



This information is available free of charge in electronic, audio, Braille and large print versions.

For assistance in understanding or reading this document or specific information about this Agenda call Democratic Services on 01629 761133 or e-mail [committee@derbyshiredales.gov.uk](mailto:committee@derbyshiredales.gov.uk)

12 January 2016

To: All Councillors

As a Member of the **Local Plan Advisory Committee**, please treat this as your summons to attend the meeting on **Wednesday 20 January 2016 at 6.00 pm in the Council Chamber, COUNTY HALL, Matlock. (PLEASE NOTE VENUE)**

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sandra Lamb', with a stylized flourish at the end.

Sandra Lamb  
Head of Democratic Services

## AGENDA

### 1. APOLOGIES

Please advise the Committee Team on 01629 761300 or e-mail [committee@derbyshiredales.gov.uk](mailto:committee@derbyshiredales.gov.uk) of any apologies for absence.

### 2. PUBLIC PARTICIPATION

To enable members of the public to ask questions, express views or present petitions, **IF NOTICE HAS BEEN GIVEN**, (by telephone, in writing or by electronic mail) **BY NO LATER THAN 12 NOON OF THE WORKING DAY PRECEDING THE MEETING. NB: REPRESENTATIONS MUST RELATE SPECIFICALLY TO ITEMS BEING CONSIDERED BY THE COMMITTEE AT THIS MEETING.**

For specific arrangements for public participation at this meeting please see: [www.derbyshiredales.gov.uk/draftsites](http://www.derbyshiredales.gov.uk/draftsites)

### 3. INTERESTS

Members are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the District Council's Code of Conduct. Those interests are matters that relate to money or that which can be valued in money, affecting the Member her/his partner, extended family and close friends.

Interests that become apparent at a later stage in the proceedings may be declared at that time.

4. **DERBYSHIRE DALES LOCAL PLAN – ALLOCATION OF SITES FOR RESIDENTIAL DEVELOPMENT 2013-2033 (CENTRAL AREA)**

3 - 21

To report those sites in the Central part of the plan area that have been submitted to the District Council for consideration and inclusion as potential sites for allocation for residential development within the Derbyshire Dales Local Plan, over the period 2013-2033, and to consider approval of a number of those sites for allocation in the Derbyshire Dales Local Plan for residential development to contribute to the provisional housing target of 5,850.

**Members of the Committee:** Councillors Martin Burfoot, Albert Catt, Phil Chell, Tony Morley, Tony Millward, BEM, Garry Purdy, Mike Ratcliffe, Lewis Rose, OBE, Andrew Shirley, Andrew Statham, Peter Slack, Jackie Stevens

**Substitutes:** Councillors Jason Atkin, Richard Bright, Deborah Botham, Sue Burfoot, Ann Elliott, Richard FitzHerbert, Chris Furness, Alyson Hill, Susan Hobson, Neil Horton, Angus Jenkins, Joyce Pawley

LOCAL PLAN ADVISORY COMMITTEE  
20 JANUARY 2016

Report of the Corporate Director

---

## **DERBYSHIRE DALES LOCAL PLAN – ALLOCATION OF SITES FOR RESIDENTIAL DEVELOPMENT 2013-2033 (CENTRAL AREA)**

### **SUMMARY**

This report identifies those sites that have been submitted to the District Council for consideration and inclusion as potential sites for allocation for residential development within the Derbyshire Dales Local Plan over the period 2013-2033. It recommends a number of sites across the Central part of the plan area be allocated in the Derbyshire Dales Local Plan for residential development to contribute towards the provisional housing target of 5,850 dwellings.

### **RECOMMENDATION**

1. That the Committee provisionally allocate Matlock sites SHLAA224, SHLAA225, SHLAA435, SHLAA380, and SHLAA384 for residential development in the revised Derbyshire Dales Local Plan.
2. That the Committee provisionally allocate Darley Dale sites SHLAA170, SHLAA172, SHLAA180, SHLAA241, SHLAA281, SHLAA295 and SHLAA303 for residential development in the revised Derbyshire Dales Local Plan.
3. That the Committee provisionally allocate Wirksworth site SHLAA269 for residential development in the revised Derbyshire Dales Local Plan.
4. That the Committee provisionally allocate Cromford site SHLAA160 for residential development in the revised Derbyshire Dales Local Plan.
5. That the Committee provisionally allocate Darley Bridge site SHLAA216 for residential development in the revised Derbyshire Dales Local Plan.
6. That the Committee provisionally allocate Tansley site SHLAA268 for residential development in the revised Derbyshire Dales Local Plan.
7. That the Committee provisionally allocate Northwood sites SHLAA311 and SHLAA324 for residential development in the revised Derbyshire Dales Local Plan.

