildlife Trust are outstanding. The landscape assessment concludes the site has no capacity for development, stating development would likely result in significant adverse impact on landscape character, visual amenity and the historic environment. The site is assessed as being of medium tranquillity. Landscape sensitivity to housing development is high. The historic environment appraisal concludes development of the site adjacent to and in close proximity to the Conservation Area boundary is likely to result in harmful impact to/on the significance/setting of the Conservation Area and listed buildings.</p>

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Comments received from the Highway Authority state that the site has a considerable roadside frontage to the public highway to the A52 and given the highway corridor and alignment of the A52 at this location it is considered acceptable access arrangements and visibility sightlines could be achieved. Access to The Green would not be satisfactory. The Green and its junction with the A52 may be sensitive to any increases in residential development.

The site is deemed constrained and unsuitable for development and therefore discounted from the SHLAA due to landscape and historic environment constraints.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Site Reference	SHLAA197	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe			
Site Area (Ha)	0.16				Developable	0 - 5: <input type="checkbox"/>	Site Address	Land West of Corner Farm, Brailsford
Capacity	3					6 - 10: <input type="checkbox"/>		
Include within SHLAA	<input checked="" type="checkbox"/>					11 - 15: <input type="checkbox"/>		
Discount from SHLAA	<input type="checkbox"/>					15 Plus: <input type="checkbox"/>		

Flood Risk	Green	Site does not fall within an area identified to be at risk of flooding
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Green	Site falls within area designated and Grade 2 Agricultural Land. The landscape assessment states the site falls within an area where landscape sensitivity to housing development is high. There is capacity for development across the site, subject to the retention and strengthening of boundary hedgerows to the west and south. High to medium landscape sensitivity. Opportunities to mitigate impacts and for further enhancement.
Historic Environment	Green	The heritage assessment concludes that development is likely to have minimal impact on heritage assets. Development of the site is likely to result in minimal or no impact to/on the significance/setting of designated/non designated assets.
Trees and Hedgerows	Amber	Group TPO crosses the middle of the site DDDCTPO/110/G2. Group TPO also in southern part of site where access is proposed DDDCTPO/110/G1. Although there are trees on the site and some of them have TPO's on them, this would not hinder development. Mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues or risk of the need for remediation
Topography	Green	Site mostly flat with areas of made up ground - presumably from former earthworks associated with neighbouring residential development. Site is predominantly flat with no known topography constraints.
Local Character	Green	The landscape and historic environment assessment conclude that development can be accommodated with minimal adverse impact on local character. There is the opportunity to enhance the local character or there with no adverse impact.
Highway Infrastructure	Green	Highway Authority comments state that a satisfactory access may possibly be achieved to serve the site, stating the site has a link to the adopted highway and emerges onto Corner Farm, an extended cul-de-sac, on the outside of a bend. The access route available to the site does appear to be limited in terms of geometry, however, a previous planning application (08/00418) was approved for 3 No dwellings to be served off a new access road at the same location. The comments also state that it is unlikely that development of the site would cause an adverse impact on the surrounding highway network - stating it is an existing residential cul de sac serving a limited number of dwellings. There is sufficient access to the site. No adverse impact on the highway network.
Public Transport	Green	Site is within 10 minutes walk of nearest bus stops i.e. less than 800m.
Services and Facilities	Amber	A limited range of services and facilities are available in Brailsford. A wider range of facilities would need to be accessed in Ashbourne.
Educational Facilities	Green	Brailsford Primary School is approximately 440m away. Less than 10 minute walk i.e. less than 800m

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Settlement: Brailsford

Retail Facilities	Green	Brailsford convenience store is approximately 400m away. Less than 10 minute walk i.e. less than 800m.
Health Facilities	Green	Brailsford medical centre/GP practice is approximately 400m away. Less than 10 minute walk ie less than 800m
Pedestrian and cycling	Green	Site is adjacent to existing residential development with pedestrian links. Highway Authority comments state bus route on Main Road, linking Ashbourne to Derby, with bus stops within reasonable walking thresholds of the site. Pedestrian crossing facilities may need to be provided to access west bound bus stop locations.
Previously Developed Land	Red	Site is overgrown grassland - greenfield. Site predominantly greenfield more than 70%.
Open Space or Recreational	Amber	The site is overgrown grassland - there would be some loss of open space
Material policy	Amber	Site falls within Grade II agricultural land - site has a degree of impact of material policy considerations and designations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership, no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions)
Summary		<p>Site comprises an area of overgrown grassland bound by mature hedgerows and hedgerow trees to the west of existing residential development at Corner Farm, Brailsford. Existing works site lies to the north with gardens attached to existing residential property to the south. The site is relatively level and closely associated with the existing settlement and residential properties.</p> <p>Site has good accessibility to services and facilities within the village and public transport links along the A52 corridor. Access to the site would appear to be required via the existing highway serving Corner Farm, comments from the Highways Authority state that a satisfactory access may possibly be achieved - the site has a link to the adopted highway and emerges onto Corner Farm, an extended cul-de-sac on the outside of a bend. It is considered unlikely that additional development will have an adverse impact on the surrounding highway network.</p> <p>The site is considered to be of low nature conservation value and it not within an area identified to be at risk of flooding. The landscape sensitivity to housing development is high, however the landscape assessment concludes there is capacity for development across the site, subject to the retention and strengthening of boundary hedgerows to the west and south. The site is in relatively close proximity to the Conservation Area boundary and a number of designated heritage assets. The Heritage Assessment concludes however that development is likely to have minimal impact on heritage assets.</p> <p>The site is available, having been suggested by the landowner and is considered achievable. Based on the outcomes of the assessment the site is considered suitable for a small number of units and therefore included in the SHLAA as developable.</p>

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Site Reference	SHLAA207	Final Assessment Category	Undevelopable - Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe		
Site Area (Ha)	0.16			0 - 5:		<input type="checkbox"/>	Site Address	Land at Rick Yard Orchard, off The Green, Brailsford
Capacity	0			6 - 10:		<input type="checkbox"/>		
Include within SHLAA	<input type="checkbox"/>			11 - 15:		<input type="checkbox"/>		
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus:		<input type="checkbox"/>		

Flood Risk	Green	Site does not fall within an area identified to be at risk of flooding
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. The site is grassland with mature trees and hedgerows. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Amber	Site lies within land designated as Grade 2 agricultural Land. The landscape assessment states the landscape sensitivity to housing development is high, concluding there is potential for adverse impact on landscape character and ecology with key features at risk, potential adverse impact on the historic environment of the Conservation Area. There is capacity for development on the site - recommending as part of any development the existing hedgerows and hedgerow trees must be retained and the design of development should respect the setting of the Conservation Area. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.
Historic Environment	Red	Site lies within the Brailsford Conservation Area, listed buildings to the east and north east of the site - Grade II listed Green Farm, Barns to south of Green Farm and Old Hall Farm House. Historic Environment assessment concludes development of the site within the Conservation Area boundary is likely to result in harmful impact on the significance of the Conservation Area and the listed buildings, particularly Old Hall Farmhouse and those located to the west of The Green and Church Lane. Development of the site is likely to result in harmful impact to /on the significance/setting of designated and non designated assests.
Trees and Hedgerows	Amber	Hedgerows and hedgerow trees identified as a key feature in the landscape assessment. Although there are trees on the site this would not hinder development, mitigation may be achieved.
National Park status	Green	Site will have no impacts on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes fo the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues, or risks of the need for remediation
Topography	Green	Site is predominantly flat with no known topography constraints.
Local Character	Amber	The landscape assessment states that the site falls within the oldest part of Brailsford, with older properties, listed buildings and the Conservation Area, noting that development may lead to potential adverse impacts on the historic environment. The landscape assessment does conclude however that there is capacity for development on the site. Similarly the historic environment assessment concludes development is likely to result in harmful impacts on the significance of the Conservation Area and listed buildings. Accordingly considered development will have an impact on local character. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
Highway Infrastructure	Red	Highways Authority comments state that no satisfactory access can be achieved to serve the site. The site does not have a site frontage to the public highway. Previous concerns have also been raised in connection with informal enquiries for development of this site, served by the private road Off The Green, due to visibility issues from the private road onto the classified highway. There are significant issues with access. No safe access can be achieved.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Public Transport	Green	Site is within approximately 300m of a bus stop on the A52. Within 5 -10 minute walk of a bus stop (i.e. less than 800m)
Services and Facilities	Amber	A limited range of services and facilities are available within Brailsford, travel to Ashbourne or Brailsford would be required to access a wider range of facilities.
Educational Facilities	Green	Brailsford Primary school is within approximately 550m. Less than 10 minute walk i.e less than 800m
Retail Facilities	Green	Brailsford convenience store and other retail within th village is within a 10 minute walk. Brailsford convenience store is approximately 550m away ie less than 800m.
Health Facilities	Green	Brailsford medical practice is within approximately 200m of the site, less than 10 minutes walk i.e less than 800m.
Pedestrian and cycling	Amber	Comments from the highways authority state - edge of existing residential area, rural highway networks with limited non -connecting footway provision. Bus route on Main Road linking to Ashbourne and Derby with bus stops within reasonable walking thresholds of the site, however the walking route available is likely to be a barrier to encouraging walking trips and up-take in public transport use. Limited accessibility e.g pavement, edge of settlement, opportunities for improvement and enhancement.
Previously Developed Land	Red	Site is predominantly greenfield.
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Amber	Site lies within land designated as Grade 2 Agricultural Land - site has a degree of impact on material policy considerations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected.
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership, no issues
Land Achievability	Green	Site is viable, developer able to realise reasonable profit taking account of all cocts and values of development (including relevant planning obligations and other contributions.
Summary	<p>Small site located to the south western edge of Brailsford at the end of a private road off The Green. Site comprises part of an extended private garden and is bound by hedgerows and mature trees. Site is predominantly flat with no significant change in levels.</p> <p>The site lies within the Brailsford Conservation Area, the heritage assessment concludes development is likely to result in harmful impact to/on the significance of the Conservation Area and the significance/setting of the listed buildings, particularly Old Hall Farmhouse and those located to the west of The Green and Church Lane.</p> <p>The site is within Grade II agricultural land. The landscape sensitivity to housing development is high. The landscape assessment concludes development may have potential adverse impacts on landscape character and the historic environment, but states there is capacity for development on the site, noting that the design of development should respect the setting of the Conservation Area.</p> <p>The site has good accessibility to services and facilities within the village and public transport links along the A52 corridor. Access to the site would appear to be required via the existing private drive, comments on the suitability of this state that a satisfactory access to serve the site cannot be achieved. The site does not have a site frontage to the public highway. Previous highway concerns have also been raised in connection with informal enquiries for development of this site, served by the private road off The Green, due to visibility issues from the private road onto the classified highway.</p> <p>The site is considered to be of low nature conservation value and it not within an area identified to be at risk of flooding.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

The site is available, having been suggested by the landowner and is considered achievable. Based on the outcomes of the assessment the site is considered unsuitable for development due to highways constraints and therefore discounted from the SHLAA and undevelopable.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Site Reference	SHLAA233	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2021				
Site Area (Ha)	4.58				Developable	0 - 5:	<input type="checkbox"/>	Site Address	Land to north of A52, Brailsford	
Capacity	32					6 - 10:	<input checked="" type="checkbox"/>			32
Include within SHLAA	<input checked="" type="checkbox"/>					11 - 15:	<input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>					15 Plus:	<input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Amber	Site falls within land designated as Grade 2 agricultural land. The landscape sensitivity assessment states the landscape sensitivity to housing development is high. Potential adverse impact on landscape character - intrusion into the countryside and key features at risk. Potential adverse impact on ecology with key features at risk. Potential adverse impact on settlement pattern parts of the site far removed from the village centre, scale of development out of proportion with the village. There is some capacity for develop in areas closest to the village in the east and south east. Beyond this there is likely to be significant adverse impact on landscape character – intrusion into the countryside, and on settlement pattern – scale, relationship to the village centre. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.
Historic Environment	Green	The historic environment assessment states development is likely to result in minimal impact on heritage assets.
Trees and Hedgerows	Amber	Mature hedgerows and hedgerows trees to field boundaries - noted in the landscape assessments as key features. Although there are trees on the site this would not hinder development, mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues, or risks of the need for remediation.
Topography	Green	Site is gently sloping with land to west slightly lower ground. No known topography constraints.
Local Character	Amber	Landscape assessment concludes there is capacity for development on the site, however this is only in the areas closest to the village in the east and south east. Beyond this there is likely to be significant adverse impact on landscape character - intrusion into the countryside and on settlement pattern - scale, relationship to the village centre. The historic environment assessment concludes development would not adversely impact heritage assets. There would be an adverse impact on the existing character of the settlement however this could be mitigated.
Highway Infrastructure	Amber	Highways Authority state that a satisfactory access to serve development can be achieved - the site has a considerable site frontage to the A52 and given the alignment of the A52 and existing highway margins available it is likely acceptable access arrangements and appropriate visibility sightlines could be provided to serve residential development. It is unlikely that the Highways Authority would support a proliferation of individual access points directly to the A52 from individual dwellings. In isolation it is unlikely a development of 32 No houses with direct access onto the primary highway network will have a material impact in transportation terms. However, until the full scales of development are known, it is difficult to predict if the cumulative impact of development in the Brailsford area is likely to be detrimental or severe in highway safety terms. Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Public Transport	Green	Bus stops are available immediately adjacent to the site along the A52 corridor - less than 10 minutes walk i.e less than 800m
Services and Facilities	Amber	A limited range of services and facilities are available within Brailsford. Travel to Ashbourne or Derby would be required to access a wider range of facilities.
Educational Facilities	Green	Brailsford Primary School is within approximately 650m. Within 10 minutes walk i.e. less than 800m
Retail Facilities	Green	Brailsford convenience store and other retail facilities are within a 10 minutes walk, i.e less than 800m
Health Facilities	Green	Brailsford medical practice is within approximately 500m. Less than 10 minutes walk i.e less than 800m
Pedestrian and cycling	Amber	Edge of existing residential area. Bus route on Main Road, linking to Ashbourne and Derby, with bus stops within reasonable walking thresholds of the site, however, the lack of pedestrian footways / multiple road crossings could be a barrier for encouraging residents to use public transport. Pedestrian infrastructure will need to be provided / improved and potentially crossing facilities provided to access west bound bus stop locations. Limited accessibility e.g pavement, edge of settlement. Opportunities for enhancement
Previously Developed Land	Red	Site is greenfield and in agricultural use. Site predominantly greenfield more than 70%
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Amber	Site falls within area designated as Grade 2 Agricultural Land. Site has a degree of impact on material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Landownership known, single ownership. Site promoted by agent.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions).
Summary	<p>Large area of open greenfield grassland to the west of Brailsford on the northern side of the A52. Two, large, open agricultural fields in open countryside used for pasture. Bounded and sub-divided by hedgerows. Site to the east on Luke Lane has planning permission for residential development.</p> <p>Site lies in grade II agricultural land and the landscape sensitivity to housing development is high. The landscape assessment concludes there is some capacity for development in areas closest to the village in the east and south east. Beyond this there is likely to be significant adverse impact on landscape character – intrusion into the countryside, and on settlement pattern – scale, relationship to the village centre. Appropriate and sufficient measures should be included to mitigate any adverse impact on visual amenity and to successfully accommodate development. The heritage assessment concludes development is likely to result in minimal impact on heritage assets.</p> <p>The site has good access to services and facilities within the village and public transport links along the A52 corridor. Pedestrian links to the site may require enhancement. Highway Authority comments confirm that a satisfactory access to serve the site can be achieved, the site has a considerable site frontage to the A52.</p> <p>The site is in agricultural use and is not located within the flood plain nor likely to be at risk of the need for remediation. Derbyshire Wildlife Trust consider the site to be of low nature conservation value. Key features of the site - notably hedgerows and hedegrow trees are of ecological and visual amenity value and as part of any development these should be retained.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

On balance, the site is considered suitable for development and included within the SHLAA with 25% of the site area being developable. This is to reflect landscape comments implying that development to the east /south east of the site can be accommodated, as this is closest to the existing settlement pattern (adj to Luke Lane Permission) and impacts on character and amenity would be minimised. Site is available and achievable.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Site Reference	SHLAA235	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2021				
Site Area (Ha)	6.43				Developable	0 - 5:	<input type="checkbox"/>	Site Address	Land to north of main Road and adjacent to Alley Walk, Brailsford	
Capacity	45					6 - 10:	<input checked="" type="checkbox"/>			45
Include within SHLAA	<input checked="" type="checkbox"/>					11 - 15:	<input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>					15 Plus:	<input type="checkbox"/>			

Flood Risk	Green	Site is not within area identified to be risk of flooding. The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Amber	The landscape assessment concludes that the site falls within an area where the landscape sensitivity to housing development is high. Potential adverse impact on landscape character and settlement pattern in the north east – development extended into the countryside. Potential adverse impact on ecology with key woodland features at risk. Potential adverse impact on visual amenity with the higher ground being prominent within surrounding views. The assessment concludes there is capacity for development in the lower parts of the site. Development of the remainder of the site for housing will result in significant adverse impact on local landscape character, visual amenity and settlement pattern. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.
Historic Environment	Amber	Grade II listed buildings are located to the south of the site, comprising Well outside Townswell Cottage, Brailsford House and The Old Coach House. The historic environment assessment concludes development may result in harmful impact on the setting of designated heritage assets.
Trees and Hedgerows	Amber	Mature hedgerows and hedgerow trees to site boundaries. A belt of trees on the western side widening to form Throstle Nest Plantation which contains the site on its northern side. Although there are trees on the site this would not hinder development. Mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues.
Topography	Amber	The site slopes down from a high point in the north. The topography would have an adverse impact although it could be mitigated and the site developed.
Local Character	Amber	The landscape assessment concludes that development can be accommodated in the lower parts of the site, potential adverse impact on landscape character and settlement pattern. The historic environment assessment concludes development may result in harmful impact on the setting of designated heritage assets. Accordingly potential impacts on local character. There would be an adverse impact on the existing character of the settlement however this could be mitigated.
Highway Infrastructure	Amber	The highways authority state that a satisfactory access could possibly be achieved from the A52/Throstle Nest Way. Development of the site in isolation is unlikely to cause an adverse impact on surrounding highway network, however new residential development is currently underway on Luke Lane - this and other potential development in the area, may increase demands on the Luke Lane/Main Road junction.
Public Transport	Green	Site is within approximately 200m of the nearest bus stops on the A52, within 5-10 minute walk of a bus stop i.e within 800m
Services and Facilities	Amber	A limited range of services and facilities are available within Brailsford, access to higher order settlements such as Ashbourne and derby

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

		would be required to access a broader range of services, facilities.
Educational Facilities	Green	Brailsford Primary School is approximately 200m away therefore within a 5-10 minute walk i.e. less than 800m.
Retail Facilities	Green	Brailsford village shop is within approximately 150m, therefore within 5-10 minute walk i.e less than 800m
Health Facilities	Green	Brailsford GP practice is approximately 520m away, within 5-10 minute walk i.e less than 800m.
Pedestrian and cycling	Amber	Public right of way crosses the site. Edge of existing residential area. Pedestrian footways alongside the A52 are limited in width in parts. Crossing facilities across the A52 available – although may need to be relocated. Bus route on Main Road, linking to Ashbourne and Derby, with bus stops within reasonable walking thresholds.
Previously Developed Land	Red	Site predominantly greenfield, more than 70%
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Green	Site is in accordance with material policy considerations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Site promoted by land agent/promoter, landowner deemed willing to release, no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions.)
Summary		<p>Site comprises one large and one small agricultural field to the north eastern side of Brailsford to the back of existing properties and development on Main Road. The site slopes down from a high point in the north. A belt of trees on the western side widening to form Throstle Nest Plantation which contains the site on its northern side. The site is generally open in nature with occasional field trees. The smaller field at the foot of the slope is bounded by hedgerows with hedgerow trees. Much of the site is in an elevated position and highly visible within many surrounding views. The lowest parts are screened by existing development. A public footpath traverses the site from east to west.</p> <p>The site is regarded of low nature conservation value by Derbyshire Wildlife Trust. The site is not within an area at risk of flooding or likely to require remediation.</p> <p>The site is located in close proximity to existing services and facilities within the village of Brailsford and public transport links along the A52 corridor. The site has previously been assessed as part of the now withdrawn Derbyshire Dales Local Plan, at which point the site at Luke Lane was the preferred site for development. Highway Authority comments confirm that a satisfactory access to serve the site can be achieved.</p> <p>The site is assessed as being of medium tranquillity. Landscape sensitivity to housing development is high. The landscape assessment concludes there is capacity for development in the lower parts of the site, development of the remainder of the site for housing will result in significant adverse impact on local landscape character, visual amenity and settlement pattern. Development may result in harmful impacts on the setting of designated heritage assets (School, School House and Old Bakery).</p> <p>On balance site is considered developable and suitable for inclusion within the SHLAA. The site is available and achievable. The site is included as 25% developable to reflect landscape views and identified constraints due to impact on the historic environment that only the lower slopes of the site should be developed otherwise significant adverse impact on landscape character, visual amenity and settlement pattern predicted.</p>

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Site Reference	SHLAA276	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe			
Site Area (Ha)	0.29				Developable	0 - 5: <input type="checkbox"/>	Site Address	Church Lane, Brailsford
Capacity	2					6 - 10: <input type="checkbox"/>		
Include within SHLAA	<input checked="" type="checkbox"/>					11 - 15: <input type="checkbox"/>		
Discount from SHLAA	<input type="checkbox"/>					15 Plus: <input type="checkbox"/>		

Flood Risk	Green	The site is not affected by identified area of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Amber	Site falls within area designated as Grade 2 Agricultural Land. Landscape sensitivity to housing development is low. The landscape assessment states potential adverse impact on landscape character and ecology with key features at risk. Potential adverse impact on the historic environment including the setting of the Conservation Area and former Manor House site. Potential adverse impact on visual amenity particularly in views from the south and west. The landscape assessment concludes there is some capacity for development within the northern part of the site. Appropriate and sufficient measures should be included in order to mitigate any adverse impact. Opportunities to mitigate impacts and for further enhancement.
Historic Environment	Amber	Western boundary of the site lies adjacent to the Brailsford Conservation Area. Listed buildings are situated to the west, south west and east of the site, notably the following Grade II buildings; Old Hall Farmhouse, The Old rectory, Barns south of Green Farm, Brailsford Primary School and the associated School House. The historic environment assessment states development of the site adjacent to and in close proximity to the Conservation Area boundary and moated site to the south. The archaeological interest could be addressed through a post consent scheme.
Trees and Hedgerows	Amber	Trees and hedgerows to site boundaries. Although there are trees on the site this would not hinder development. Mitigation may be achieved
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation.
Topography	Green	Site slope falls in the north. Site is gently sloping not considered that this will cause topography constraints
Local Character	Amber	There would be an adverse impact on the existing character of the settlement, however this could be mitigated. Landscape assessment considers that development of the site may have a potential adverse impact on local character, similarly the heritage assessment concludes development may have a harmful impact on the historic environment due to proximity of the conservation area and designated/non-designated assets. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
Highway Infrastructure	Amber	Comments from the Highway Authority state that a satisfactory access may possibly be achieved to serve the site, stating the site is located close to a bend in the highway, however further survey work would be required to confirm acceptable access and visibility sightlines can be achieved. Development may possibly result in impacts on the surrounding network, The Green/Church Lane is a rural road with limited geometry. The Green and its junction with the A52 may be sensitive to increases in residential related traffic. Safe access can be achieved, impacts on the highway network can be mitigated in part.

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Settlement: Brailsford

Public Transport	Green	Site is within approximately 250m walk of the bus stops along the A52 corridor. Within 5-10 minute walk of a bus stop i.e. less than 800m
Services and Facilities	Amber	The range of services and facilities within Brailsford is limited, access to Ashbourne or Derby would be required to access a wider range of facilities
Educational Facilities	Green	Brailsford Primary School is approximately 500m away. Within 5- 10 minutes walk i.e less than 800m.
Retail Facilities	Green	Brailsford Village Store is approximately 470m way, within 5 -10 minute walk i.e. less than 800m
Health Facilities	Green	Brailsford Medical Practice is within approximately 120m of the site, therefore within 5-10 minute walk, i.e less than 800m.
Pedestrian and cycling	Amber	Site is to the edge of the settlement, limited pavements to Church Lane. The Highway Authority state that there is limited pedestrian provision on The Green/Church Lane. Pedestrian infrastructure would need to be improved. Limited accessibility, opportunities for improvement and enhancements
Previously Developed Land	Green	Site is greenfield. Site predominantly greenfield more than 70%
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Amber	Site falls within land identified as Grade 2 Agricultural Land, there is a degree of impact on material policy considerations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints
Bad Neighbour Impact	Green	No known constraints amenity/unaffected
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of costs and values of development (including relevant planning obligations and other contributions)
Summary	<p>Undulating field, situated to the edge of open countryside. Bounded by hedgerows with mature hedgerow trees, and timber post and rail fence along northern boundary with access track. Slope falls to the north. Southern side of the village centre with a concentration of older properties and located opposite Ford Farmhouse on Church Lane.</p> <p>Greenfield site located within grade II agricultural land. The site is associated with the former Manor House immediately to the south which is included on the Historic Environment Record, the Brailsford Conservation Area lies immediately to the west across Church Road, public footpaths cross the field immediately to the south. The historic environment assessment concludes development adjacent to and in close proximity to the Conservation Area boundary and mediaeval moated site may result in harmful impact to/on the significance /setting of the designated and non designated heritage assets.</p> <p>The landscape assessment states the landscape sensitivity to housing development is low and there is some capacity for development within the northern part of the site. Appropriate and sufficient measures should be included in order to mitigate any adverse impact. The site is considered to be of low nature conservation value by Derbyshire Wildlife Trust.</p> <p>Located to the southern extent of the village off Church Street the site has access to services and facilities within Brailsford. Highway Authority comments regarding suitability of access state that a satisfactory access may be achieved, further work to demonstrate visibility sightlines and access margins would be required.</p> <p>On balance, in light of landscape comments which conclude site has capacity for development, proximity to the village and potential harm to the setting of heritage assets - notably the Conservation Area and other designated and non designated assets conclude that site may be suitable for small scale</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

development - 25% developable. Site considered suitable, available, achievable and included within the SHLAA.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Site Reference	SHLAA278	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2021			
Site Area (Ha)	1.22				Developable	0 - 5:	<input type="checkbox"/>	Site Address	Land off Luke Lane, Brailsford
Capacity	26					6 - 10:	<input checked="" type="checkbox"/>		
Include within SHLAA	<input checked="" type="checkbox"/>					11 - 15:	<input type="checkbox"/>		
Discount from SHLAA	<input type="checkbox"/>					15 Plus:	<input type="checkbox"/>		

Flood Risk	Green	The site is not affected by identified area of indicative flood mapping or is located in flood zone 1
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Amber	Landscape sensitivity to housing development is low. Potential adverse impact on landscape character and ecology with key features at risk. Potential adverse impact on visual amenity in views from the south and west. As part of any development retain boundary hedgerows and hedgerow trees. Substantially improve hedgerows on the southern and western sides to provide screening. The assessment concludes there is capacity for development across most of the site. On the western and northern boundaries appropriate and sufficient measures should be included to mitigate any adverse visual impact.
Historic Environment	Green	The historic environment assessment concludes development is likely to result in minimal impact on heritage assets. Development of the site is likely to result in minimal impact on / to the significance/setting of designated/non-designated heritage assets.
Trees and Hedgerows	Green	Site is currently well screened by mature hedgerows and hedgerow trees. Although there are trees on the site, this would not hinder development. Mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	Greenfield site - there are no known contamination or unstable land issues or risks of the need for remediation.
Topography	Green	The site is in an elevated position, generally open with long views across it to the south west. The topography of the site is not considered to present a constraint to development.
Local Character	Amber	The site is adjacent to an existing planning permission for residential development. The landscape and historic environment assessment conclude there is capacity for development on the site subject to the incorporation of appropriate and sufficient mitigation measures on the western and northern boundaries to mitigate any adverse impact. There would be a degree of impact on local character through development however it is considered that this could be mitigated.
Highway Infrastructure	Amber	Highway Authority comments state that a satisfactory access could be achieved to serve the site subject to land control matters associated with the adjacent Luke Lane development site. Detailed designs would need to be submitted to ensure this could be achieved and whether it would have any impact on the existing approved layout for the development under construction. Increased development may increase demands on the Luke Lane/Main Road junction. Safe access can be achieved with localised highway improvements. Impacts on the highway network can be mitigated in part
Public Transport	Green	Site is within approximately 520m of a bus stop, within 5-10 minutes walk i.e less than 800m.
Services and Facilities	Amber	Services and facilities within Brailsford are limited and to access a wider range of facilities travel to the settlement of Ashbourne or Derby may be required.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Educational Facilities	Green	Brailsford Primary School is within 800m of the site, within 5-10 minutes walk
Retail Facilities	Green	Brailsford village store is within 800m of the site, within 5-10 minute walk
Health Facilities	Green	Brailsford Medical practice is within 800m of the site, within 5-10 minute walk
Pedestrian and cycling	Amber	Edge of existing residential area. Pedestrian infrastructure being improved as part of the adjacent development, to provide additional connectivity from the development site to the centre of Brailsford. Bus route on Main Road, linking to Ashbourne and Derby, with bus stops within reasonable walking thresholds of the site.
Previously Developed Land	Red	Site is agricultural land, therefore predominantly greenfield.
Open Space or Recreational	Amber	Some open space would be lost.
Material policy	Amber	Grade II agricultural land. Site has a degree of impact on material policy considerations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development, no capacity constraints
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Site suggested by prospective purchaser/promoter. Landownership known, single ownership, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions).
Summary	<p>Greenfield site located to the north west of Brailsford, west of Luke Lane and west of existing site with permission for residential development. Site is an agricultural field used for pasture bounded by hedgerows, with mature hedgerow trees on the western and northern sides. Land slopes gently from north to south. The centre of Brailsford lies to the south. 20th century residential development extends along the eastern side of Luke Lane as far as and beyond the site. The site has good access to services and facilities within the village of Brailsford and existing public transport links.</p> <p>The site is not in an area identified at risk of flooding and is unlikely to require remediation. Derbyshire Wildlife Trust consider the site to be of low nature conservation value. The site lies in grade II agricultural land.</p> <p>The landscape assessment states the site is in an area where landscape sensitivity to housing development is low, concluding there is capacity for development across most of the site, recommending that on the western and northern boundaries appropriate and sufficient measures should be included to mitigate any adverse visual impact. The heritage assessment concludes development is likely to result in minimal impact on heritage assets.</p> <p>Access to the site is proposed via the existing residential estate roads approved under the planning permission on the neighbouring site. Comments from the Highways Authority on the suitability of the site state an access in conjunction with the existing neighbouring development site could be achieved - subject to land control.</p> <p>Based on the limited constraints identified through the assessment it is considered the site is suitable, available and achievable and is included in the SHLAA at 75% developable. The site represents an extension to the existing permitted residential scheme off Luke Lane, subject to highways comments and mitigation measures to the western and northern boundary the site is deemed developable.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Brailsford

Site Reference	SHLAA307	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe			
Site Area (Ha)	0.19				Developable	0 - 5: <input type="checkbox"/>	Site Address	Flambards, The Green, Brailsford
Capacity	1					6 - 10: <input type="checkbox"/>		
Include within SHLAA	<input checked="" type="checkbox"/>					11 - 15: <input type="checkbox"/>		
Discount from SHLAA	<input type="checkbox"/>					15 Plus: <input type="checkbox"/>		

Flood Risk	Green	Site does not fall within an area identified to be at risk of flooding. However site does include a large pond to the south eastern corner.
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature consideration value. There is pond within the site that may have ecological value.
Landscape	Red	Site falls within area designated as Grade 2 Agricultural Land. The landscape assessment considered that the landscape sensitivity of the site to housing development is low. Potential adverse impact on landscape character and ecology – pond and associated vegetation at risk. Potential adverse impact on the historic environment and the setting of the Conservation Area. There is little capacity for development. It would likely result in adverse impact on landscape character and ecology.
Historic Environment	Amber	Western boundary is adjacent to Brailsford Conservation Area. Grade II listed buildings to the west, including The Old Hall farmhouse and Barns south of Green Farm. The historic environment assessment concludes that development of the site adjacent to and in close proximity to the Conservation Area boundary and moated site may result in harmful impact to/on the significance/setting of designated and non designated assets. DC Archaeologist considers the site has potential for mediaeval archaeology associated with the possible moated site to the south. The archaeological interest could be addressed through a post-consent scheme.
Trees and Hedgerows	Amber	Mature trees present within the site boundaries. Although there are trees on the site this would not hinder development, mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues, or risks of the need for remediation.
Topography	Green	Site levels fall slightly to the east and south eastern boundary, it is not considered that this will cause topography constraints
Local Character	Amber	Landscape assessment concludes development is likely to have an adverse impact on local character and amenity, similarly the heritage assessment concludes development may result in impact on the nearby Conservation Area and associated designated /non-designated assets. There would be an adverse impact on the local character which may be mitigated.
Highway Infrastructure	Green	Highway Authority comments confirm that a satisfactory access to serve the development of the site can be achieved, stating the site has a reasonable frontage to The Green/Church Lane, which includes the existing residential plot curtilage. The entire site frontage shown as controlled is likely to be able to accommodate a single point of access and be provided with adequate visibility sightlines commensurate with approaching vehicle speeds. The highway authority do not consider that development of the site will cause an adverse impact on the surrounding highway network. There is sufficient access to the site. No adverse impact on the highway network
Public Transport	Green	Site is within approximately 180m of nearby bus stops along the A52, within 5-10 minutes walk i.e less than 800m
Services and Facilities	Amber	Services and facilities within Brailsford are limited, access to higher order settlements such as Ashbourne/Derby would be required to access a wider range of facilities.

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Settlement: Brailsford

Educational Facilities	Green	Brailsford Primary School is within 500m of the site, therefore within 5-10 minute walk i.e less than 800m
Retail Facilities	Green	Brailsford convenience store is within 500m of the site, therefore within 5-10 minute walk i.e less than 800m
Health Facilities	Green	Brailsford Medical practice is immediately opposite the site, therefore within 5 minutes walk
Pedestrian and cycling	Amber	Pavements to The Green/Church Lane are limited. The highway authority comments state that pedestrian infrastructure will need to be provided/improved and potentially crossing facilities provided to access east bound bus stop locations. Limited accessibility - opportunities for improvement and enhancement.
Previously Developed Land	Red	Site comprises residential curtilage, therefore greenfield land
Open Space or Recreational	Green	Residential curtilage, no loss of open space
Material policy	Amber	Site is within area designated as Grade 2 Agricultural land, there is a degree of impact on material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development, no capacity constraints
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Landownership known, single owner, no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs and values of development including relevant planning obligations and other contributions
Summary	<p>Site comprises a small greenfield site to the south of the village, south of Flambards on the eastern side of Church Street. The site is low lying and part of domestic garden curtilage. The site contains a large pond, hedgerows and mature trees.</p> <p>Derbyshire Wildlife Trust consider the site to be of low nature conservation value. Landscape sensitivity to housing development is low and the site is well contained and not prominent within the wider surroundings. The landscape assessment concludes there is little capacity for development, it would likely result in adverse impact on landscape character and ecology. Brailsford Conservation Area lies to the west of the road. The historic environment assessment concludes development of the site adjacent to, and in close proximity to the Conservation Area boundary and moated site may result in harmful impact to/on the significance/setting of the designated and non designated heritage assets. The site may have potential for mediaeval archaeology associated with the possible moated site to the south.</p> <p>The site is situated to the south of the village with good access to services and facilities within Brailsford and public transport along the A52 corridor. The site is not at risk of remediation and does not fall in an area at risk of flooding.</p> <p>On balance it is considered that the site is suitable for small scale development. Site is available and achievable.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Clifton

Site Reference	SHLAA202	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe			
Site Area (Ha)	0.72				Developable	0 - 5: <input type="checkbox"/>	Site Address	Town End Farm, Clifton
Capacity	5					6 - 10: <input type="checkbox"/>		
Include within SHLAA	<input checked="" type="checkbox"/>					11 - 15: <input type="checkbox"/>		
Discount from SHLAA	<input type="checkbox"/>					15 Plus: <input type="checkbox"/>		

Flood Risk	Amber	Eastern part of site falls within Flood Zone 2 and Flood Zone 3. The Environment Agency have given the advice that it must be demonstrated in a clear and transparent manner, that development sites located in Flood Zones 2 and 3 have passed/is likely to pass the Sequential and/or the Exception Test as stated in the NPPF. The NPPF, paragraph 103 requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is located in Flood Zone 2 and 3 defined by NPPG as having a medium and high probability of flooding.
Environment Ecology	Green	There are no known natural environment related constraints and there is the opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.
Landscape	Amber	Landscape assessment states the site has medium visual prominence and the majority of views of the development would be screened by the trees on the eastern boundary, which would need to be retained. Views would be available from the west, however these would not be available beyond the ridge. Additional planting to the western boundary could partially screen these views, and create a partially vegetated settlement edge. Development of the disused buildings in the north of the site could potentially improve local landscape character and visual amenity. Concluding there is capacity for development across the site, however consideration should be given to the Tree Preservation Order and flood zone to the east. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement
Historic Environment	Green	Heritage officer states development is likely to result in minimal impact on/to the significance/setting of heritage assets.
Trees and Hedgerows	Amber	Eastern Boundary includes 6 individual TPOs - reference DDDCTPO/008/T12, T15, T17, T14, T16 and T18. Landscape officer identifies these as key features to be retained. Although there are trees on the site and they have TPOs this will not hinder development, mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues or risk of the need for remediation
Topography	Green	The site rises up slightly from Chapel Lane, it is not considered that this will cause topography constraints.
Local Character	Green	The site lies to the southern edge of the village and at the end of ribbon development along Chapel Lane before the cemetery. Subject to protection of existing TPOs along eastern edge and with additional planting to the western edge site could accommodate development. Landscape Officer states development of the disused building in the north of the site could potentially improve local character and visual amenity. Minimal harm to the historic environment is predicated. There is either the opportunity to enhance the local character or there is no adverse impact.
Highway Infrastructure	Amber	Chapel Lane is a narrow lane with no road markings or pavements. Appropriate visibility splays would also be required. Safe access can be achieved with localised highway improvements. Significant impacts on highway network may be mitigated in part. The Highways Authority have advised that the existing access has limited visibility to Chapel Lane and the site boundary as drawn does not include any controlled land to the north to secure any improvements to visibility in this direction. The Highway Authority has previously provided comments in