### **WARDS AFFECTED**

All Wards outside the Peak District National Park

## STRATEGIC LINK

The Derbyshire Dales Local Plan will be a pivotal tool in the delivery of the Council's Corporate Plan and the Derbyshire Dales and High Peak Sustainable Communities Strategy

---

### 1. BACKGROUND

- 1.1 Members will be aware from the report presented to the Meeting of this Committee held on 12<sup>th</sup> January 2016 that Case Law in *Hunston Properties Limited v (1) Secretary of State for Communities and Local Government and (2) St Albans City and District Council* [2013] EWHC 2678 (Admin), clarified that there is difference between the process of identifying an Objectively Assessed Need (OAN) figure for housing and a housing target for inclusion within a Local Plan.
- 1.2 At the meeting of this Committee held on 12<sup>th</sup> January 2016, Members considered an Officer recommendation that the Objectively Assessed Need for Housing in the Derbyshire Dales for the period 2013-2033 be set at 6,440 dwellings and that the provisional housing target for new residential development for the Derbyshire Dales Local Plan be set at 5,850 dwellings.
- 1.3 Whilst the NPPF is clear that Local Plans should seek to plan to meet the full OAN, supply constraints are a relevant factor to take into consideration. In cases where the supply is proven to be inadequate to meet the OAN, it does not necessarily follow that a Local Plan will be found unsound if a Local Plan includes a housing target which is below the OAN.
- 1.4 However, the assessment of supply must be robust and every effort should be made to identify a sufficient quantum of suitable sites unless, in the context of the NPPF, the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 1.5 In order to assess the overall quantum of sites that may be considered for inclusion within the Local Plan, a revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken. The purpose of the SHLAA is not to identify sites for development – that is the role of the Local Plan – but to establish realistic assumptions about the availability, suitability and economic viability of land to meet an identified housing need over the plan period.
- 1.6 The first stage in preparing a revised SHLAA entailed issuing a 'Call for Sites' between 23<sup>rd</sup> October and 4<sup>th</sup> December 2014. The 'Call for Sites' provided an opportunity for local communities, Town and Parish Councils, landowners, residents and organisations to suggest land in the Derbyshire Dales for future development. The 'Call for Sites' invited new sites to be submitted to the District Council for consideration for a range of land uses, including housing, Gypsy and Traveller accommodation, employment land, retail and leisure uses.
- 1.7 In order to ensure that the 'Call for Sites' consultation was inclusive, it was widely publicised with advertisements placed in the Matlock Mercury, Ashbourne News Telegraph, Uttoxeter and Peak Advertiser, press releases issued and information made available on the District Council's website. Relevant contacts from the Local Plan database were also notified by either letter or email. Those landowners, agents and developers who have previously promoted sites were asked to confirm whether

their sites were still available. In addition, other potential sources have also been investigated including land in the District Council's ownership, land in the County Council's ownership, other surplus public sector land, vacant / derelict land and buildings, etc. It is, therefore, considered that the search for potential housing sites has been comprehensive.

- 1.8 Those nominating sites were required to complete a detailed site suggestion form which was made available on the District Councils website for completion either online or for submission by post or email.
- 1.9 A total of 206 sites across the whole of the Derbyshire Dales Local Plan area were nominated to the District Council as a result of the 'Call for Sites'.

## 2. STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT METHODOLOGY

- 2.1 The methodology adopted for the preparation of the SHLAA follows that set out in the National Planning Practice Guidance (NPPG), and has been undertaken in a two stage process : Stage A and Stage B

### Stage A : Site Suitability – Strategic Constraints

- 2.2 This stage considered all sites and discounted those sites in locations considered wholly unsuitable for housing development. The assessment criteria used in Stage A are set out in Table 1 below:-