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Clifton

		connection with application references 14/00138 and 15/00573, which have shown a new access point to serve the development. A satisfactory access could be achieved. the site is located near to the end of a cul-de-sac where vehicle volumes and speeds are expected to be very low. The site has a reasonable controlled frontage available, however, the land sits at a higher level to the public highway. The existing farm access is limited in terms of visibility, although it may be possible to provide a revised access point to serve the site, meeting safe minimum criteria – subject to detailed design. A considerable level of roadside vegetation may also need to be cleared, although it is likely the mature trees could remain. Development of the site may have an adverse impact upon the surrounding network given the very rural village location with narrows roads and very limited pedestrian facilities – Chapel Lane is likely to be sensitive to increases in residential /pedestrian traffic. The junction at the end of Chapel Lane has limited emerging vehicle visibility.
Public Transport	Green	Site is aprox 550m from the nearest bus stop, within 5-10 minutes walk ie. Less than 800m
Services and Facilities	Red	A limited range of services and facilities are available within Clifton, access to a higher order settlement such as Ashbourne would be required to obtain a wider range of services.
Educational Facilities	Green	Clifton Primary School is aprox 650m, within 10 minutes walk, ie less than 800m
Retail Facilities	Red	Retail facilities in Clifton are limited, travel to Ahsbourne would be required for a wider range of retail opportunities, this would be in excess of a 20 minute walk .
Health Facilities	Red	No health or medical facilities in Clifton nearest facilities are in Ahsbourne, in excess of a 20 minutes walk away.
Pedestrian and cycling	Amber	Limited accessibility - narrow lane no pavements. Opportunities for improvement and enhancement. Highways Authority have advised that the site is located at the edge of the existing small rural residential area with very limited residential facilities to offer. Limited highway geometry and junction with Sides Lane. Limited and intermittent footway provision within Clifton and Ashbourne town centre is above reasonable walking thresholds. Residents would be likely to be reliant on the private motor car at this location.
Previously Developed Land	Red	Site includes grassland and an area with agricultural/commercial buildings, considered to be predominantly greenfield more than 70%
Open Space or Recreational	Amber	There would be some loss of open space
Material policy	Green	Site is in accordance with material policy considerations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	To the south of the site is Clifton Cemetery, possible amenity issues - however not considered significant, therefore no known constraints, amenity unaffected.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Landownership known, single ownership no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary		The site is located at the southern edge of Clifton, bounded by Chapel Lane to the east, existing residential development and a cricket ground to the north, agricultural land to the west and a cemetery to the south. This is a greenfield site and comprises a single field of rough grassland subdivided by fencing with disused agricultural/ commercial buildings and associated areas of hardstanding in the northern corner. A tree belt is located on the eastern site boundary, which is protected by a Tree Preservation Order which is to retained as part of any development of the site. The landscape sensitivity to housing is high to medium, with potential impact upon the protected trees. The eastern edge of the site is located within Flood Zone 3. The developability of the site is subject to receipt of a satisfactory FRA which demonstrates in a clear and transparent manner that the site has passed or is likely to pass the sequential exception test. The Highways Authority advise access is possible from a new access point and safety concerns are to be addressed through careful design. Given this outstanding issues, it is assumed that 25% of the site is developable, to come forward within 6-10 years.

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Settlement: Clifton

Site Reference	SHLAA238	Final Assessment Category	Undevelopable Constrained.	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	2.67					Site Address	The Old Clubhouse, Clifton
Capacity	0						
Include within SHLAA	<input type="checkbox"/>						
Discount from SHLAA	<input checked="" type="checkbox"/>						
				0 - 5:	<input type="checkbox"/>		
				6 - 10:	<input type="checkbox"/>		
				11 - 15:	<input type="checkbox"/>		
				15 Plus:	<input type="checkbox"/>		

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
Environment Ecology	Green	There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.
Landscape	Red	Landscape Officer assessment states the site is located to the east of the A515, and so would breach the existing strong settlement edge and limit to development. There is no identified landscape features beyond the eastern boundary which could form a new settlement edge. Therefore development of the site could potentially replace a well defined vegetated edge with a poorly defined edge, which could encourage further development of surrounding, visually prominent land to the east generating further adverse impacts. Removal of the trees within the site could potentially adversely impact upon local landscape character. Concluding development of the site is likely to result in adverse impacts on the settlement edge, local landscape character and visual amenity. No capacity for development. Significant impact upon landscape character, High landscape sensitivity, unable to overcome through mitigation
Historic Environment	Green	Heritage Officer states development is likely to result in minimal impact on/to the significance/setting of heritage assets.
Trees and Hedgerows	Amber	Reflecting the sites previous use as part of a golf course the site contains a number of mature trees and areas of woodland, collectively these contribute to the landscape character of the area. The Landscape Officer notes these to be key features and should they be lost would have a adverse impact on local landscape character. Although there are trees on the site this would not hinder development, mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues or risks of need for remediation
Topography	Amber	The topography of the site is undulating with a change in levels across the site reflecting its previous use as a golf course. There is a general rise across the site west to east, with land to the eastern boundary the highest point. The southern part of the site is relatively flat around the former club house which is now in residential use. The topography would have an adverse impact, although it could be mitigated and the site developed
Local Character	Red	The site lies to the east of the A515, with the A515 providing a clear and strong edge to the settlement of Clifton and limit to development. Land to the east of the A515 is characterised by the golf course and surrounding countryside and agricultural land. Development of the site would have minimal impact on the historic environment but would have significant impact on landscape character and settlement pattern. Development of the site could potentially replace a well defined vegetated edge with a poorly defined edge, which could encourage further development of surrounding visually prominent land. There would be significant adverse impact on the local character which cannot be mitigated.
Highway Infrastructure	Amber	The site is currently accessed from the A515, a new access would be required. The Highways Authority have advised that a satisfactory access can be achieved to and from the site. Given the length of roadside frontage available and alignment of the A515 it is likely acceptable access geometry and visibility could be achieved. However, careful consideration will need to be given to access location to

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Clifton

		optimise emerging vehicle visibility due to the horizontal and vertical road alignments on the A515, in the vicinity of the site. Access is more likely to be achievable towards the southern site boundary - however, detailed designs would need to be prepared, demonstrating acceptable access arrangements and adequate visibility sightlines, based on captured vehicle speeds and accurate survey information, to confirm. Any access is likely to require the loss of some frontage trees in order to achieve adequate visibility sightlines. It is unlikely individual points of access would be considered acceptable to this part of the A515 – access for any new residential development should take the form of a new (single) estate street junction. Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part.
Public Transport	Green	Nearest bus stops area aprox 220m away - however it should be noted that access to the nearest bus stop would entail crossing the A515 and walking to bus stops in the heart of the village. Within 5-10 minute walk of a bu stop i.e less than 800m
Services and Facilities	Red	A limited range of services and facilities are available within Clifton , travel to a higher order settlement such as Ashbourne would be required to access a wider range of services
Educational Facilities	Green	Clifton Primary School is aprox 200m away from the site - however this is on the other side of the A515. Less than 10 minute walk i.e less than 800m.
Retail Facilities	Red	Retail facilities within Clifton are limited, travel to Ashbourne would be required to access a wider range of reatil facilities, this would be in excess of a 20 minute walk
Health Facilities	Red	No medical or health facilities within Clifton, travel to higher order settlements such as Ashbourne would be required, in excess of a 20 minute walk
Pedestrian and cycling	Red	Limited accessibility e.g pavement, edge of settlement. Pedestrian and cycle access would need to cross the A515. A public right of way crosses the site. Very limited pedestrian and cycle links. The Highways Authority have advised that there are very few residential properties on this side of the A515. No pedestrian footway fronting the development and no street lighting on this part of the A515. Nearest bus stops are within reasonable walking thresholds within Clifton village, however this would require pedestrians to cross the busy, high speed 'A' Class road to access them.
Previously Developed Land	Red	Site predominantly greenfield more than 70%
Open Space or Recreational	Red	Open space/recreation space would be lost
Material policy	Green	Site is in accordance with material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Green	There are no other issues that would contrain development
Land Availability	Green	Landownership known, single ownership, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary		This is a greenfield site, located to the east of Clifton, bounded by the A515 to the west, agricultural land to the south and a golf course to the east and north. The site comprises an area of land formerly part of Ashbourne Golf Club, including the associated Club House which is now in residential use, storage sheds and areas of grassland that once formed part of the golf course. These areas of grassland are now used for sheep grazing. The site lies to the east of the main A515 and is surrounded by further areas of the golf course and agricultural land. The site has been assessed as high landscape sensitivity, any development of the site would breach an existing strong settlement edge of the A515 and would result in significant impact on local character, landscape character and visual amenity. There are existing concerns over highway and pedestrian safety, particularly crossing the A515 across to the main part of the village of Clifton. On balance is not considered to represent sustainable development in light of constraints and issues identified, and is therefore considered undevelopable.

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Settlement: Clifton

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Settlement: Clifton

Site Reference	SHLAA263	Final Assessment Category	Undevelopable Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	1.66					Site Address	Land adjacent to Clifton Road, Clifton
Capacity	0						
Include within SHLAA	<input type="checkbox"/>					0 - 5: <input type="checkbox"/>	
Discount from SHLAA	<input checked="" type="checkbox"/>					6 - 10: <input type="checkbox"/>	
		11 - 15: <input type="checkbox"/>					
		15 Plus: <input type="checkbox"/>					

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1
Environment Ecology	Green	There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment
Landscape	Red	Landscape Officer assessment states development of the site would compromised the existing settlement pattern. The site is located to the east of the A515, so would breach the existing strong settlement edge and limit to development. There are no identified landscape features beyond the eastern boundary which could form a new settlement edge and limit development. Therefore development of the site could potentially replace a well-defined, vegetated edge with a poorly defined edge, which could encourage further development of surrounding, visually prominent land to the east generating further adverse impacts. Removal of the trees within the site could potentially adversely impact upon the local landscape character. Concluding development of the site is likely to result in adverse impacts on the settlement edge, local landscape character and visual amenity. Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation.
Historic Environment	Green	Heritage Officer concludes development is likely to result in minimal impact on/to the significance/setting of heritage assets
Trees and Hedgerows	Amber	As part of the golf course the site area includes a number of mature trees, the Landscape Officer identifies these as key features within the landscape. The wooded nature of the site is important in the context of the local landscape character. Although there are trees on the site, this would not hinder development. Mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation
Topography	Amber	Site is undulating, reflecting use as a golf course. The site slopes steeply up from the A515. The topography would have an adverse impact although it could be mitigated and the site developed
Local Character	Red	The site lies to the West of the existing A515 which provides a clear edge to the existing settlement. The sites wooded nature and presence of mature trees contribute to the surrounding local landscape character. Development would have minimal impacts on the historic environment, however adverse impacts are predicted for local landscape character, visual amenity and the settlement edge of Clifton. There would be significant adverse impact on the local character which cannot be mitigated.
Highway Infrastructure	Amber	A new access to the A515 would be required, site topography may present a constraint to achieving an access as the site slopes steeply up from the A515 - A safe access can be achieved with localised highway improvements. Significant impact on highway network can be mitigated in part. The Highways Authority have advised that a satisfactory access can be achieved given the length of roadside frontage available and alignment of the A515 it is likely acceptable access geometry and visibility could be achieved. However, careful consideration will need to be given to access location to optimise emerging vehicle visibility due to the bend in the road alignment to the north and brow to the south. Creating an access is likely to require the loss of some frontage trees.

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Settlement: Clifton

Public Transport	Green	Within approximately 490m of a bus stop - however this would entail crossing the A515 and using bus stops in the centre of the village. Within 5 -10 minutes walk of a bus stop i.e less than 800m
Services and Facilities	Red	Services and facilities within Clifton are limited and travel to a higher order settlement such as Ashbourne would be required to access a range of facilities
Educational Facilities	Green	Clifton Primary School is approx 420m away on the other side of the A515. Less than 10 minute walk ie. Less than 800m
Retail Facilities	Red	Retail facilities are limited on Clifton travel to higher order settlements such as Ashbourne would be required to access a range of facilities, this would be in excess of a 20 minute walk
Health Facilities	Red	No medical or health facilities within Clifton, travel to high order settlements would be required this would be in excess of a 20 minute walk
Pedestrian and cycling	Red	Limited accessibility, edge of settlement limited pavements alongside of A515. The Highways Authority have advised that the site is situated at the edge of existing residential area, but a considerable distance from every-day residential facilities. There is no pedestrian footway adjacent the development and no street lighting on this part of the A515. Nearest bus stop a considerable distance from the site. Busy 'A' Class road for pedestrians to cross.
Previously Developed Land	Red	Predominantly greenfield more than 70%
Open Space or Recreational	Red	Open space would be lost.
Material policy	Green	Site is in accordance with material policy considerations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership, no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary		<p>This is a greenfield site located to the east of Clifton, bounded by the A515 to the west, agricultural land to the north and a golf course to the east and south. The site forms part of a golf course and contains a large number of individual trees, a hedgerow and tree belt on the eastern boundary and a small woodland block in the north-east corner. The wooded nature of the site is important in the context of the local landscape character.</p> <p>Development of the site is likely to result in significant adverse impacts on the settlement edge, local landscape character and visual amenity. Development would breach an existing strong settlement edge of the A515. The safety of pedestrians is compromised and there is no clear route of crossing the high speed road of the A515. On balance the development of this site is not considered to represent sustainable development in light of constraints and issues identified and therefore is considered undevelopable.</p>

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Clifton

Site Reference	SHLAA314	Final Assessment Category	Undevelopable Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe		
Site Area (Ha)	0.93			0 - 5:		<input type="checkbox"/>	Site Address	Station Yard, Watery Lane, Clifton
Capacity	0			6 - 10:		<input type="checkbox"/>		
Include within SHLAA	<input type="checkbox"/>			11 - 15:		<input type="checkbox"/>		
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus:		<input type="checkbox"/>		

Flood Risk	Amber	Site falls partially within Flood Zone 2 and 3 of nearby Henmore Brook. Notably site was previously considered undevelopable in 2013 SHLAA for this reason reference DD457. Extent of area developable outside flood plain questionable. Part of the site falls within Flood Zone 2 and 3 and not suitable for development. The Environment Agency have given the advice that it must be demonstrated in a clear and transparent manner, that development sites located in Flood Zones 2 and 3 have passed/is likely to pass the Sequential and/or the Exception Test as stated in the NPPF. The NPPF, paragraph 103 requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is located in Flood Zone 2 and 3 defined by NPPG as having a medium and high probability of flooding.
Environment Ecology	Green	There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.
Landscape	Green	Landscape assessment states the development would be screened by the surrounding vegetation and changes in topography. Development of the site could potentially improve local landscape character and visual amenity through the removal of industrial infrastructure. The trees on the site boundaries should be retained, particularly on the north-western boundary, in order to maintain a strong vegetated edge to the settlement and screen views of the development. Although some views of residential development may be available, these would be seen in the context of the existing partial views of the properties to the east of the site. Potential to improve local landscape through replacement of industrial buildings with housing. Low landscape sensitivity and no adverse impact upon landscape setting. Opportunities for improvement and enhancement.
Historic Environment	Green	To the east of the site are a number of Grade II buildings - Holy Trinity Church, The Croft, Church Cottage, Clifton House and Two Gales. Heritage Officer concludes development is likely to result in minimal impact on/to the significance/setting of heritage assets.
Trees and Hedgerows	Amber	The majority of the site is enclosed by strong hedgerows and tree belts, the trees and woodland on the site boundaries form a strong vegetated edge to the settlement and the Landscape Officer recommends these should be maintained and retained. Although there are trees on the site, this would not hinder development. Mitigation may be achieved
National Park status	Green	The site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Amber	The site is previously developed and used as a coal yard/scrap yard - land may therefore be contaminated - Environmental Health have advised that there is possible contamination and noise issues from nearby industrial uses. Assessment would be required for planning purposes.
Topography	Green	The site is flat and located at the bottom of an embankment, with land to the south east elevated above the site. The site is predominantly flat with no known topography constraints.
Local Character	Green	Development of the site will result in minimal impact on the historic environment and subject to the retention of existing boundary screening and prominent woodland to site boundaries development may present an opportunity to improve local character through the replacement of industrial buildings with housing. There is either the opportunity to enhance the local character or there is no adverse impact

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Settlement: Clifton

Highway Infrastructure	Red	There is an existing site access from the Coal Yard onto Watery Lane which currently serves the existing use. A secondary access further along the northern boundary onto Mill Lane serves the scrap yard. The Highways Authority have advised that no satisfactory access can be achieved from the site. The existing access exhibits very low levels of emerging vehicle visibility and the site boundary does not include any adjoining land to secure visibility improvements. Junctions at either end of Watery Lane have limited geometry and visibility. Development of the site could possibly have an adverse impact upon the surrounding highway network as this is a very rural village location with narrow roads and very limited pedestrian facilities – Watery Lane is likely to be sensitive to increases in residential / pedestrian traffic. The junctions at either end of Watery Lane have limited geometry and visibility.
Public Transport	Green	The nearest bus stop is approx 310m away. Within 5-10 minutes walk of a bus stop i.e less than 800m
Services and Facilities	Red	Limited range of services and facilities within the village of Clifton, travel to higher order settlements such as Ashbourne would be required.
Educational Facilities	Green	Clifton Primary school is approx 435m away, less than 10 minutes walk, i.e less than 800m
Retail Facilities	Red	Retail facilities within the village are limited, travel to higher order settlements such as Ashbourne would be required to access a wider range of retail services, these would be in excess of a 20 minute walk
Health Facilities	Red	No medical or health facilities within the village, travel to higher order settlements such as Ashbourne would be required, this would be in excess of 20 minutes walk
Pedestrian and cycling	Amber	Limited accessibility e.g pavement, edge of settlement, opportunities for improvement and enhancements. The Highways Authority have advised that this is an edge of existing small rural residential area with very limited residential facilities to offer. Limited highway geometry along Watery Lane and its junctions either end. Limited and intermittent footway and street lighting provision within Clifton and Ashbourne town centre is above reasonable walking thresholds. Not on any bus route and therefore residents would be likely to be reliant on the private motor car at this location.
Previously Developed Land	Green	Previously developed land. Site predominantly brownfield more than 70%
Open Space or Recreational	Green	There would be no loss of recreation or open space facilities
Material policy	Amber	Site currently in an employment generating use, development for housing would cease this employment opportunity within the area. Site has a degree of impact on material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership, no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary		This is a brownfield site, located on the eastern edge of Clifton, bounded by Watery Lane to the north-east, a residential property and its grounds to the east, woodland to the south, and agricultural land and an access road to the west and north-west. The site comprises a hardstanding, warehousing, sheds and vehicle storage. The site is flat and located at the bottom of an embankment, with land to the south-east elevated above the site. Landscape sensitivity to residential development is low, although the trees and woodland on the site boundaries form a strong vegetated edge to the settlement, which should be retained. The western edge of the site is located within Flood Zone 3. The developability of the site is subject to the receipt of a satisfactory FRA which demonstrates in a clear and transparent manner that the site has passed/likely to pass the sequential/exception test. The Highways Authority have advised that no satisfactory access can be achieved from this site to serve residential development, due to the very low levels of vehicle visibility. Due to the boundaries of the site there is no option for improvement to the access. The site is therefore considered undevelopable.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Doveridge