Criteria	Justification
Sites entirely within Flood Zone 3 (Zone 3a or 3b)	As set out in the NPPF (paragraph 100) inappropriate development in areas at risk from flooding should be avoided by directing development away from areas at highest risk.
Site entirely within Special Areas of Conservation, Special Protection Areas, RAMSAR sites or SSSI.	National Policy advises against development that would have an adverse impact on nationally or internationally important conservation interests.
Sites in unsuitable areas, unsustainable locations, e.g. open countryside. In order to quantify and identify whether a location is deemed sustainable, the following criteria has been applied:- <i>“The site is related to the settlement of XXX, and the substantially built up area of the settlement”.</i> In respect of assessing a sites location and whether it may be deemed sustainable an evaluation of the site against the current situation on the ground and status of existing planning permissions has been undertaken.	Development in unsustainable locations unrelated to existing settlements may not contribute towards the creation of sustainable communities.
Site size threshold	National Planning Practice Guidance (NPPG) guidance recommends a threshold of site and locations of >5 dwellings or economic development on 0.25ha>/500m <sup>2</sup> floor space be used for housing and economic land availability assessments. The District Council has decided to filter out sites that fall below 5 dwellings or with a site area less than 0.2ha for residential development.

**Table 1 - Assessment Criteria Stage A**

- 2.3 A list of those sites that failed Stage A, along with reasons for the failure at Stage A are set out in Appendix 1. These sites are identified in red on the maps attached at Appendix 3.

#### Stage B : Detailed Assessment of Development Potential and Suitability

- 2.4 All sites that passed Stage A were then tested against an extensive range of criteria to appraise their suitability, availability and achievability. This involved a detailed assessment of each site in respect to factors such as its location in relation to services and facilities, flood risk, landscape sensitivity, impact on the historic environment and the ability of a site to provide a safe and secure access onto the highways network. The assessment at this stage also considered the sites' achievability (economic viability) and availability. A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of a developer to complete and let or sell the development over a certain period.
- 2.5 The assessment of sites involved extensive consultations with key consultees such as the District Council's Landscape Officer, Design and Conservation Officer and Environmental Health Officers. It has also involved external consultation with Derbyshire County Council's Highways / Archaeology Teams, the Environment Agency, and Derbyshire Wildlife Trust. Where constraints have been identified, the assessment has considered what action would need to be taken to remove them (along with when and how this could be undertaken and the likelihood of sites / broad locations being delivered). Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership or environmental improvement.
- 2.6 Following the detailed assessment at this stage, sites were either identified as being Undevelopable / Constrained, i.e. not suitable for development, or Developable / Deliverable, i.e. suitable, available and achievable for residential development.
- 2.7 A list of those sites that were assessed at Stage B is set out in Appendix 2. Those sites that are considered to be Undevelopable / Constrained are identified in blue on the maps attached at Appendix 3. Those sites that "passed" Stage B and are considered Developable / Deliverable are identified in green on the maps attached at Appendix 3.

### **3. ALLOCATION OF SITES FOR RESIDENTIAL DEVELOPMENT**

- 3.1 The next stage in the process is to determine the capacity of those sites that were considered developable sites following the Stage B assessment.
- 3.2 An assessment informed by the characteristics of each site was undertaken to determine the proportion of the site that was considered developable, and the amount of development that the site could accommodate, using an average density of 28 dwellings per hectare as a benchmark.
- 3.3 Legislation requires that a sustainability appraisal is undertaken during the preparation of a Local Plan. A Local Planning Authority must carry out an appraisal of the proposals it brings forward to assess the economic, environmental, and social effects and how the plan will contribute to the achievement of sustainable development.

- 3.4 Furthermore, the Conservation of Habitats and Species Regulations 2010 requires policies and proposals being brought forward through the Local Plan to be assessed to determine to what extent they have any likely significant effect upon a designated European Site – which includes Special Protection Areas, Special Areas of Conservation, and Ramsar Sites. It also includes those sites which are identified as potential SPA's and SAC's.
- 3.5 In addition to the assessment work set out in Appendices 1 and 2, the Council has appointed 'ClearLead Consulting' to undertake initial Sustainability Appraisal and Habitat Regulation Screening of all of those sites that "passed" Stage B. The findings of this assessment have been taken into consideration. In bringing sites forward for development, any mitigation measures required to offset any adverse impacts will be addressed through the allocation policy specific to individual sites.
- 3.6 In seeking to identify future sources of land for residential development, it is clearly necessary to have regards to sites that are currently the subject of undetermined applications for planning permission or applications that have been refused and maybe subject to appeal and a decision from the Secretary of State. The failure to have regard to such sites would, otherwise, underestimate the potential future supply. A number of the sites proposed for provisional allocation below (marked \*) fall within these categories. Formal allocation of such sites within the Local Plan will, therefore, be dependent upon the determination of these applications and inclusion within this schedule does not in any way seek to pre-determine the outcome of these applications. In the event that planning permission is refused on any one of these sites, the provisional allocations will not be taken forward into the Local Plan. Deliberations by the Local Plan Advisory Committee are 'without prejudice' to the formal determination of any pending or future application for planning permission by the Local Planning Authority or to any appeal decision by the Planning Inspectorate.
- 3.7 Having regard to the above, Table 2 below sets out those sites (>10 dwellings) in the Central part of the Derbyshire Dales Local Plan area which are recommended for provisional allocation for residential development within the Derbyshire Dales Local Plan for the period 2013-33:-