Site Reference	SHLAA168	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2016
Site Area (Ha)	2.96		0 - 5: <input checked="" type="checkbox"/>	70	Site Address	Land adjacent Old Derby Road, Doveridge
Capacity	70		6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input checked="" type="checkbox"/>		11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>		15 Plus: <input type="checkbox"/>			
Deliverable						

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment
Landscape	Amber	Landscape assessment concludes there is capacity for development across the site, appropriate and sufficient measures should be included to mitigate any adverse impact and successfully accommodate development, particularly in the south. Potential adverse impact on landscape character and ecology exists in the southern part of the site with key features at risk. Potential adverse impact on visual amenity exists to the south in views from the footpath and from Derby Road. As part of any development retain field boundary hedgerows, hedgerows and field trees and watercourse. Retain and develop important footpath links with the village centre and the wider countryside. Build on the network of open space that permeates the village. Landscape sensitivity to housing development is low to high, opportunities to mitigate impacts and for further enhancement
Historic Environment	Amber	Development is likely to result in harmful impact on the setting of the designated (Grade II* listed building). However should development be confined to the northern part of the site, that impact on setting may be lessened. Derbyshire County canal archaeologist notes that the ridge and furrow earthworks are of moderate preservation (no SHINE record), noting that the Manor House to the south may suggest archaeological potential, recommending an archaeological evaluation be undertaken as part of any planning application. Should development be confined to the northern part of the site, that impact on setting may be lessened. Development should have due regard to the setting of the Wesleyan Chapel (heritage asset). Development of the site may result in harmful impact to/on the significance / setting of a designated/non-designated heritage asset. It is likely that impact can be avoided/mitigated.
Trees and Hedgerows	Amber	Group TPO present adjacent to the southern boundary of the site - reference DDDCTPO/045/A1. Although there are trees on the site this would not hinder development. Mitigation may be achieved
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation
Topography	Green	Site is reasonably flat, with no known topography constraints.
Local Character	Amber	There would be an adverse impact on the existing character of the settlement, however this could be mitigated. Potential adverse impact on landscape character and ecology exists in the southern part of the site with key features at risk. Landscape Officer states as part of any development retain field boundary hedgerows and field trees and watercourse. Heritage comments also identify possible impacts on the local character through development resulting in harmful impact on the setting of the Grade II* Manor House, concluding that development should be confined to the northern part of the site to minimise impact. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
Highway Infrastructure	Green	Highways comments confirm that a satisfactory access to serve the site can be achieved from Derby Road. A new access direct to Derby Road can be provided with adequate visibility sightlines, given controlled site frontages. A single point of access is preferred rather than

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Doveridge

		multiple direct frontage access points. Careful consideration needs to be given to access points to minimise any impact on existing trees and roadside hedges. No satisfactory access can be achieved via Bakers Lane. Access by Derby Road will not lead to an adverse impact on the surrounding highway network. There is sufficient access to the site. No adverse impact on the highway network.
Public Transport	Green	Nearest bus stop is aprox 280m away. Within 5 -10 minute walk of a bus stop i.e less than 800m.
Services and Facilities	Amber	A limited range of services and facilities are available within Doveridge. Retail facilities in nearby higher order settlements such as Ashbourne and Uttoxeter may need to be accessed for a more comprehensive provision of retail facilities.
Educational Facilities	Green	Doveridge Primary School is aprox 240m away. Less than 10 minute walk i.e. less than 800m.
Retail Facilities	Green	Village convenience store aprox 430m away. Less than 10 minute walk i.e less than 800m.
Health Facilities	Red	Nearest GP practice is situated within Sudbury, there are no GP services within Doveridge. Over 20 minute walk to access services.
Pedestrian and cycling	Green	Highways Authority state - edge of existing residential area with linked footways and access to public transport. National Cycle Network and public rights of way routes nearby. Safe walking and cycling access links and opportunities for enhancement.
Previously Developed Land	Red	Site predominantly greenfield more than 70%
Open Space or Recreational	Amber	Some open space would be lost.
Material policy	Green	Site is in accordance with material policy considerations and designations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Amber	Potential noise issues from the nearby A50. Moderate adverse effect for occupiers, constraints may be overcome by design/ mitigation.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Landownership known , single ownership, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions).
Summary	<p>The site is located to the eastern side of Doveridge, it is bound by Derby Road to the east, open fields to the south and with residential development and Bakers Lane to the west. The site is relatively level, with the northern part open pasture bound by hedgerows and the southern part being more sloping in nature and containing scattered trees and hedgerows, creating a parkland feel on the sites southern boundary.</p> <p>The site is adjacent to the settlement of Doveridge, bound on the eastern side by Derby Road. The site has good accessibility to the services and facilities within the village. As a greenfield site it is unlikely to be at risk of contamination and does not fall within the Flood Zone. Derbyshire Wildlife Trust consider the site to be of low nature conservation value. The landscape assessment concludes the site falls within an area where the landscape sensitivity to housing is low to high, with potential adverse impacts on landscape character, amenity and ecology should the southern part of the site be developed. Concluding there is capacity for development across the site, appropriate and sufficient measures should be included to mitigate any adverse impact and successfully accommodate development particularly in the south. Similarly the heritage assessment concludes that development is likely to result in harmful impact on the setting of the designated (Grade II*listed building - Manor House), but should development be confined to the northern part of the site, that impact on setting may be lessened.</p> <p>The Highways Authority confirm that a satisfactory access to the site can be achieved from Derby Road and that development will not result in a significant adverse impact on the surrounding highway network. The site is the subject of a current outline planning application for up to 70 dwellings, this has recently received a resolution to grant permission. Accordingly assessment concludes site is suitable, available and achievable with development likely to come forward within years 0-5.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Doveridge

Site Reference	SHLAA179	Final Assessment Category	Deliverable	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2016
Site Area (Ha)	1.96			0 - 5: <input checked="" type="checkbox"/>	46	Site Address	Former Garage, Cavendish Cottage, Doveridge
Capacity\	46			6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input checked="" type="checkbox"/>			11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>			15 Plus: <input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Amber	Landscape assessment states potential adverse impact on landscape character and ecology with key features at risk. Potential adverse impact on historic environment (historic field pattern). As part of any development retain and enhance field boundary hedgerows. Concluding there is capacity for development across the site. Landscape sensitivity to housing development is low.
Historic Environment	Amber	Heritage assessment concludes development is likely to result in minimal impact on the setting of the designated heritage asset (Cavendish Arms PH grade II.) Derbyshire County Archaeologist considers that the ridge and furrow survive as substantial earthworks in places but are of medium significance and considers they are 'patchily preserved' and 'rather divorced' from the wider landscape setting. In conclusion the archaeological issues are likely to be significant but may be addressed through the planning process. Development of the site may result in harmful impact on heritage assets. It is likely that the impact can be avoided/mitigated.
Trees and Hedgerows	Amber	Mature hedgerows and trees to site boundaries. Site comprises open grassland bounded by native species hedgerows and hedgerow trees. Existing hedges provide significant screening which could be enhanced. As part of any development landscape officer requests that field boundary hedgerows are retained/enhanced. Although there are trees on the site this would not hinder development, mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Amber	Site is potentially contaminated- requires further investigation.
Topography	Green	Site is predominantly flat with no known topography constraints.
Local Character	Amber	Landscape character of the site is the Settled Farmlands landscape type of the Needwood and South Derbyshire, Claylands landscape character area. Landscape officer states development may result in potential adverse impact on landscape character and ecology. Heritage assessment concludes development is likely to result in minimal impact on the setting of the designated heritage asset. There would be an adverse impact on the existing character of the settlement however this could be mitigated
Highway Infrastructure	Green	Highways Authority comments conclude that a satisfactory access can be achieved to serve the site from Derby Road and Marston Lane. Old Marston Lane would not be suitable to serve as an access. Derby Road has considerable highway frontage available and wide highway verges meaning acceptable access arrangement could be provided to serve the site. This would be the most desirable route to provide access. Development would not cause an adverse impact on the surrounding highway network. There is sufficient access to the site. No adverse impact on the highway network.
Public Transport	Green	Site is in close proximity to bus stops with one situated immediately adjacent to the southern site boundary and also to the east on Marston Lane. Within 5 -10 minute walk of a bus stop (i.e. less than 800m)

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Doveridge

Services and Facilities	Amber	A limited range of services and facilities are available within Doveridge, a wider choice of services and facilities would need to be accessed from higher order settlements.
Educational Facilities	Green	Doveridge Primary school approx 780m away. Less than 10 minute walk away i.e. less than 800m
Retail Facilities	Green	Doveridge convenience store approx 420m away. Less than 10 minute walk i.e. less than 800m
Health Facilities	Red	Nearest medical practices are situated within Sudbury or Uttoxeter. Over a 20 minute walk i.e. over 1600m
Pedestrian and cycling	Green	Safe walking and cycling access links and opportunities for enhancement
Previously Developed Land	Amber	Site mixed brownfield/greenfield.
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Green	Site is in accordance with material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints
Bad Neighbour Impact	Amber	Potential adverse impacts from nearby A50. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership, no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs of development (including relevant planning obligations and other contributions)
Summary	<p>Site lies to the northern side of Doveridge, bounded by Old Marston Road to the north and west, Marston Lane to the east and Derby Road to the south. The site comprises two fields, the western field is used for the grazing of horses and the eastern field used as a camping and caravan site. There two properties on the site Lyndene and Cavendish Cottage.</p> <p>The site is situated within a sustainable location adjacent to the existing settlement of Doveridge with good access to services and facilities within the village. The site is predominantly flat and bounded by mature trees and hedgerows. The landscape assessment concludes the site is in an area where landscape sensitivity to housing development is low resulting in there being capacity for residential development across the site. As part of any development the field boundary hedgerows should be retained and enhanced. The historic environment assessment states development is likely to result in minimal impact on the setting of the designated heritage asset (Cavendish Arms PH) and that the archaeological issues (ridge and furrow) are likely to be significant but may be addressed through the planning process.</p> <p>The site is not constrained by flood risk matters and the highways authority have confirmed that a satisfactory access can be achieved to serve the site from Derby Road and there would be no significant adverse impact on the surrounding highway network as a result of development. Derbyshire Wildlife Trust consider the site to be of low nature conservation value.</p> <p>Based on the outcome of the assessment the site is considered suitable for development and achievable. The site has been suggested by an agent on behalf of the landowner and is also subject to a current outline planning application for residential development of up to 46 dwellings. Accordingly the site is considered available with development likely within years 0-5 of the SHLAA.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Doveridge

Site Reference	SHLAA255	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2016
Site Area (Ha)	5.64		0 - 5: <input checked="" type="checkbox"/>	85	Site Address	Land at Derby Road, Hall Drive, Doveridge
Capacity	85		6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input checked="" type="checkbox"/>		11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>		15 Plus: <input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Amber	Site contains a number of mature trees and an area of woodland to the north/east corners of the site. Group and individual TPOs present within the site, impacts of development may affect ecology/ wildlife on the site. Derbyshire Wildlife Trust consider the site to be of low to medium nature conservation value, noting that the site contains broad leaved woodland. Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation.
Landscape	Amber	Landscape assessment concludes potential for adverse impact on landscape character and ecology with key features at risk. Potential adverse impact on visual amenity in the south of the site close to existing dwellings. Potential adverse impact on the former Doveridge Hall. Concluding the landscape sensitivity to housing development is low. There is capacity for development across the site with reservations concerning the impact on the historic environment of the former Doveridge Hall. Appropriate and sufficient measures should be included to mitigate any adverse impact.
Historic Environment	Red	Derbyshire County archaeologist considers the ridge and furrow to be extensive with high significance, suggesting that this is extensive and well preserved. Therefore archaeological issues are likely to be substantial and allocation of the site may be judged unsound. Derbyshire County Archaeologist also recognises substantial archaeological issues relating to the late 18C parkland. Development is likely to result in harmful impact to the significance of the non designated heritage asset (18c landscaped park). Development may result in harmful impact on the setting of a non designated heritage asset (the former north lodge).
Trees and Hedgerows	Red	Site comprises parkland setting to former Doveridge Hall, accordingly site contains 6 individual TPOS (DCCTPO/159) and areas of group TPOS to the north east and south east extent of the site (DCCTPO/08/WI and DCCTPO/159/A8). Numerous TPOs apply to the surrounding belts of trees, block of woodland and to mature field trees. There is considerable tree cover and areas with group TPOs that would restrict development. No opportunities for mitigation/enhancement.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation.
Topography	Green	Site predominantly flat with no known topography constraints.
Local Character	Amber	Landscape assessment identifies potential for adverse impact on landscape character and ecology with key features at risk, potential adverse impact on visual amenity in the south of the site close to existing dwellings, concluding there is capacity for development across the site with reservations concerning the impact on the historic environment of the former Doveridge Hall. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
Highway Infrastructure	Green	Highway Authority comments state a satisfactory access can be achieved from Derby Road and possibly Park Crescent, stating the site appears to have a sufficient roadside frontage to physically accommodate an access to Derby Road. Adequate visibility sightlines also appear to be achievable, given the existing wide highway verges. In respect of Park Crescent there appears to be an unused junction spur off Park Crescent, which appears to have been laid out for access to this land. However, the site boundary as provided does not appear to

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Doveridge

		show this as being controlled / available to serve the site. The geometry may be limited and may not be sufficient to serve the entire development; however, it could be possible to serve some development via this route and provide a pedestrian / cycle connection to /from Park Crescent. Development of the site is not likely to result in a adverse impact on the surrounding highway network. There is sufficient access to the site, no adverse impact on highway network.
Public Transport	Green	Site has good accessibility to public transport links, with bus stops within 300m. Within 5-10 minute walk of a bus stop i.e. less than 800m
Services and Facilities	Amber	A limited range of services and facilities are available within Doveridge in order to access a fuller range of services travel to a higher order settlement such as Ashbourne or Uttoxeter may be required.
Educational Facilities	Amber	Doveridge Primary School is aprox 1250m away to the east of the village. 10-20 minute walk ie. 800-1600m
Retail Facilities	Green	A local convenience store is located in the village approx 630m away. Less than 10 minute walk i.e less than 800m.
Health Facilities	Red	No GP services within the village, nearest GP practices located within Sudbury or Uttoxeter. Over a 20 minute walk
Pedestrian and cycling	Green	Safe walking and cycling access links and opportunities for enhancement. Bus stops within reasonable walking thresholds to/from the site and National Cycle. Route runs along Derby Road.
Previously Developed Land	Red	Site predominantly greenfield more than 70%
Open Space or Recreational	Amber	Some open space would be lost.
Material policy	Green	Site is in accordance with material policy considerations and designations.
Infrac. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Amber	Possible adverse impacts on amenity from nearby A50. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation.
Other Issues	Amber	Telegraph poles present within the southern part of the site, electricity sub station adjacent to southern site boundary. There are issues that would constrain development however mitigation is possible
Land Availability	Green	Landownership known, single ownership no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary		<p>Site comprises a large area of greenfield land to the north western side of Doveridge. Site is bounded by Derby Road to the north, Hall Drive to the west and with residential development on Oak Drive and Park Crescent to the south. The site is open within a number of mature field trees, forming part of the parkland formerly associated with Doveridge Hall. Numerous TPOs apply to the surrounding belts of trees, blocks of woodland and to the mature field trees. The field is predominantly flat and well contained by belts of trees. The significant tree cover and extent of TPOs may present a constraint to development.</p> <p>The site is greenfield, therefore unlikely to be at risk of contamination and does not fall within the Flood Zone. Derbyshire Wildlife Trust consider the site to be of low nature conservation value, however they note that the site contains broad leaved woodland. The landscape sensitivity to housing development is low and the landscape assessment concludes that there is capacity for development across the site with reservations concerning the impact on the historic environment of the former Doveridge Hall. The historic environment assessment concludes development is likely to result in harm to the non designated heritage asset (18th century landscaped parkland) and the setting of the non designated heritage asset (the former north lodge).</p> <p>The site lies to the north western side of the village of Doveridge and has good access to the facilities within the village. Public transport is accessible with nearby bus stops within a 10 minute walk. The Highways Authority confirm that a satisfactory access to the site may be achieved from Derby Road and/or possibly from Park Crescent and that development is unlikely to result in significant impact on the surrounding highway network.</p>

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Settlement: Doveridge

Based on the assessment the site is considered suitable for development. The site is the subject of a current planning application for up to 85 dwellings, accordingly the site is deemed available and deliverable. Based on the outcomes of the Viability Study development is considered viable and achievable. The SHLAA assessment identified constraints on site in terms of impact on the landscape, historic environment and protected trees. However the site is considered developable and deliverable, with the capacity aligned to reflect the current planning application and placed within 0-5 years.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Doveridge

Site Reference	SHLAA275	Final Assessment Category	Undevelopable - constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	0.43			0 - 5: <input type="checkbox"/>		Site Address	Yelt Lane, Doveridge
Capacity	0			6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>			11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus: <input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified area of indicative flood mapping or is located in flood zone 1
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Red	Landscape sensitivity to housing development is high. The landscape assessment concludes potential adverse impact on landscape character and ecology and potential impact on settlement pattern and visual amenity. The assessment concludes there is no capacity for development, it is likely to result in significant adverse impact on landscape character and settlement pattern. Significant impact on landscape character, high landscape sensitivity, unable to overcome through mitigation.
Historic Environment	Amber	The historic environment assessment concludes development may result in harmful impact on/to the significance/setting of heritage assets. Derbyshire Cuntly Council archaeologist consider the site has high landscape value (ancient enclosure/fossilised strip fields) and acknowledges this site is part of a relatively isolated block. Development of the site may result in harmful impact on the significance/setting of designated/non designated assets
Trees and Hedgerows	Amber	Mature hedgerow trees and hedgerows to site boundaries. Although there are trees on the site this would not hinder development, mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation.
Topography	Green	Site is predominantly level, no known topography constraints.
Local Character	Red	Landscape assessment concludes development would have an adverse impact on local character, visual amenity, settlement pattern. Development would represent an extension of development into the countryside far removed from and not well related to the village, concluding there is no capacity for development on the site. The historic environment assessment also concludes development may impact on heritage assets. The site is considered to have high historic landscape value. Accordingly considered there would be a significant adverse impact on local character which cannot be mitigated.
Highway Infrastructure	Red	Highway Authority comments state that a satisfactory access to Lower Street to serve development cannot be achieved. In respect of Lower Street the site has a very limited roadside frontage to Lower Street and it is unlikely acceptable access arrangements could be provided to serve the site, in isolation. Lower Street is a narrow rural country lane, which lacks adequate geometry, pedestrian margins or street lighting, normally associated with residential estate streets. There are significant issues with access, no safe access can be achieved. Significant impact on the surrounding highway network. Insurmountable issues.
Public Transport	Amber	Within 10-20 minute walk of a bus stop i.e 800-1600m
Services and Facilities	Amber	Services and facilities within Doveridge are limited, travel to higher order settlements such as Ashbourne/Utttoxeter may be required to access a wider range of facilities