Site Reference	Site Address	Settlement	Site Area (Ha)	Capacity
SHLAA160	Sliinter Mining Ltd, Haulage Depot and adjoining land, Cromford Hill, Cromford	Cromford	4	28
SHLAA216	Bridge Garage, Darley Bridge	Darley Bridge	0.6	13
SHLAA170	Land off Old Hackney Lane, Darley Dale	Darley Dale	0.49	10
SHLAA172	Land off Old Hackney Lane, Darley Dale	Darley Dale	1.27	27
SHLAA180	Land off Normanhurst Park, Darley Dale	Darley Dale	1.43	20
SHLAA241	Land to rear of RBS, Darley Dale	Darley Dale	10.18	143
SHLAA281*	Land at Stancliffe Quarry, Darley Dale	Darley Dale	10.15	100
SHLAA295	Land at Old Hackney Lane, Matlock,	Darley Dale	1.5	21
SHLAA303*	Land at Park Lane, Darley Dale	Darley Dale	0.74	13
SHLAA224	Land off Gritstone Road / Pinewood Road, Matlock (West)	Matlock	20.8	436
SHLAA225	Land off Gritstone Road, Matlock (East)	Matlock	4.55	64
SHLAA435*	Halldale Quarry, Matlock Spa Road, Matlock	Matlock	7.9	220
SHLAA380	Land west of Cawdor Quarry, Matlock	Matlock	3.36	50
SHLAA384	Former Perminite Site, Matlock	Matlock	1.8	50

Site Reference	Site Address	Settlement	Site Area (Ha)	Capacity
SHLAA311	Land at Matlock Transport Site, Northwood Lane, Northwood	Northwood	0.66	14
SHLAA324	Land at 16 Thorncliffe Avenue, Northwood	Northwood	0.8	11
SHLAA268	Land at Thatchers Croft, Tansley	Tansley	0.65	18
SHLAA269	Land off Middleton Road and Cromford Road, Wirksworth	Wirksworth	9.04	126
<b>Total</b>				<b>1364</b>
<b>No. of Sites</b>				<b>18</b>
SHLAA182 <sup>▲</sup>	Land at Coneygreave House, Wirksworth	Wirksworth	0.84	31
SHLAA217 <sup>▲</sup>	Haarlem Mill, Wirksworth	Wirksworth	2.8	30
<b>Total</b>				<b>1425</b>

NOTE :

- ▲ Sites at Coneygreave House (SHLAA182) and Haarlem Mill (SHLAA217) have recently been subject to resolutions to grant planning permission, which have yet to be issued. Accordingly they represent a proposed commitment and for completeness are shown as part of the provisional land supply allocations.

**Table 2 – Proposed Sites for Housing Allocation (Central Area)**

3.8 Whilst a detailed evaluation of each of the above sites is outlined at Appendix 2, a summary description of each site is outlined below. A detailed map of each site is attached at Appendix 4

SHLAA160 Slinger Mining Ltd, Haulage Depot and adjoining land, Cromford Hill, Cromford

- 3.9 This site extends to 4ha in total and is a part brownfield, part greenfield site, which abuts the settlement of Cromford to the north. This site consists of an existing business premises and haulage yard to the north of the site and open fields reaching far into the countryside to the south of the site.
- 3.10 The site is within the World Heritage Site Buffer Zone and is in close proximity to the World Heritage Site boundary. Part of the site to the north, also sits within the Cromford Conservation Area. The landscape character in this location is intrinsic to the setting of the Conservation Area, the World Heritage Site and its Buffer Zone and should be protected in bringing development forward on this site.
- 3.11 Highway access to the site is achievable. As part of any development scheme, issues relating to contamination and surface water drainage would need to be addressed satisfactorily.
- 3.12 It is considered that land to the north of the site, where the existing haulage business sits, could accommodate residential development providing the important historic features are retained and any adverse impacts upon the setting of the Conservation Area are mitigated.
- 3.13 Overall the site is considered to be 25% developable - capacity has been assessed at 28 dwellings and that development will come forward within 6-10 years.

### SHLAA216 Bridge Garage, Darley Bridge

- 3.14 This site has an area of 0.6ha and is located the eastern side of main road, South Darley, (B5057) at the bridge crossing on the southern side of the River Derwent. This is a brownfield site, currently occupied by a haulage yard, small offices and garage buildings.
- 3.15 Existing trees and other vegetation help to substantially screen the site from its surroundings. The site is situated within Floodzone 2 and, therefore, a satisfactory Flood Risk Assessment would be required to demonstrate the extent of the developability of this site.
- 3.16 The Highways Authority has advised that a satisfactory access off Wenslees may be possible, but to achieve a safe and satisfactory access may require some improvements in the current arrangements.
- 3.17 The site is assessed as suitable for development subject to the relocation of the existing business, any issues relating to contamination being addressed satisfactorily and appropriate mitigation measures put in place to reduce the impact of any development on the character of the adjacent settlement.
- 3.18 The site is considered 75% developable, capacity has been assessed at 13 dwellings and that development will come forward within 6-10 years.

### SHLAA170 Land off Old Hackney Lane, Darley Dale

- 3.19 This site extends to 0.49 ha and comprises greenfield land to the south eastern side of Brook House on Old Hackney Lane, Darley Dale. To the south of the site lies the residential development at Blackrocks Avenue. A shallow stone wall runs along the roadside boundary to Hackney Lane. To the south east / east of the site lies residential development and areas of tree cover / woodland. A drainage ditch runs along the sites south eastern boundary.
- 3.20 Long range views are possible across the site from Hackney Lane.
- 3.21 The landscape assessment concludes that, although the site has a high landscape sensitivity, development on the site may have the potential for adverse impacts on landscape character and visual amenity. It concludes, however, that there is some capacity for development on the site subject to appropriate and sufficient mitigation measures to overcome any adverse visual impact.
- 3.22 The site has low nature conservation value and will not lead to harm on heritage assets.
- 3.23 The Highways Authority has indicated that a safe access could be possible from either from Old Hackney Lane or Black Rocks Avenue, although it will require further investigation to determine the most appropriate solution.
- 3.24 The site is considered 75% developable, capacity has been assessed at 10 dwellings and that development will come forward within 6-10 years.

#### SHLAA172 Land Off Old Hackney Lane, Darley Dale

- 3.19 This site has an area of 1.27 ha and consists of an agricultural field and part of another adjoining field immediately adjoining development at Darley House Estate, Hackney on the north eastern side of Old Hackney Lane. Both fields are laid to pasture.
- 3.20 The site consists of part of an area which generally slopes from high, wooded ground in the north east down to the River Derwent in the south west. A stone wall marks the boundary with the lane.
- 3.21 Although the site has been assessed as an area of high landscape sensitivity, it has been concluded that there is capacity for development across the site if key features of the site are retained as part of any development. These will need to form part of a landscape mitigation strategy for this site.
- 3.22 The Highways Authority has advised that a safe and adequate access could be provided with acceptable visibility sightlines in each direction, although the access would need to be relocated towards the north western site boundary.
- 3.23 It is considered that 75% of the site is developable and has a capacity of 27 dwellings which are likely to come forward within 6-10 years

#### SHLAA180 Land off Normanhurst Park, Darley Dale

- 3.24 This site has an area of 1.43 ha and consists of grassland to the south western side of existing residential development and Shand House offices off the A6 in Darley Dale. The site has a low lying position within the valley and is well contained on three sides.
- 3.25 The landscape assessment considers, as a small well contained site screened from the wider surroundings, there is capacity for development. However, mitigation may be required to offset any adverse impact on visual amenity. The site is of medium nature conservation value due to the presence of semi natural wet grassland / tall herb and semi natural grassland.
- 3.26 The Highways Authority has confirmed that a safe and secure access to the site can be achieved with limited impact on the surrounding highway network.
- 3.27 It is considered that 50% of the site is developable and has an assessed capacity of 20 dwellings which are likely to come forward within 6-10 years.

#### SHLAA241 Land to rear of RBS, Darley Dale

- 3.28 This site has an area of approximately 10.18 hectares and is a greenfield site that immediately abuts the existing built up area of Darley Dale. The site comprises land associated with DFS and adjoining agricultural fields fronting the A6 close to the junction of Station Road and Chesterfield Road.
- 3.29 Whilst part of the site has been identified as high landscape sensitivity the assessment considers that it should not unduly restrict development on the site. Housing development here is unlikely to have an adverse impact on settlement pattern, particularly if it was contained to the north west of the site where development should remain compact and focussed.