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Settlement: Doveridge

Educational Facilities	Green	Doveridge Primary School is within approximately 500m walk, within 5-10 minute walk i.e less than 800m
Retail Facilities	Amber	Doveridge convenience store is within 10-20 minute walk i.e 800-1600m
Health Facilities	Red	No medical facilities present within the village, travel to nearby settlements required which is in excess of a 20 minute walk
Pedestrian and cycling	Amber	Edge of existing residential area. Rural country lane with no pedestrian footways or street lighting with limited geometry. Limited accessibility, opportunities for improvement and enhancement.
Previously Developed Land	Red	Site is greenfield agricultural land, therefore predominantly greenfield. More than 70%.
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Green	Site is in accordance with material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints
Bad Neighbour Impact	Green	No known constraints amenity unaffected
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership, no issues
Land Achievability	Green	Site is viable - developer able to release reasonable profit, taking account of all costs and values of development (including relevant obligations and other contributions)
Summary	<p>Site comprises land at Lower Street and close to Yelt Lane to the south eastern edge of Doveridge. Site comprises greenfield land in agricultural use as pasture in open countryside. The site is bound on all sides by hedgerows with hedgerow trees.</p> <p>The site lies to the south eastern edge of the village, removed from the main part of Doveridge, in an area characterised by fragmented development of individual outlying properties, framsteads and farm land. The site is greenfield and does not fall within the Flood Zone. The landscape assessment concludes the site lies in an area where landscape sensitivity to housing development is high, concluding there is no capacity for development and it is likely to result in significant adverse impact on landscape character and settlement pattern. The historic environment assessment concludes development may result in harmful impact on/to the significance/setting of heritage assets. The site is also considered to have high historic landscape value (ancient enclosure/fossilised strip fields). Derbyshire Wildlife Trust consider the site to be of low nature conservation value.</p> <p>Located to the edge of the settlement, access to services and facilities within Doveridge are possible, however this is by country lanes with no pedestrian footways or street lighting. Nearest bus stops are located on Derby Road. The Highways Authority state that a satisfactory access to the site can not be achieved.</p> <p>In conclusion the site is considered constrained and not suitable for development, the site is situated away from the village and within an area of high landscape sensitivity. Adverse impacts on landscape character, visual amenity and settlement pattern are identified as constraints through the intrusion of development into the countryside. Furthermore the site cannot be served by an appropriate or satisfactory access to serve residential development as confirmed by the Highways Authority. Accordingly the site is considered unsuitable and discounted from the SHLAA.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Doveridge

Site Reference	SHLAA283	Final Assessment Category	Undevelopable - constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	Site Address
Site Area (Ha)	2.81						
Capacity	0						
Include within SHLAA	<input type="checkbox"/>						
Discount from SHLAA	<input checked="" type="checkbox"/>						
				0 - 5: <input type="checkbox"/>			Land at Pickleys Lane and Bell Lane, Doveridge
				6 - 10: <input type="checkbox"/>			
				11 - 15: <input type="checkbox"/>			
				15 Plus: <input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	Site comprises two fields separated by a watercourse alongside which there is a hedge. Water course and associated hede may have possible ecology and wildlife feature. Derbyshire Wildlife Trust consider the site to be of low nature conservation value. No known natural environment constraints, opportunities for enhancement. Although there are some identified adverse imapcpts in terms of the natural environment, there is the possibility of mitigation
Landscape	Red	Landscape officer concludes there is no capacity for development, it would likely result in significant adverse imapct on landscape character, ecology, visual amenity and settlement pattern. Significant impact upon landscape character. Medium to high landscape sensitivity. Unable to overcome through mitigation
Historic Environment	Amber	Derbyshire County Archaeologist considers that the ridge and furrow earthworks are slight to moderate in preservation and therefore although archaeological issues are likely to be significant they may be addressed through the planning process. Development may result in harmful impact on the setting of the designated heritage assets.
Trees and Hedgerows	Amber	Group TPO beyond northern site boundary reference DCCTPO/045/A1. Bell Lane is characterised by dense and mature hedgerows. Landscape officer identified key features of the site to include field boundary hedgerows and hedgerow trees. Although there are trees on the site this would not hinder development, mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation
Topography	Amber	Site comprises two fields separated by a watercourse alongside which run prominent hedges. The watercourse runs through a prominent valley and as a consequence the land slopes down towards it from the east and west. Far western and southern extent of the site has a less promient change in gradients but overall the site is undulating. To topography would have an adverse impact although it could be mitigated and the site developed
Local Character	Red	Landscape officer concludes development may lead to a potential adverse impact on landscape character with key features at risk including intrusion into the countryside and impact on the character of the lanes. Potential adverse impact on ecology with key features at risk, furthermore potential adverse impact on visual amenity - site is prominent within local and more distant views. Potential adverse impact on settlement pattern - distance from the centre of the village and possibility of sprawl. There would be significant adverse impact on the local character which cannot be mitigated.
Highway Infrastructure	Amber	The Highway Authority state that a satisfactory access may possibly be achieved from Pickleys Lane and would be possible from Bell Lane. In respect of Bell Lane the Authority state the site appears to have a sufficient roadside frontage to physically accommodate an access to Bell Lane and provide acceptable visibility sightlines in each direction. Bell Lane does however have limited geometry and no pedestrian margins. It would require some widening of Bell Lane to achieve a regular carriageway width and installation of a frontage footway to improve existing

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		infrastructure for additional residential use.
Public Transport	Green	Nearest bus stops aprox 410m away. Within 5 -10 minute walk of a bus stop i.e less than 800m.
Services and Facilities	Amber	Limited range of services and facilities available within Doveridge, a wider range of services and facilities would be required to be accessed from higher order settlements such as Ashbourne and Uttoxeter
Educational Facilities	Green	Doveridge Primary School is aprox 170m north of the site. Less than 10 minute walk i.e less than 800m
Retail Facilities	Green	Local convenience store available within Doveridge aprox 550m away. Less than 10 minute walk i.e less than 800m
Health Facilities	Red	No GP services within Doveridge, nearest facilities available within Sudbury and Uttoxeter. Over 20 minute walk
Pedestrian and cycling	Amber	Limited accessibility e.g. limited pavements, edge of settlement. Opportunities for improvement and enhancement
Previously Developed Land	Red	Site predominantly greenfield more than 70%
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Green	Site is in accordance with material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints
Bad Neighbour Impact	Amber	Possible amenity issues from nearby A50. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership, no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit taking account of all costs and values of development (including relevant planning obligations and other contributions)
Summary	<p>A greenfield site to the eastern side of Doveridge. Site is L- shaped and bound by Bell Lane to the north, Pickleys Lane to the west and properties on Derby Road to the east. Two fields separated by a watercourse alongside of which there is a hedge. The water course runs through a distinct valley and, as a consequence the land slopes down towards it from the east and from the west. The lowest lying land is less exposed and more contained than the valley sides and retains a greater sense of enclosure and shelter.</p> <p>The site is not affected by areas of indicative flood mapping, is greenfield and thus unlikely to be contaminated and is sloping in character. The site lies within an area of medium/high landscape sensitivity. The landscape assessment concludes there is no capacity on the site for development, it would likely result in significant adverse impact on landscape character, ecology, local visual amenity and settlement pattern. The heritage assessment concludes development may result in harmful impact on the setting of designated heritage assets (Manor House, Brookside, Slade House, The Willows) and the Derbyshire County Archaeologist considers that the ridge and furrow earthworks are slight to moderate in preservation and any archaeological issues may be addressed through a planning application.</p> <p>The site lies to the south east of the village and lies within 10 minutes walk of the nearest bus stops. The Highways Authority comment that a satisfactory access may possibly be achieved from Pickleys Lane, however this is a narrow rural lane, lacking adequate geometry, pedestrian facilities or street lighting. Bell Lane may provide an appropriate access yet would require some widening to achieve a regular carriageway width and installation of a frontage footway to improve existing infrastructure for additional residential use. The Highways Authority note that dependent on the scale proposed, development could possibly cause adverse impact on the surrounding highway network.</p> <p>The site has been suggested by an agent on behalf of the landowner and is available. As a greenfield site with no abnormal development costs the site is</p>	

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considered viable and achievable.

The site is however subject to a number of constraints as identified through the SHLAA assessment, notably the impact development would have on landscape character, visual amenity, the historic environment and settlement pattern. Accordingly the site is discounted from the SHLAA and considered undevelopable.

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Site Reference	SHLAA347	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe
Site Area (Ha)	10.91		0 - 5: <input type="checkbox"/>		Site Address
Capacity	0		6 - 10: <input type="checkbox"/>		
Include within SHLAA	<input type="checkbox"/>		11 - 15: <input type="checkbox"/>		
Discount from SHLAA	<input checked="" type="checkbox"/>		15 Plus: <input type="checkbox"/>		
		Undevelopable - constrained	Babbs Lane, east, Doveridge		

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Amber	Landscape sensitivity to housing development is medium to high. The landscape assessment identifies potential for adverse impact on landscape character and ecology (intrusion of development into open countryside and key features at risk - hedgerows / hedgerow trees. Potential adverse impact on settlement pattern and visual amenity. The landscape assessment concludes there is capacity for development within the south west of the site if appropriate and sufficient measures are included to mitigate any adverse impact. Land against the northern/ eastern boundaries should not be developed but retained as part of the countryside setting of the village and act as a buffer zone between the A50. High to medium landscape sensitivity, opportunities to mitigate impacts and further enhancement.
Historic Environment	Red	Historic environment assessment concludes development is likely to result in harmful impact to the significance of the non-designated heritage asset (mediaeval ridge and furrow). Derbyshire County Council Archaeologist notes that numerous mediaeval/early post mediaeval detector finds may suggest a mediaeval site. Noting that earthwork ridge and furrow is well preserved in the eastern half of the site. SHINE record assigns 'medium' significance. The site also has high historic landscape value - ancient enclosure and fossilised field strips, concluding that the site has historic landscape value with well preserved ridge and furrow which weighs against allocation. Development of the site is likely to result in harmful impact to/on the significance of designated/non-designated heritage assets.
Trees and Hedgerows	Amber	The landscape assessment identifies trees and hedgerows as key features. Although there are trees on the site this would not hinder development. Mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation
Topography	Green	The site is generally level and low lying within the surrounding landscape. Site predominantly flat with no known topography constraints.
Local Character	Amber	The landscape assessment identifies possible adverse impacts of development including impact on landscape character, settlement pattern and visual amenity. The assessment does however conclude there is capacity for development within the south west of the site subject to appropriate and sufficient measures being included to mitigate impacts. The historic environment assessment concludes development is likely to result in harmful impacts to the significance of non designated heritage assets (mediaeval ridge and furrow). There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
Highway Infrastructure	Amber	Highway Authority comments state a satisfactory access to Derby Road to serve development could be achieved, stating the site appears to have a sufficient roadside frontage to physically accommodate an access to Derby Road that could be provided with adequate visibility sightlines. It would require some degree of separation from the Babbs Lane junction. Furthermore a possible access to Babbs Lane may be achievable stating the site appears to have a sufficient roadside frontage to physically accommodate an access to Babbs Lane, which could be provided with

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		adequate visibility sightlines. Although it is considered in its current form that Babbs Lane may not be suitable to safely cater for an increase in residential traffic (pedestrians and vehicles). Babbs Lane is a narrow rural country lane, subject to the national speed limit with no pedestrian margins or adequate street lighting and may require considerable up-grading to serve additional residential development. No access would be permitted to the A50. Depending on the scale of development impacts on the surrounding highway network may arise. Safe access can be achieved with localised highway improvements. Impacts on highway network can be mitigated in part.
Public Transport	Green	Nearest bus stops on Marston Lane are within approximately 500m walk of the site. Within 5-10 minute walk of a bus stop i.e less than 800m.
Services and Facilities	Amber	Services and facilities within Doveridge are limited and access to higher order settlements such as Ashbourne/Uttoxeter may be required to access a wider range of facilities.
Educational Facilities	Green	Doveridge Primary School is within approximately 460m walk of the site, within 5-10 minute walk i.e less than 800m
Retail Facilities	Green	Doveridge village store is within approximately 650m of the site, within 5-10 minute walk i.e less than 800m
Health Facilities	Red	No medical facilities in Doveridge, travel to neighbouring Sudbury or Uttoxeter required to access GP services, this would be in excess of a 20 minute walk.
Pedestrian and cycling	Green	Safe walking and cycling access links and opportunities for enhancement. The highway authority state public rights of way run through the site, possible measures to assist pedestrians crossing Derby Road.
Previously Developed Land	Red	Site is predominantly greenfield
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Green	Site is in accordance with material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Amber	Possible noise issues from nearby A50. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit taking account of all costs and values of development (including relevant planning obligations and other contributions)
Summary		<p>Site comprises an extensive area of land between Derby Road and the A50 between Babbs Lane and Cavendish Lodge to the north eastern edge of Doveridge. A collection of agricultural fields in open countryside used for pasture. The fields are bounded and subdivided by hedgerows with, scattered, mature hedgerow trees which also provide habitat for wildlife.</p> <p>The site is predominantly flat and is traversed by public footpaths. The site lies within reasonable accessibility of services and facilities within Doveridge and public transport via bus stops to Derby Road. The Highways Authority consider that a satisfactory access to serve the site may be achieved from Derby Road. Babbs Lane is a narrow country lane with no pedestrian margins and would require considerable up grading to serve additional residential development. Adverse impacts on the surrounding highway network may arise depending on the scale of development.</p> <p>The site is a collection of agricultural fields with prominent hedgerows and hedgerow trees, which contribute to the character and visual amenity of the site. Derbyshire Wildlife Trust consider the site to be of low nature conservation value. The site lies within an area of medium to high landscape sensitivity to housing. The landscape assessment concludes there is capacity for development within the south west of the site if appropriate and sufficient measures are included to mitigate any adverse impact. Land against the northern/eastern boundaries should not be developed but retained as part of the countryside setting of the village</p>

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and as a buffer zone between the A50.

The heritage assessment considers that development is likely to result in harmful impact to the significance of the non designated heritage asset (mediaeval ridge and furrow) for which the county archaeologist states has high historic landscape value. Archaeological comments note that numerous mediaeval / early post mediaeval detector finds may suggest a mediaeval site. He notes that earthwork ridge and furrow is well preserved in the eastern half of the site. SHINE record assigns 'medium' significance. The site also has high historic landscape value – ancient enclosure and fossilised field strips. The county archaeologist concludes that the site has (historic) landscape value with well-preserved ridge and furrow which weighs against allocation.

In conclusion based on the high historic landscape value of the site and archaeological interests the site is deemed constrained and not suitable for development and discounted from the SHLAA.

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Site Reference	SHLAA348	Final Assessment Category	Developable	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2021		
Site Area (Ha)	1.28			0 - 5:		<input type="checkbox"/>	18	Site Address	Sand Lane west, Doveridge
Capacity	18			6 - 10:		<input checked="" type="checkbox"/>			
Include within SHLAA	<input checked="" type="checkbox"/>			11 - 15:		<input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>			15 Plus:		<input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Amber	Landscape sensitivity to housing development is medium. Potential for adverse impact on landscape character – key features at risk (boundary hedgerows and hedgerow trees). Potential adverse impact on settlement pattern (extension of settlement northwards within are of fragmented development). Potential adverse impact on visual amenity (local views from Marston Road and neighbouring property). As part of any development retain and enhance boundary planting including buffer zone planting with the A50. Develop pedestrian links to the main part of the village south of Derby Road. The assessment concludes there is capacity fo development across the site - retain key features and introduce appropriate and sufficient measures to mitigate any adverse impact.
Historic Environment	Green	The historic environment assessment concludes development of the site is likely to result in minimal impact on/to the significance/setting of the non designated heritage assets. Derbyshire County Council archaeologist notes that this is a small site with no archaeological issues.
Trees and Hedgerows	Green	Although there are trees and hedgrows on the site it is not considered that this would hinder development. Mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation.
Topography	Green	Site is level and low lying - site predominanty flat with no known topogrpahy constraints
Local Character	Amber	The landscape assessment concludes that there is capacity for development on the site subject to appropriate mitigation measures. Develoment of the site will result in a degree of impact on landscape character and visual amenity, however the landscape assessment considers that the site can accommodate development. The heritage assessment concludes that there will be minimal impact on the historic environment. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
Highway Infrastructure	Green	The highway authority comments state that a statisfactory access can be achieved from Marston Lane, stating Marston Lane – the site appears to have a sufficient roadside frontage to physically accommodate an access to Marston Lane. Adequate visibility sightlines appear to be achievable, although the splay lengths would need to be confirmed by speed survey information. Linking footways would be required to link the site to existing facilities / bus stops etc. No satisfactory access can be achieved from Old Marston Lane or the A50. Dependent on the scale of development it is unlikely to result in an adverse impact on the surrounding network if the site is accessed from Marston Lane. There is sufficient access to the site. No adverse impact on the highway network.
Public Transport	Green	Site is within approximately 250m of a bus stop on Marston Lane. Within 5-10 minute walk i.e less than 800m
Services and Facilities	Amber	Services and facilities within Doveridge are limited and travel to higher order settlement such as Uttoxeter and Ahsbourne may be required

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		to access a wider range of facilities.
Educational Facilities	Amber	Doveridge Primary School is approximately 900m for the site, therefore within 10-20 minute walk ie. 800-1600m)
Retail Facilities	Green	Doveridge village store is within approximately 550m of the site, within 5-10 minute walk i.e less than 800m
Health Facilities	Red	There are no GP medical services within the village, travel to nearby settlements would be required to access medical services, these would be in excess of a 20 minute walk.
Pedestrian and cycling	Green	The Highway Authority identifies that possible measures to assist pedestrians crossing Martson Lane may be required and frontage footway along Marston Lane, connecting / providing links to existing provision. Safe walking and cycling access links, opportunities for enhancement.
Previously Developed Land	Red	Predominantly greenfield site more than 70%
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Green	Site is in accordance with material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints
Bad Neighbour Impact	Amber	Possible noise issues affecting residential amenity. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit taking account of all costs and values of development (including relevant planning obligations and other contributions.)
Summary	<p>Site comprises an area of greenfield grassland used for agriculture/pasture to the northern edge of Doveridge, north of Derby Road at the junction of Marston Lane with the A50. The site is bounded by timber post and rail fence with associate hedgerow and hedgerow trees, Old Marston Road to the south, Marston Road to the east and A50 slip road to the north. Farmstead at Kamloops to the west of the site.</p> <p>The site lies to the edge of settlement with reasonable access to services and facilities within Doveridge and within 10 minutes walk of a nearby bus stop. Site lies in close proximity to the A50 whereby mitigation measures to address noise issues from the nearby highway would be required. A satisfactory access to the site can be achieved from Marston Lane and the Highways Authority state linking footways would be required to link the site to existing facilities and bus stops.</p> <p>The site is level ground, low lying and landscape sensitivity to housing development is medium. The landscape assessment concludes there is capacity for development across the site, however key features (boundary hedgerows, hedgerow trees) should be retained and appropriate and sufficient measures introduced to mitigate any adverse impact. The site has hedgerows, hedgerow trees and an area of woodland planting to the north which are of ecological and amenity value. Derbyshire Wildlife Trust consider the site of low nature conservation value. The heritage assessment concludes development is likely to result in minimal impact on/ to the significance /setting of non designated heritage assets and the site has minimal archaeological issues of merit.</p> <p>Site considered suitable, available and achievable and included within the SHLAA in years 6-10. Site is 50% developable to allow opportunities to retain key features and ensure development reflects surrounding settlement pattern and mitigation measures for proximity to A50 can be incorporated.</p>	

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Settlement: Doveridge

Site Reference	SHLAA378	Final Assessment Category	Undevelopable - constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe		
Site Area (Ha)	1.5			0 - 5: <input type="checkbox"/>			Site Address	Babbs Lane. Doveridge
Capacity	0			6 - 10: <input type="checkbox"/>				
Include within SHLAA	<input type="checkbox"/>			11 - 15: <input type="checkbox"/>				
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus: <input type="checkbox"/>				

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Red	Landscape sensitivity to housing development is high. The landscape assessment identifies potential adverse impact on landscape character and ecology with key features at risk (hedgerows, hedgerow trees and the distinctive character of Babbs Lane and Old Marston Lane. Potential for adverse impact on settlement pattern (extension of development northwards beyond a well defined edge). As part of any development it is recommended to retain key features and create a buffer zone along the boundaries with Babbs Lane and Old Marston Lane. The assessment concludes there is no capacity for development, it is likely to result in significant adverse impact on landscape character. Significant adverse impact on landscape character, high landscape sensitivity, unable to overcome through mitigation.
Historic Environment	Amber	The historic environment assessment concludes development may result in harmful impacts to the significance of the non-designated heritage asset (mediaeval ridge and furrow). Derbyshire County Council Archaeologist notes that the site is a block of ridge and furrow earthworks, well preserved in the northern third of the site. The site is relatively isolated / fragmented in historic landscape terms, though does derive from ancient enclosure / fossilised strip fields. Development may result in harmful impacts on non-designated heritage assets.
Trees and Hedgerows	Amber	Mature trees and hedgerows to site boundaries all identified as key features within the landscape assessment. Although there are trees/hedgerows on the site this would not hinder development, mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	Greenfield site - there are no known contamination or unstable land issues or risks of the need for remediation
Topography	Green	The site is generally level and low lying within the surrounding countryside. Site is predominantly flat with no known topography constraints.
Local Character	Red	The landscape assessment concludes there is no capacity for development of the site and that development would present significant adverse impacts on landscape character and visual amenity and also affect settlement pattern (extension of development northwards beyond a well defined edge). There would be a significant adverse impact on the local character which cannot be mitigated.
Highway Infrastructure	Amber	Highway Authority comments state a satisfactory access may possibly be achieved from Babbs Lane. At Babbs Lane the site appears to have a sufficient roadside frontage to physically accommodate an access although it is considered, in its current form, Babbs Lane may not be suitable to safely cater for an increase in residential traffic (pedestrians and vehicles). Babbs Lane is a narrow rural country lane, subject to the national speed limit with no pedestrian margins or adequate street lighting and may require considerable up-grading to serve additional residential development. No satisfactory access can be obtained from Marston Lane. Safe access can be achieved with localised highway improvements. Impacts on the highway network can be mitigated in part.
Public Transport	Green	Site is within approximately 250m of the nearest bus stops on Marston Lane, within 5-10 minute walk i.e less than 800m

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Services and Facilities	Amber	Services and facilities are limited in Doveridge, travel to higher order settlements may be required to access a wider range of services and facilities.
Educational Facilities	Green	Doveridge Primary school is within approximately 650m, within 5-10 minute walk i.e less than 800m
Retail Facilities	Green	Doveridge convenience store is within approximately 550m, within 5-10 minute walk i.e less than 800m
Health Facilities	Red	There are no GP services within the village of Doveridge, travel to neighbouring settlements would be required to access such provision, this would be in excess of a 20 minute walk.
Pedestrian and cycling	Green	Pedestrian and cycling links available. Highway Authority comments state possible improvements may be required to assist pedestrians crossing Martson Lane.
Previously Developed Land	Red	Site is predominantly greenfield more than 70%
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Green	Site is in accordance with material policy considerations and designations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Amber	Possible noise impacts from nearby A50. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Landownership known, single ownership. No issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit taking account of all costs and values of development (including relevant planning obligations and other contributions).
Summary	<p>Site SHLAA 378 comprises a series of agricultural fields in open countryside, to the northern side of Doveridge. Babbs Lane is to the east, Marston Lane to the west and Derby Road to the south. The A50 dual carriageway lies nearby running approximately east to west.</p> <p>The site is greenfield, not located within an area at risk of flooding and is unlikely to require remediation. The site has reasonable access to services and facilities within the village. The Highways Authority note that a satisfactory access may possibly be achieved via Babbs Lane but that considerable up-grading would be required to serve residential development. Babbs Lane is a narrow rural country lane with no pedestrian margins or street lighting - enhancements would be required.</p> <p>The landscape sensitivity of the site to housing is high, with possible adverse impacts identified on landscape character, ecology, settlement pattern and hedgerows/hedgerow trees. The landscape assessment concludes there is no capacity for development on the site, as it is likely to result in significant adverse impact on landscape character. The heritage assessment considers development may result in harmful impact on the significance of the non designated heritage assets (mediaeval ridge and furrow). Derbyshire Wildlife Trust consider the site to be of low nature conservation value.</p> <p>Site has been suggested by the landowner and is accordingly deemed available for development. Based on evidence within Viability Study, a greenfield site with no abnormal development costs in a high value area would be viable and thus achievable. The site is however subject to significant landscape constraints and therefore not considered suitable for development and discounted from the SHLAA.</p>	

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Settlement: Doveridge

Site Reference	SHLAA382	Final Assessment Category	Undevelopable - constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe		
Site Area (Ha)	2.04			0 - 5:		<input type="checkbox"/>	Site Address	Land at Bell Farm, Yelt lane Doveridge
Capacity	0			6 - 10:		<input type="checkbox"/>		
Include within SHLAA	<input type="checkbox"/>			11 - 15:		<input type="checkbox"/>		
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus:		<input type="checkbox"/>		

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Red	Landscape sensitivity to housing development is high. Potential for adverse impact on landscape character and ecology with key features at risk including hedgerows and hedgerow trees. Development would represent an intrusion into the countryside. Potential for adverse impact on settlement pattern with the extension of development into the countryside far removed from and not well related to the village. Potential for adverse impact on visual amenity with intrusion of development within the countryside. The assessment concludes there is no capacity for development. Significant impact upon landscape character. High landscape sensitivity unable to overcome through mitigation.
Historic Environment	Green	The historic environment assessment concludes development is likely to result in minimal impact on/to significance /setting of heritage assets. Derbyshire County Archaeologist considers that there are no archaeological issues. Development is likely to result in minimal or no impact on designated/non-designated assets.
Trees and Hedgerows	Amber	Mature trees and hedgerows to site boundaries which are identified as key features in the landscape assessment. Although there are trees on the site this would not hinder development. Mitigation may be achieved.
National Park status	Green	The site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	The site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	Large greenfield site to the south east of Doveridge - There are no known contamination or unstable land issues or risks of the need for remediation.
Topography	Green	The site is quite level, site not considered to have topography constraints.
Local Character	Red	The landscape assessment states that development would have an adverse impact on landscape character and settlement pattern. There would be a significant adverse impact on local character which cannot be mitigated.
Highway Infrastructure	Amber	The Highway Authority stated that a satisfactory access may possibly be achieved from Derby Road, stating the site has a considerable roadside frontage to physically accommodate an access to Derby Road, however, speed surveys would need to be carried out to ensure that adequate visibility sightlines (emerging and forward) can be provided, given the road is subject to a 60mph speed limit. No access can be achieved from Yelt Lane or Lower Street. Impacts on the surrounding network would be dependent on the scale of development proposed. Safe access can be achieved with localised highway improvements. Impacts on highway network can be mitigated in part.
Public Transport	Green	Nearest bus stops are approximately 780m away on Alms Road, within 5-10 minute walk, i.e less than 800m
Services and Facilities	Amber	Services and facilities within Doveridge are limited travel to higher order settlements such as Uttoxeter / Ashbourne may be required to access a wider range of facilities.
Educational Facilities	Green	Doveridge Primary School is within 5-10 minutes walk, i.e less than 800m. The school is approximately 570m away.

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Retail Facilities	Amber	Doveridge Convenience Store is approximately 900m away, within 10-20 minute walk ie. 800-1600m
Health Facilities	Red	There are no GP services within the village of Doveridge, travel to nearby settlements would be required to access a GP within would be in excess of a 20 minute walk.
Pedestrian and cycling	Amber	Limited accessibility, edge of settlement. Opportunities for improvements and enhancement.
Previously Developed Land	Red	Predominantly greenfield more than 70%.
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Green	Site is in accordance with material policy considerations and designations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to servce the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints / amenity unaffected.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Landownership known single ownership, no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions).
Summary	<p>This is a greenfield site comprising an agricultrual field used as pasture . The field is predominantly flat and bounded on all sides by hedgerows with hedgerow trees which provide substantial screening.The site lies in an area of fragmented development of individual outlying properties and farmsteads to the south of the village.</p> <p>The site is not at risk of flooding or remediation and has reasonable access to services in the village with bus stops located nearby on Derby Road. The Highways Authority consider a satisfactorily access to serve the site may be possible from Derby Road, however further surveys would be required to ensure adequate visibility sightlines can be achieved. Access from Lower Street or Yelt Lane would not be acceptable.</p> <p>Derbyshire Wildlife Trust state the site is of low nature conservation value. The landscape sensitivity of the site to housing development is high, with the landscape assessment concluding there is no capacity for development, with development likely to result in significant adverse impact on landscape character and settlement pattern. Development is likely to result in minimal impact on/to the significance /setting of heritage assets and has no archaeological merit.</p> <p>The site has been suggested by the landowner and is accordingly deemed available for development. Based on evidence within the Viability Study, a greenfield site with no abnormal development costs in a high value area would be viable and thus achievable. The site is however subject to significant landscape constraints and therefore not considered suitable for development and discounted from the SHLAA.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Hulland Ward

Site Reference	SHLAA208	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2016			
Site Area (Ha)	2.12				Deliverable	0 - 5:	<input checked="" type="checkbox"/>	Site Address	Land off Wheeldon Way, Hulland Ward
Capacity	48					6 - 10:	<input type="checkbox"/>		
Include within SHLAA	<input checked="" type="checkbox"/>					11 - 15:	<input type="checkbox"/>		
Discount from SHLAA	<input type="checkbox"/>					15 Plus:	<input type="checkbox"/>		

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to comprise low species grassland and to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Amber	The landscape assessment states that the site is well related to existing development and the main area of the village. Although there will be some adverse impact on local visual amenity the site is substantially screened from the wider public view. There will be some loss of agricultural fields yet development can be undertaken in such a way as to retain the main landscape features which are the hedgerows and hedgerow trees. There is capacity for development subject to the retention and protection of existing hedgerows and hedgerow trees. Landscape sensitivity to housing development is medium. Medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.
Historic Environment	Green	Heritage officer concludes development is likely to result in no impact to/on the significance/setting of heritage assets.
Trees and Hedgerows	Amber	The site contains mature and established hedgerows and hedgerow trees which the landscape officer identifies as key features which should be retained. Although there are trees on the site this would not hinder development, mitigation may be achieved.
National Park status	Green	The site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	The site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation.
Topography	Amber	The site gradually falls in a north easterly direction, with the south western field more steeply sloping. The topography would have an adverse impact although it could be mitigated and the site developed
Local Character	Amber	Landscape officer states the site is well related to existing development and the main area of the village, although there will be some adverse impact on local visual amenity the site is substantially screened from wider public view. There will be some loss of agricultural fields development can be undertaken in such a way as to retain the main landscape features which are the hedgerows and hedgerow trees. There is capacity for development on the site. No impact on the historic environment is predicted. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
Highway Infrastructure	Amber	Highway Authority comments state that a satisfactory access to Wheeldon Way can be achieved, stating subject to land control and no ransom element, it is likely the site could be served by an extension of Wheeldon Way. This site has been the subject of a recent outline planning application – reference 14/00698/OUT (up to 48No dwellings). Whilst the Highway Authority was not in a position to raise sustainable objection to the proposals on highway safety grounds the application was refused for planning reasons, which are the subject of a current appeal (yet to be determined). Access arrangements, in line with the submitted application, will need to be provided.
Public Transport	Green	Nearest bus stops on A517 are aprox 450m away. Within 5 -10 minutes walk of a bus stop ie less than 800m
Services and Facilities	Amber	Services and facilities within Hulland Ward are limited and to access a wider range of services travel to higher order settlements such as Ashbourne and Belper may be required.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Hulland Ward

Educational Facilities	Green	Aprox 400m to Hulland Ward Primary School. Less than 10 minutes walk i.e less than 800m
Retail Facilities	Green	Aprox 410m to Hulland General Stores on the A517. Less than 10 minutes walk i.e less than 800m
Health Facilities	Green	Aprox 450m to Hulland medical practice, less than 10 minutes walk i.e less than 800m
Pedestrian and cycling	Green	Safe walking and cycling access links with opportunities for enhancement.
Previously Developed Land	Red	Site is predominantly greenfield more than 70%
Open Space or Recreational	Amber	Some open space would be lost.
Material policy	Green	Site is in accordance with material policy considerations and designations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Landownership known, single ownership, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasoable profit taking account of costs and values of development (including relevant planning obligations and other contributions).
Summary	<p>A greenfield site extending westwards from development on Ashes Avenue and Eaton Close. Site comprises agricultural fields in open countryside on the north western edge of Hulland Ward, enclosed on two sides by existing development, including properties on the A517 which screen views into the site from this direction.</p> <p>The site is well related to the existing development and the main area of the village and has good access to services and facilities. The site is not at risk of flooding and as a greenfield site unlikely to be at risk of need for remediation. Derbyshire Wildlife Trust consider the site to comprise species poor grassland and be of low nature conservation value. The site contains existing hedgerows and hedgerow trees which are a key feature of the local environment, contributing to the visual amenity of the site. The landscape assessment concludes there is capacity for development on the site but these key features must be retained and protected. Development is likely to result in no impact on the historic environment. The site is gradually sloping but it is not considered the topography will constrain development. It is indicated that access to the site would be via Wheeldon Way, confirmation that this is acceptable in principle has been received from the Highway Authority.</p> <p>An application for residential development on the site is currently pending determination at appeal. The site is considered viable and available. The site is not considered to be subject to significant constraints and is therefore deliverable and developable.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Hulland Ward

Site Reference	SHLAA254	Final Assessment Category	Developable	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2021		
Site Area (Ha)	0.88			0 - 5:		<input type="checkbox"/>	18	Site Address	Land east of Ardennes, Hulland Ward
Capacity	18			6 - 10:		<input checked="" type="checkbox"/>			
Include within SHLAA	<input checked="" type="checkbox"/>			11 - 15:		<input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>			15 Plus:		<input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	Derbyshire Wildlife Trust state the site is a arable field with hedgerow boundaries and therefore is considered low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
Landscape	Amber	Landscape assessment states development may result in potential adverse impact on landscape character and ecology with key features at risk. Potential adverse impact on visual amenity exists in the local views of existing properties and users of the footpath. As part of any development retain existing hedgerows and hedgerow trees. The assessment concludes there is capacity for development. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.
Historic Environment	Green	MDR11610 runs along the northern boundary of the site - Derby to Brassington Turnpike Road. Heritage assessment states development is likely to result in minimal impact on the setting of a non designated heritage asset - Black Horse Inn. Development is likely to result in minimal or no impact to/on the significance/setting of heritage assets.
Trees and Hedgerows	Amber	Site is bound by mature hedgerows and hedgerow trees, landscape officer identifies these as key features that should be retained. Although there are trees on the site this would not hinder development, mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues or need for remediation.
Topography	Green	Site is predominantly flat with a slight fall in levels from north to south, it is not considered that this will cause topography constraints.
Local Character	Amber	Landscape officer state sites is on the edge of the village where existing development is being fragmented, stating potential adverse impact on landscape character and ecology may arise. Potential adverse impact on visual amenity exists in the local views of existing properties and users of the footpath. As part of any development retain existing hedgerows and hedgerow trees. The landscape officer concludes there is capacity for development. Heritage assessment concludes development is likely to result in minimal impact on the setting of non designated heritage asset - the Black Horse Inn. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
Highway Infrastructure	Amber	The Highway Authority state that a satisfactory access may possibly be achieved, stating the site has an extensive site frontage to the public highway, as drawn, however, due to the straight alignment of the road, limited width roadside margins and perceived speed of vehicles approaching / passing the site, the creation of an access, with appropriate visibility sightlines may be difficult to achieve within the constraints of the site and existing public highway limits i.e. it may require third party land to create adequate visibility sightlines. the site promoter would need to undertake a speed survey on Derby Road and prepare detailed access designs based on accurate topographical surveys, to confirm acceptable access arrangements and visibility sightlines could be provided within the constraints of the site and highway limits, for development to remain viable in highway terms.
Public Transport	Green	Site is approx 430m away from nearest bus stops on A517. Within 5-10 minute walk of a bus stop i.e less than 800m

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Hulland Ward

Services and Facilities	Amber	Services and facilities within Hulland Ward are limited and in order to access a wider range of services it is likely that residents would need to travel to higher order settlements such as Ashbourne or Belper.
Educational Facilities	Amber	Hulland Ward Primary School is aprox 840m away. 10-20 minute walk i.e 800-1600m
Retail Facilities	Green	Aprox 500m to local convience store within the village. Less than 10 minutes walk i.e less than 800m
Health Facilities	Green	Aprox 610m to Hulland Ward Medical centre , less than 10 minutes walk i.e less than 800m
Pedestrian and cycling	Amber	Limited accessibility - pavements minimal in the location surrounding the site. Limited accessibility, edge of settlement. Opportunities for enhancement
Previously Developed Land	Red	Greenfield site currently used for agriculture. Site predominantly greenfield more than 70%
Open Space or Recreational	Amber	Some open space would be lost.
Material policy	Green	Site is in accordance with material policy considerations and designations.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Landownership known , single ownership, no issues.
Land Achievability	Green	Site is viable - developer able to relaise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions).
Summary	<p>A greenfield site on the south eastern side of Hulland Ward opposite the Black Horse Inn. Site comprises an agricultural field south of Turnditch Lane between properties at Les Ardennes and Magfields Cottages. The boundaries are contained on all sides by hedgerows with hedgerow trees. The land falls from north to south. The site is on the edge of the village where existing development is becoming fragmented. Open countryside lies to the south.</p> <p>SHLAA assessment concludes site is suitable for development. The site is located adjacent to the existing settlement of Hulland Ward with access to services, facilities and public transport. Pedestrian accessibility to the site is however currently poor with limited footway, and ehancements would be required. The Highway Authority state that a satisfactory access may possibly be achieved. The site has extensive road frontage, further work would be required to demonstrate appropriate visibility splays can be achieved. The site is not at risk of flooding or need of remediation.</p> <p>The Black Horse Inn (non designated heritage asset) lies to the north of the site, the historic environment assessment concluded development is likely to result in minimal impact on the setting of this asset. The site lies in an area of high landscape sensitivity to housing, however the landscape assessment concludes there is capacity for development on the site subject to the retention and protection of existing hedgerows and hedgerow trees which are a key feature of the sites character and visual amenity. Derbyshire Wildlife Trust consider the site to be low nature conservation value. Site considered suitable for development and developable for 18 dwellings based on 75% developable area.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Hulland Ward

Site Reference	SHLAA322	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2016				
Site Area (Ha)	2.82					Deliverable	0 - 5: <input checked="" type="checkbox"/>	30	Site Address	Land off A517 and Dog Lane, Hulland Ward
Capacity	30						6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input checked="" type="checkbox"/>						11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>						15 Plus: <input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value, site comprises species poor grassland. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment
Landscape	Amber	Landscape assessment states development could have a potential impact on landscape character and ecology with key features at risk and intrusion of development into the countryside. Potential adverse impact on visual amenity in views from the north and north west. Potential adverse impact on settlement pattern particularly in the west where development would be substantially removed from the centre of the village. As part of any development field boundary hedgerows and hedgerow trees should be retained in order to maintain a visual filter/ screen and help to accommodate development successfully. There is capacity for development in the east. In the west development is likely to result in significant adverse impact on landscape character, visual amenity and settlement pattern. Landscape sensitivity to housing development is medium to high. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.
Historic Environment	Amber	MDR11610 - Derby to Brassington Turnpike Road runs south of the site. Grade II Listed Christ Church lies to the west of the site. Heritage assessment concludes development may result in harmful impact on the setting of heritage assets
Trees and Hedgerows	Amber	Mature trees and hedgerows to site boundaries and field margins, these are key features which should be retained. Such features present a key element of the landscape and also have ecological benefits. Although there are trees on site this would not hinder development. Mitigation may be achieved
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation
Topography	Amber	Site is gradually sloping, with land sloping down to the north and north west. The topography would have an adverse impact although it could be mitigated and the site developed.
Local Character	Amber	The western field is in a prominent position with the southern boundary being close to the local ridgeline which runs through the village from east to west. Potential adverse impacts on landscape character and intrusion into the countryside are identified. Furthermore potential adverse impacts on settlement pattern particularly in the west where development would be substantially removed from the centre of the village are noted. Development may also result in harmful impacts on the setting of heritage assets. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
Highway Infrastructure	Amber	The Highway Authority state that a satisfactory access via Biggin View can be achieved, stating Biggin View would need to be re-configured to create a 'priority' access road into the new development, given the proposed balance of anticipated vehicle flows - which appears feasible to achieve based on the land control available and public highway limits. The remaining part of Biggin View (in front of the existing properties) would need to form a side road spur, off the re-configured road. The junction of Biggin View with the A517 is considered acceptable to serve further

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Hulland Ward

		residential development on the scale proposed. No satisfactory access can be secured from Dog Lane of the A517. Development is not likely to cause an adverse impact on the surrounding network - based on the levels proposed.
Public Transport	Green	Nearest bus stops are located on A517 within 100m of the site. Within 5 -10 minutes walk of a bus stop i.e less than 800m
Services and Facilities	Amber	Services and facilities within Hulland Ward are limited and in order to access a wider range of services it is likely that residents would need to travel to higher order settlements such as Ashbourne or Belper
Educational Facilities	Green	Hulland Ward primary school is approx 730m away. Less than 10 minutes walk i.e less than 800m
Retail Facilities	Green	Local convenience store approx 610m away. Less than 10 minutes walk i.e. Less than 800m
Health Facilities	Green	Hulland ward medical centre is approx 670m away. Less than 10 minutes walk i.e less than 800m
Pedestrian and cycling	Amber	Limited accessibility, eg pavement, edge of settlement. Opportunities for improvement and enhancement
Previously Developed Land	Red	Site is greenfield agricultural land. Site predominantly greenfield more than 70%
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Green	Site is in accordance with material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development no capacity constraints
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership, no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions)
Summary	<p>Site comprises an area of agricultural grassland to the west of the village of Hulland Ward, to the north of A517 and west of recent residential development of 8 affordable homes at Biggin View. Site is situated in an elevated position and affords long ranging views across neighbouring countryside. Site contours dictate that there is a fall in levels across the site in a generally north/north west direction. The site boundaries and field margins are clearly marked by mature trees and hedgerows.</p> <p>Site assessment concludes site is suitable for development. Site is located in a sustainable location adjacent to Hulland Ward with good accessibility to services and facilities. Site is not at risk of flooding or contamination. Development may result in harmful impacts on the setting of heritage assets. The site lies in an area of medium to high landscape sensitivity to housing, and includes mature trees and hedgerows which contribute to the visual amenity, ecological and environmental value of the site. The landscape assessment concludes there is capacity for development in the east of the site, with development in the west likely to result in significant adverse impacts on landscape character, visual amenity and settlement pattern. A satisfactory access to serve development can be secured from Biggin View.</p> <p>On balance it is considered that the eastern fields, closely related to the existing settlement could accommodate development subject to the retention of key features. Site considered suitable, available and achievable. Site capacity aligned to reflect pending application for residential development of 30 dwellings on eastern part of the site only.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Kirk Ireton

Site Reference	SHLAA184	Final Assessment Category	Undevelopable Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	0.42					Site Address	Vesta Lynn, Moor Lane, Kirk Ireton
Capacity	0						
Include within SHLAA	<input type="checkbox"/>					0 - 5:	<input type="checkbox"/>
Discount from SHLAA	<input checked="" type="checkbox"/>					6 - 10:	<input type="checkbox"/>
		11 - 15:	<input type="checkbox"/>				
		15 Plus:	<input type="checkbox"/>				

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	There are no known natural environment related constraints and there is opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site as low nature conservation value. There is grassland possibly semi-natural, but not marked as such.
Landscape	Green	Low landscape sensitivity and no adverse impact upon landscape setting. Opportunities for improvement and enhancement. The Landscape Consultants conclude that there is capacity for development across the site. Tree belts on the northern and eastern boundaries should be retained as far as possible.
Historic Environment	Red	The Derbyshire County Archaeologist considers potential for medieval village archaeology including the line of the Roman Road, the high historic landscape value of the ancient enclosures and fossilised 'strip' fields with reverse 'S' boundaries. Therefore archaeological issues likely to be substantial and allocation of site may be judged unsound. Development is likely to result in harmful impact to /on the significance of the designated heritage asset, the Kirk Ireton Conservation Area, in relation to the potential for this site to represent back-land development (i.e. the site has no road presence or frontage) in that regard this would not be in accordance with the Conservation Area Appraisal (2015). Development may result in a harmful impact on the setting of the listed buildings.
Trees and Hedgerows	Amber	Although there are trees on the site, this would not hinder development. Mitigation may be achieved. There are trees to all boundaries of the site and across the southern part of the site that should be retained where possible.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues, or risks of the need for remediation.
Topography	Green	Site is predominantly flat with no known topography constraints. The site gently slopes north to south.
Local Character	Red	There would be significant adverse impact upon the local character which cannot be mitigated. The site falls wholly within the Kirk Ireton Conservation Area, any development of the site would not be in accordance with the Conservation Area Appraisal.
Highway Infrastructure	Red	There are significant issues with access. The site does not front onto an adopted Highway. The Highways Authority have advised that no satisfactory access can be achieved from the site. The site does not have a controlled link to the public highway, as drawn, to enable a safe means of access to be delivered to serve the site. The landowners has suggested access could be derived from an adjoining property, Vesta Lyn, however, it is unclear whether the existing property would remain or would be demolished. However, given the perceived road frontage associated with this property it is still unlikely to deliver acceptable access arrangements with appropriate visibility sightlines, without affecting third party frontages either side of the access point.
Public Transport	Green	Within 5-10 minutes walk (295m to the nearest bus stop).
Services and Facilities	Green	Less than 10 minutes walk. There is considered to be a reasonable provision of services and facilities in the village, including, a Primary School, Church, Play area, Public House.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Kirk Ireton

Educational Facilities	Green	Less than 10 minutes walk (545m to Kirk Ireton Primary School).
Retail Facilities	Red	Over 20 minute walk. No shops exist within Kirk Ireton Village.
Health Facilities	Red	Over 20 minute walk. There is no GP surgery in Kirk Ireton, nearest is located in Wirksworth.
Pedestrian and cycling	Red	Very Limited accessibility. As the site does not front onto a highway, there are no pavements to and from the site. The site is currently accessed via a public footpath off Moor Lane, beyond Hardings Close and across a boundary field to the east of the site. Until the issue of access is resolved it is unclear as to how improvements could be made. The Highways Authority have advised that there are some pedestrian footways linking to the village centre. Some residential facilities in the vicinity e.g. shop, public house, school. Kirk Ireton has a rural bus service, which passes close to the site, with bus stops within reasonable walking thresholds.
Previously Developed Land	Red	Site is predominantly greenfield, more than 70%.
Open Space or Recreational	Amber	Some open space would be lost.
Material policy	Red	Site seriously conflicts with a material policy consideration and designation (NBE21- Development affecting a conservation area).
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected.
Other Issues	Amber	There are other issues that would constrain development, There is a ransom strip to the east boundary of the site. Further discussions are to be sought with the owner concerning the nature of this issue and how it would constrain development of the site.
Land Availability	Green	Landownership known. Single ownership, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary	<p>This site is located to the north-western edge of Kirk Ireton, bounded by the gardens of residential properties to the west and south and agricultural land to the east and north. This is a greenfield site abutting the existing settlement of Kirk Ireton. The site consists of a flat, linear site of improved grassland enclosed by mature hedgerows subdivided by a tree belt. The landscape sensitivity to housing is low. The site has low visual prominence as views are screened by the vegetation and trees on the site boundaries. A number of listed buildings are located to the south of the site. The site sits within the Conservation Area and any development is likely to result in harmful impact upon its setting and there is no opportunity for mitigation. Derbyshire County Council Archaeologist has assessed the site to hold high historic landscape value of the ancient enclosures and fossilised 'strip' fields with reverse 'S' boundaries. The Highways Authority have advised that no satisfactory access can be achieved from the site. The site does not have a controlled link to the public highway, to enable a safe means of access to be delivered to serve the site. This site is therefore assessed as undevelopable.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Kirk Ireton

Site Reference	SHLAA219	Final Assessment Category	Undevelopable constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	0.37			0 - 5: <input type="checkbox"/>		Site Address	Blackwall Lane, Kirk Ireton
Capacity	0			6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>			11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus: <input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	There are no known natural environment related constraints and/ or there is opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.
Landscape	Green	Low landscape sensitivity and no adverse impact upon landscape setting. Opportunities for improvement and enhancement. Landscape consultants conclude there is capacity for development across the site. Tree belts on the northern and eastern boundaries should be retained as far as possible.
Historic Environment	Amber	Development may result in harmful impact to /on the significance of the designated heritage asset. The Derbyshire County Archaeologist notes the possible alignment of a Roman Road in close vicinity. He recommends a field evaluation (geo-physics and possible trial trenching) as part of any planning application.
Trees and Hedgerows	Green	There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement. Although all trees and hedgerows to the boundaries of the site should be retained where possible.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues, or risks of the need for remediation.
Topography	Green	Site is predominantly flat with no known topography constraints. Slopes gently upwards east to west.
Local Character	Amber	There would be an adverse impact on the existing character of the settlement, however this could be mitigated in part. The impact upon heritage assets is to be evaluated further to reduce the potential of any adverse impacts.
Highway Infrastructure	Red	There are significant issues with access. The site is accessed at the junction of Blackwell Lane and Broadway, this could compromise safety and visibility may be poor from the site entrance. The site is currently accessed via a farmers gate and track. The Highways Authority have advised that no satisfactory access could be achieved from the site. Blackwell Lane – very constrained, narrow, rural highway network in the vicinity of the site (circa 3m wide road with no roadside margins), with a change in speed limit part way along the site frontage – 30/60mph. There is extremely limited visibility in parts, with no opportunity for vehicles to pass each other. The existing access is located at the junction with Field Lane and whilst emerging vehicle visibility from the site could be improved by removal of the roadside hedge, forward visibility for vehicles entering the site, or right turning vehicles, would be severely limited. NO – Field Lane – this is an un-made private access road, it is unclear whether there would be an opportunity to create an access to this road, however, similar issues and concerns, as highlighted above, would also be raised. Development of the site would have an adverse impact upon the surrounding highway network, it is very constrained part of the highway network with narrow carriageways and limited or no highway margins – in its current form it is unlikely to be able to safely cater for considerable increases in residential related traffic (vehicular or pedestrian). There are no pedestrian footways and no street lighting in close proximity to the site.

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Kirk Ireton

Public Transport	Green	Within 5 minutes walk (130m to the nearest bus stop).
Services and Facilities	Green	Primary School, Church, Play Area, Public House.
Educational Facilities	Green	Within 5- 10 minutes walk (370m to Kirk Ireton Primary School).
Retail Facilities	Red	Over 20 minutes walk. There is no shop in Kirk Ireton.
Health Facilities	Red	Over 20 minutes Walk. There is no GP Surgery in Kirk Ireton.
Pedestrian and cycling	Red	Very limited pedestrian and cycle links. The Highways Authority have advised that no pedestrian footways in the vicinity, linking to the village centre. Some residential facilities in the village e.g. shop, public house, school, however, the walking route available to and from the site is likely to be a barrier for pedestrians. Kirk Ireton has a rural bus service, which passes close to the site, with bus stops within reasonable walking thresholds, however, again, the walking route could be a barrier to encouraging any up-take in public transport use by future residents.
Previously Developed Land	Red	Site predominantly greenfield, more than 70%.
Open Space or Recreational	Amber	There would be some loss of open space.
Material policy	Amber	Site has a neutral impact on material policy considerations and designations (Policy NBE21).
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Landownership known, single ownership, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary	<p>A greenfield site adjacent to the existing settlement of Kirk Ireton. The site is located on the south-western edge of Kirk Ireton, bounded by Blackwell Lane to the north, Field Lane to the east and agricultural land to the south and west. An agricultural building is located adjacent to the site to the west. The site comprises a rectangular field of improved grassland which slopes gently up from the settlement. Site is enclosed by tree belts and hedgerows and has low visual prominence. The eastern edge of the site is used for the storage of agricultural materials, and a track crosses the site provides access to the adjacent field. The landscape sensitivity to housing development is low. The site lies within the Kirk Ireton Conservation Area and has been identified as an area of archeological interest. Any development within this site may have a harmful impact upon these heritage features. The Derbyshire County Archaeologist notes the possible alignment of a Roman Road in close vicinity. He recommends a field evaluation (geo-physics and possible trial trenching) as part of any planning application. The main issue preventing development of this site is to address concerns over achieving a safe access in and out of the site. The Highways Authority have advised that no satisfactory access can be achieved from the site. Blackwell Lane is very constrained narrow, rural highway network in the vicinity of the site, with a change in speed limit part way across the site frontage. There is extremely limited visibility in parts, with no opportunity for vehicles to pass each other. Given this constraint the site is considered undevelopable.</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Kniveton

Site Reference	SHLAA288	Final Assessment Category	Undevelopable Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	Site Address
Site Area (Ha)	6.29						
Capacity	0						
Include within SHLAA	<input type="checkbox"/>						
Discount from SHLAA	<input checked="" type="checkbox"/>						
				0 - 5: <input type="checkbox"/>			Fields to the rear of Meadow End, Ostrich Lane, Kniveton, Ashbourne Derbyshire
				6 - 10: <input type="checkbox"/>			
				11 - 15: <input type="checkbox"/>			
				15 Plus: <input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
Environment Ecology	Green	Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation. Site lies adjacent to wildlife site DD382 and RIGS site (98). Derbyshire Wildlife Trust have assessed the site as low nature conservation value.
Landscape	Amber	High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement. The Landscape Consultants conclude that capacity for development is limited to the existing developed area in the southern corner of the site. Development of the remainder of the site is likely to result in adverse impacts on local landscape character, visual amenity, settlement approach and edge, the Conservation Area, Local Wildlife Site and Regionally Important Geological Site. Limited capacity for development on previously developed land within site. No capacity for development across undeveloped land.
Historic Environment	Red	Derbyshire County Archaeologist considers harmful setting impacts to the Scheduled Monument, high historic landscape value with regard to ancient enclosure / fossilised 'strip' system. Various records suggest archaeological potential, (crop marks, Romano-British pottery etc.) in near vicinity. Therefore archaeological issues likely to be substantial, allocation of site may be judged unsound. Development may result in harmful impact to /on the significance/ setting of the heritage assets, excluding the archaeological assets (as above). Site adjacent to Kniveton Conservation Area and site monuments off site (MDR3311 & MDR3317) and in close proximity to listed building (St Michaels Church).
Trees and Hedgerows	Green	There are limited trees on the site and none are designated as a TPO. Opportunities for further enhancement. Trees are present to the boundary of the site.
National Park status	Green	The site will have no impact on the purposes of the National Park.
National Park extent	Green	The site will have no impact on the purposes of the National Park.
Contamination	Green	There is no known contamination or unstable land issues, or risks of the need for remediation.
Topography	Amber	The topography would have an adverse impact, although it could be mitigated in part and the site developed. Site has very high visual prominence, as it is large, open and slopes up steeply from the settlement edge.
Local Character	Red	There would be significant adverse impact on the local character which cannot be mitigated, given the high historic landscape value of the site.
Highway Infrastructure	Red	There are significant issues with access. No safe access can be achieved. The site is accessed via a shared private drive that sits inbetween two existing properties, Meadow End House and Springfield House. The Highways Authority have advised that no satisfactory access can be achieved to and from the site. No access from Longrose Lane - the site, as drawn, appears to have a connection to Longrose Lane via a private, single vehicle width road that rises at an appreciable gradient from the public highway. In its current form it is unlikely it would be sufficient to serve a considerable number of dwellings that could be accommodated within the site boundary proposed. There also seems to be an access to a neighbouring property that does not appear to be controlled and could therefore be a restricting

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Kniveton

		<p>factor in providing any meaningful geometric improvements to serve the site. The site promoter would need to prepare detailed access designs, including geometric improvements to the access route to the site, based on captured vehicle speeds and accurate survey information, to demonstrate that acceptable access / access road arrangements and visibility sightlines could be achieved to serve the site, within the constraints of highway limits and/or land controlled by the site promoter, if there is any prospect of the site remaining viable for residential development in highway safety terms.</p> <p>No access from Standlow Lane – based on the information available it is not possible to confirm if acceptable access arrangements could be provided to serve the site. Standlow Lane is a narrow rural lane, within a limited highway corridor, and is subject to the national speed limit (albeit vehicles do not travel at these speeds). It is unlikely, in its current form, that Standlow Lane could safely cater for an increase in residential traffic (vehicular or pedestrian) from the scale of development that could be accommodated on site.</p>
Public Transport	Green	Within 5 -10 minutes walk (190m to nearest bus stop).
Services and Facilities	Green	Less than 10 minutes walk (Primary school and Church).
Educational Facilities	Green	Less than 10 minute walk (approx 170m to Kniveton Primary School).
Retail Facilities	Red	Over 20 minute walk. There are no shops in Kniveton.
Health Facilities	Red	Over 20 minute walk. There is no GP Surgery in Kniveton.
Pedestrian and cycling	Red	Very limited accessibility. The site does not front onto a highway and therefore there are no pavements or cycling facilities to or from the site. Access curenly from single car driveway, with little room for improvements. The Highways Authority have advised that the site sits within a rural location with some footway provision, but this is often limited in geometry and does not always provide a continuous connection to other parts of the highway network. There are no pedestrian facilities on Standlow Lane.
Previously Developed Land	Red	Site is predominantly greenfield, more than 70%.
Open Space or Recreational	Red	Development would result in loss of open space adjacent to the settlement.
Material policy	Red	Site seriously conflicts with a material policy consideration or plan designation. Development of the site would conflict with Policy NBE24 'Archaeological Sites And Heritage Features' of the Derbyshire Dales Local Plan Adopted 2005.
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints that would constrain development.
Other Issues	Green	There are no other issues that would constrain development.
Land Availability	Green	Landownership known, single owner, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary	<p>A greenfield site, abutting the settlement of Kniveton to the north east of the village. The site is bounded by Standlow Lane to the north-east, properties on Longrose Lane to the south-west and agricultural land to the north-west and south-west. The site predominantly comprises a large field of semi-improved grassland currently in use as pasture, enclosed by gappy hedgerows and fencing with scattered hedgerow trees. The site also includes a single existing residential property and its grounds in the southern corner. There are a number of constraints to developing this site for residential development. The site sits within an area of high to medium landscape sensitivity, with limited capacity for development on the site. Derbyshire County Archaeologist considers there is the potential for substantial harmful impacts on the setting of the Scheduled Monument and high historic landscape value with regard to ancient enclosure / fossilised</p>	

SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Kniveton

'strip' system. Development of the site may also result in harmful impact to the significance/ setting of the heritage assets. There are outstanding issues with regard to access to serve any potential development. The Highways Authority have advised that currently no satisfactory access can be achieved to and from the site. Given these constraints, the site is considered undevelopable.

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Settlement: Marston Montgomery

Site Reference	SHLAA279	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	Site Address
Site Area (Ha)	1.31					
Capacity	9					
Include within SHLAA	<input checked="" type="checkbox"/>					
Discount from SHLAA	<input type="checkbox"/>					
Developable		0 - 5:	<input type="checkbox"/>		Land at Old Hall Farm, Marston Montgomery	
		6 - 10:	<input type="checkbox"/>			
		11 - 15:	<input type="checkbox"/>			
		15 Plus:	<input type="checkbox"/>			

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1
Environment Ecology	Green	There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.
Landscape	Amber	Landscape assessment states development within the western portion of the site would have low visual prominence and would not compromise the existing settlement pattern. Development within the eastern portion of the site could have the potential to adversely impact upon visual amenity and local landscape character. In addition there are no identified landscape features beyond the eastern boundary which could form a new settlement edge and limit development. Therefore development of the site could potentially create a poorly defined edge, which could encourage further development of surrounding, visually prominent land generating further adverse impacts. Concluding capacity for development within the western portion of the site. Development of the eastern edge of the site could result in adverse impacts on local landscape character and visual amenity. Scope to use the eastern edge for open space and to create a well defined, vegetated edge to the settlement. Limited capacity for development subject to consideration of constraints on eastern edge. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.
Historic Environment	Green	Heritage Officer concludes development is likely to result in minimal impact to/on the significance/setting of the heritage assets.
Trees and Hedgerows	Amber	Mature trees and hedgerows bound the site notably to the west and south west. Mature trees present within the site. Although there are trees on the site this would not hinder development, mitigation may be achieved
National Park status	Green	The site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	The site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues or risk of the need for remediation
Topography	Green	The site gradually rises to the east, it is not considered that this will cause topography constraints
Local Character	Amber	The western part of the site has a low visual prominence however the eastern part of the site if developed could have adverse impacts on local character, visual amenity and settlement pattern with no clearly defined landscape features that would form a new settlement edge or limit to development. Minimal impact to the historic environment identified. There would be an adverse impact on the existing character of the settlement, however this could be mitigated
Highway Infrastructure	Amber	Village roads in Marston are narrow and have limited road markings and pavements, a new access would be required to serve the site from Riggs Lane, The Highways Authority has advised that a satisfactory access from the site may be possible, the site has 2 interfaces with the public highway. Access to the western part of the land would need to be made through an informal lay-by area, which currently houses existing street furniture – however, it is likely acceptable levels of visibility could be achieved from an access point, subject to detailed design. Access to the eastern part of the land would be more difficult to achieve – the site fronts a section of 30/60mph road and it would be necessary to establish approaching vehicle speeds to see if safe access arrangements could be achieved. Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part. To achieve a safe access there is a

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		need to establish vehicle speeds to see if adequate visibility sightlines can be achieved to the eastern part of the site. Detailed designs for any access point would need to be submitted to confirm acceptable access arrangement could be achieved. Development of the site would cause an adverse impact upon the surrounding highway network as the site is located in a very rural village location with narrow roads and very limited pedestrian facilities, (none on Riggs Lane in the vicinity of the site) - not ideally suited to cater for an increase in residential / pedestrian traffic.
Public Transport	Green	Nearest bus stop approx 250m away. Within 5 -10 minutes walk ie less than 800m
Services and Facilities	Red	Services and facilities within Marston Montgomery are limited, in order to access a wider range of services and facilities travel to higher order settlements would be required.
Educational Facilities	Green	Marston Montgomery Primary School is approx 340m away from the site, therefore within a 10 minute walk ie less than 800m.
Retail Facilities	Red	Retail facilities within the village are very limited, travel to higher order settlements would be required to access a range of services and facilities, this would be in excess of 20 minutes walk
Health Facilities	Red	No medical or health provision within the village, travel to higher settlements would be required which would be in excess of 20 minutes walk.
Pedestrian and cycling	Amber	Limited accessibility, eg no pavements, edge of settlement. Opportunities for improvement and enhancement. The Highways Authority has advised that the site is located on the edge of existing small rural residential area with no convenient access to public transport. The village has very limited residential facilities to offer and has a constrained 'village' highway network – limited carriageway widths and little footway provision (no footway on Riggs Lane in the vicinity of the site). Future residents are likely to be heavily reliant on the use of the private motor car, which will increase vehicle trips through the village.
Previously Developed Land	Red	Greenfield site used for agricultural purposes. Site predominantly greenfield more than 70%
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Green	Site is in accordance with material policy considerations and designations
Infrastr. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Amber	Site is directly to the south of a working farm possible amenity issues may arise. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation
Other Issues	Amber	Telegraph poles currently cross the site. There are other issues that may constrain development, however mitigation is possible
Land Availability	Green	Landownership known, single ownership, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary		This is a greenfield site, located to the south-east of Marston Montgomery, bounded by Riggs Lane to the south-west, the access track to Old Hall Farm to the north-west and Old Hall Farm to the north. The remainder of the field (which the site comprises a part of) continues to the east. Landscape sensitivity to housing development is high to medium. Development would need to ensure the creation of a well defined eastern boundary to minimise any adverse impacts on landscape character and visual amenity. Development of western field may be accommodated into the settlement pattern subject to a sensitive scheme and retention of key features. Development would lead to minimal impact on the historic environment. The Highways Authority have advised that a satisfactory access can be achieved from the eastern side of the site, providing careful design and mitigation measures are implemented to meet required visibility and safety standards. Significant impacts on highway network can be mitigated in part. To achieve a safe access there is a need to establish vehicle speeds to see if adequate visibility sightlines can be achieved to the eastern part of the site. The site is located in a very rural village location with narrow roads and very limited pedestrian facilities. There is a school within the village, but access to other services and facilities are reliant upon car or bus journeys. Development of the site will need to take account of telegraph poles present and the adjacent working farm to the south of the site through careful design. Taking account of the identified

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constraints and view that development of the western field margin may be acceptable, it is considered that 25% of the site is developable.

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Settlement: Marston Montgomery

Site Reference	SHLAA280	Final Assessment Category	Undevelopable Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	Site Address	Land adjacent Thurvaston Road, Marston Montgomery
Site Area (Ha)	1.06							
Capacity	0							
Include within SHLAA	<input type="checkbox"/>							
Discount from SHLAA	<input checked="" type="checkbox"/>							
0 - 5:	<input type="checkbox"/>							
6 - 10:	<input type="checkbox"/>							
11 - 15:	<input type="checkbox"/>							
15 Plus:	<input type="checkbox"/>							

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1
Environment Ecology	Green	There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment. Derybshire Wildlife Trust have assessed the site to have low nature conservation value.
Landscape	Red	Landscape assessment of the site states development of the site could have the potential to adversely impact upon visual amenity and local landscape character, and compromise the settlement pattern. Development would have high visual prominence when approaching the settlement from the north-east, and could potentially create a poorly defined, urban edge. This could adversely impact upon the settlement approach, which is currently rural in character. Concluding development of the site could result in significant impacts on the settlement edge, local landscape character and visual amenity. No capacity for development. Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation.
Historic Environment	Amber	Heritage Officer concludes development may result in harmful impact to/on the significance / setting of the heritage assets. Derbyshire County Council Archaeologist considers that there is moderate ridge and furrow visible. There is also potential for mediaeval archaeology associated with the undesignated moated Manor site to the south. Recommends an archaeological evaluation as part of any planning application.
Trees and Hedgerows	Amber	Mature hedgerows and hedgerow trees bound the site. Although there are trees on the site, this would not hinder development. Mitigation may be achieved.
National Park status	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
National Park extent	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation
Topography	Amber	Site gradually slopes down away from the settlement edge in a north westerly direction. The topography would have an adverse impact although it could be mitigated and the site developed
Local Character	Red	The surrounding local character reflects the sites position to the edge of the existing settlement pattern, comprising low density residential properties and surrounding agricultural land. Development of the site could have the potential to adversely impact upon visual amenity, local landscape character, compromise settlement pattern and lead to harmful impacts to the historic environment. There would be significant adverse impact on the local character which cannot be mitigated
Highway Infrastructure	Amber	Barway is a narrow road with no road markings or pavements and is bound by hedges and dense vegetation to either site, accordingly access to the site would be constrained. The Highways Authority have advised that no satisfactory access can currently be achieved. Barway has limited geometry / alignment and is subject to a 60mph speed limit. It is a rural country lane with no pedestrian facilities or street lighting. The majority of the site is at a considerably higher level to the highway, it is therefore difficult to see how acceptable access arrangements could be achieved within the available site constraints. Highways Authority advise that potentially an access could be achieved through other measures including, the need to establish vehicle speeds to see if adequate visibility sightlines can be achieved – possibly from the existing access point or a relocated access point on the available frontage. Development of the site would cause an

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		adverse impact upon the surrounding highway network, the road is subject to the national speed limit, there are no footways or street lighting. Not ideally suited to cater for an increase in residential / pedestrian traffic.
Public Transport	Green	Nearest bus stop is aprox 270m away, within 5 -10- minutes walk of a bus stop ie within 800m
Services and Facilities	Red	Services and facilities within Marston Montgomery are limited, it is likely that travel to higher order settlements would be required in order to access a wider range of facilities
Educational Facilities	Green	Marston Montgomery primary school is approx 360m away, within 10 minutes walk ie less than 800m
Retail Facilities	Red	No retail facilities within the village, travel to nearby services would be in excess of a 20 minute walk
Health Facilities	Red	No medical or health facilities available within the village, travel to nearby facilities would be in excess of 20 minutes walk
Pedestrian and cycling	Amber	Limited accessibility - narrow lane, no pavements, opportunities for enhancement. The Highways Authority have advised that the site is located on the edge of existing small rural residential area with no access to public transport. The village has very limited residential facilities to offer and a constrained 'village' highway network – limited carriageway widths and little footway provision – no footway or street lighting on Barway and the road is subject to a 60mph speed limit. Future residents are likely to be heavily reliant on the use of the private motor car, which will increase vehicle trips through the village.
Previously Developed Land	Red	Site is predominantly greenfield more than 70%
Open Space or Recreational	Red	Open space would be lost
Material policy	Green	Site is in accordance with material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
Bad Neighbour Impact	Green	No known constraints, amenity unaffected
Other Issues	Green	There are no other issues that would constrain development
Land Availability	Green	Landownership known, single ownership, no issues.
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary	<p>This is a greenfield site, located north-west of Marston Montgomery, bounded by Barway road to the south-west, agricultural land to the north and north-east, and the gardens of properties on Thurvaston Road to the south-east. There are a number of constraints to developing this site for residential. Landscape sensitivity to housing development is high. Development of the site could have the potential to adversely impact upon visual amenity and local landscape character, and compromise the settlement pattern. Development would have high visual prominence when approaching the settlement from the north-east, and could potentially create a poorly defined, urban edge. This could adversely impact upon the settlement approach, which is currently rural in character. Heritage assets may be affected including moderate Ridge & Furrow visible and the potential for mediaeval archaeology associated with the undesignated moated Manor site to the south. Further evaluation works would be required. There are significant issues concerning access to and from the site. The Highways Authority have advised that currently no satisfactory access can be achieved without further investigations to vehicle speeds and relocating the current access arrangements to the site. There are no services and facilities, other than the local school close by and residents would be required to be reliant upon car or bus journeys. Given the significant impacts upon the local character and settlement pattern this site is considered undevelopable.</p>	

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Settlement: Sudbury

Site Reference	SHLAA244	Final Assessment Category	Undevelopable Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe		
Site Area (Ha)	8.33			0 - 5: <input type="checkbox"/>			Site Address	Land adjacent to HM Prison, Sudbury
Capacity	0			6 - 10: <input type="checkbox"/>				
Include within SHLAA	<input type="checkbox"/>			11 - 15: <input type="checkbox"/>				
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus: <input type="checkbox"/>				

Flood Risk	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1
Environment Ecology	Amber	Derbyshire Wildlife Trust has assessed the site to have medium nature conservation value, associated with the pond. Other species of conservation concern present within the locality that could be affected include, brown hare, common toad, farmland birds and grass snake. Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation.
Landscape	Green	Landscape consultant assessment states development of the site could potentially have a positive impact on the current urbanising effects of existing development, as it could screen views of the prison. Additional planting on the western boundaries could create a strong, vegetated edge and improve views from the A515. Mature trees within the site should be retained as far as possible. Concluding capacity for development across the site. Potential to improve settlement edge and visual amenity with additional planting on the western boundaries. Consideration would need to be given to the designation of the site as a Registered Park and Garden. Low landscape sensitivity with no adverse impact upon landscape setting. Opportunities for improvement and enhancement.
Historic Environment	Red	Site falls in entirety within the Sudbury Conservation Area and is designated as Registered Historic Park and Garden - Sudbury (Grade II). Heritage officer states development will result in harmful impact to/on the significance/setting of the designated heritage assets, Conservation Area, Registered Historic Park and Garden and other heritage assets within these. Concluding development is likely to result in harmful impact to/on the significance/setting of heritage assets.
Trees and Hedgerows	Amber	Although there are trees on the site, this would not hinder development. Mitigation may be provided. The landscape consultants has stated existing mature trees within the site should be retained as far as possible.
National Park status	Green	Site will have no impact on the purposes of the National Park and opportunities for enhancement
National Park extent	Green	Site will have no impact in the purposes of the National Park and presents opportunities for enhancement.
Contamination	Green	There are no known contamination or unstable land issues or risks of the need for remediation
Topography	Green	The site slopes slightly to the south towards the surrounding highways infrastructure, it is not considered that this will cause topography constraints.
Local Character	Green	The site has low visual prominence. The adjacent development (in particular the HM Prison) has an urbanising effect on the character of the site, especially when viewed from the A515 to the north-west and the access road to the HM Prison to the south-west. Landscape consultants conclude capacity for development across the site, potential to improve settlement edge and visual amenity with additional planting on the western boundaries. There is either the opportunity to enhance the local character or there is no adverse impact.
Highway Infrastructure	Amber	A new access would need to be created onto the A515 in relative close proximity to existing junctions and A50 interchange. The Highways Authority have advised that a satisfactory access can be achieved possibly via the un-named access road. The site appears to have a frontage to the unnamed access road at its southern end; however, as drawn, it is difficult to confirm if sufficient land is controlled to ensure an acceptable access can be provided to serve the site. More accurate survey information and land ownership plans would need to be obtained to see if acceptable access arrangements could be achieved to the un-named access road. It would appear surplus highway was stopped up as part of the A50 trunk road works and the site promoters would need to ensure access to the public highway is

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Settlement: Sudbury

		achievable. Alternatively access could possibly be achieved onto the A515. The site appears to have a frontage to the A515 at its northern end; however, as drawn, it is difficult to confirm if sufficient land is controlled to ensure an acceptable access can be provided to serve the site. More accurate survey information and land ownership plans would need to be obtained to see if acceptable access arrangements could be achieved to the A515. Access can be achieved with localised highway improvements.
Public Transport	Green	Nearest bus stops approx 320m away. 5-10 minute walk of a bus stop i.e less than 800m
Services and Facilities	Red	A limited range of services and facilities are available within Sudbury, a wider range of services and facilities would need to be accessed in higher order settlements
Educational Facilities	Red	Sudbury Primary School is approx 1600m away - over a 20 minute walk and would entail crossing the A50
Retail Facilities	Red	Local convenience store is located in the centre of the village, over a 20 minute walk away and would entail crossing the A50
Health Facilities	Red	Medical practice - Sudbury GR Surgery is over a 20 minute walk and would entail crossing the A50
Pedestrian and cycling	Amber	Limited accessibility. Pavement to A515 narrow in places and no pavement heading north or to only one side of the highway. The Highways Authority has advised that there are pedestrian and cycle routes on the un-named road, including links to existing public rights of way. However there are no local residential facilities. Not really a sustainable location and all facilities would be beyond reasonable walking thresholds.
Previously Developed Land	Red	Predominantly greenfield - more than 70%
Open Space or Recreational	Amber	Some open space would be lost
Material policy	Amber	Site is designated as historic park and gardens under policy NBE23 and falls entirely within the Sudbury Conservation area - Site has a degree of impact on material policy considerations and designations
Infrast. Capacity or Utilities	Green	There is sufficient infrastructure in place to serve development. No capacity constraints.
Bad Neighbour Impact	Amber	Possible bad neighbour issues with being adjacent HM Prison and noise from the A50. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation
Other Issues	Amber	communications masts are located in the south eastern corner of the site. There are other issues that would constrain development however mitigation is possible
Land Availability	Green	Site suggested by Trustees of Sudbury Estate. Landownership known, single ownership, no issues
Land Achievability	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
Summary		This is a greenfield site that lies approximately 0.9km north-west of the centre of Sudbury at the closest point, on the southern edge of Oaks Green. Bounded by the HM Prison to the east, the access road to the prison to the south-west, and the A515 to the north-west. There are a number of constraints to developing this site for residential development. The site falls in entirety within the Sudbury Conservation Area and is designated as Registered Historic Park and Garden - Sudbury (Grade II). Development will result in harmful impact to/on the significance/setting of the designated heritage assets, Conservation Area, Registered Historic Park and Garden and other heritage assets within these. Derbyshire Wildlife Trust have identified the site to have medium nature conservation value and have identified key species that could possibly be affected. Appropriate mitigation measures are required. The site is located some distance from the village centre of Sudbury and is not within reasonable walking distances of key services and facilities, residents would be reliant upon car and bus journeys. The Highways Authority have indicated that further investigations are to be undertaken to establish landownership details regarding possible controlled access to the site. Given these constraints the site is assessed as undevelopable.