- 3.30 Although the allocation of this site would result in the loss of open space through Darley Dale, it is by comparison an area of land with a much lower landscape sensitivity when compared to others elsewhere within Darley Dale.
- 3.31 This site has been the subject of a number of planning applications and appeals in the past for different development proposals. Some of these have failed because of the impact of development on the open character of the site and the potential for views to / from the site. The landscape characteristics of the site have been taken into account and, at this time, it is considered that given only part of the site has high landscape value that the need to deliver housing to meet the OAN figure for Derbyshire Dales outweighs any impact upon landscape sensitivity.
- 3.32 As some of the site falls within Floodzone 3, a satisfactory Flood Risk Assessment would be required to demonstrate the extent of the developability of this site.
- 3.33 It is considered that 50% of the site is developable with an assessed capacity of 143 dwellings which are likely to come forward within the next five years.

SHLAA281 Land at Stancliffe Quarry, Darley Dale

- 3.34 This former quarry has an area of 10.15ha but was once formerly part of the grounds of Stancliffe Hall (Grade II Listed) which is located just to the north east.
- 3.35 The frontage of the site abuts the A6 and contains a considerable area of woodland covered by a Tree Preservation Order. Levels across the site vary considerably and the quarry floor comprises a number of large piles of dimension stone and rocks. As a result of the extent of the tree cover on site, Derbyshire Wildlife Trust regards the site as having medium to high nature conservation value.
- 3.36 The landscape sensitivity to housing development is considered high, with the assessment concluding that, whilst development within the quarry itself would not have adverse impact, the loss of the woodland would have a high adverse impact on landscape character and ecology.
- 3.37 Development within the quarry is unlikely to lead to harmful impacts on the setting of Stancliffe Hall, however, development of the remaining part of the site will need to consider the extent to which there may be any harmful impacts on the setting of Stancliffe Hall.
- 3.38 The Highways Authority has indicated that a safe access to the site should be capable of being provided because it has a significant roadside frontage. However, given the alignment of the A6, the speed of passing vehicles and the topography within the site, locations of where an access could be provided are relatively limited.
- 3.39 The site has been subject to a planning application for 60 dwellings (15/00640/OUT) which was refused planning permission by Planning Committee on 15<sup>th</sup> December 2015, not on the grounds of principle of development but mainly because the applicant could not provide sufficient evidence to address key matters related to the redevelopment of the site including affordable housing provision. Members will also be aware that this site was one which was allocated for residential development for 60 dwellings in the now withdrawn Derbyshire Dales Local Plan.

- 3.40 The site is considered to have a capacity for 100 dwellings, which are likely to come forward over the next five years. This increase in the number of dwellings proposed recognises the brownfield nature of the site and that there likely to be abnormal costs associated with stabilising the existing rockface below Stancliffe Hall which may make the site more marginal for development than others. However to achieve this increased capacity some of the existing woodland area may need to be removed.
- 3.41 In coming to this conclusion, the landscape characteristics of the site have been taken into account and, at this time, it is considered that whilst there may be some landscape impact the need to deliver housing to meet the OAN figure for Derbyshire Dales outweighs any impact upon landscape sensitivity. Mitigation measures will be required to offset any impact upon the character and appearance from the loss of any of the woodland on the site.

#### SHLAA 295 Land at Old Hackney Lane, Darley Dale

- 3.42 This site extends to 1.5ha and is a greenfield site consisting of agricultural and grazing land in the open countryside off Old Hackney Lane. The site is immediately to the east of SHLAA 172.
- 3.43 Open countryside surrounds the site to the north, east and west. Whitworth Hospital is adjacent the site to the south. The site has been assessed as an area of high landscape sensitivity, however, if the site is developed in conjunction with neighbouring site SHLAA172, the impacts from development could be reduced and development could be accommodated to the south of the site.
- 3.44 A pond is situated in the centre of the site and this may need to be retained as part of any development as it may support local wildlife and habitats.
- 3.45 Given the comments on SHLAA 172 it is considered that a safe and accessible access can be achieved from the site subject to localised highway improvements and issues such as gradients are addressed as part of any development proposals.
- 3.46 It is considered that that that 50% of the site is developable and 21 dwellings will come forward within the next 6-10 years.

#### SHLAA303 Land at Park Lane, Darley Dale

- 3.47 This site has an area of 0.74 ha and is located to the northern edge of the settlement of Two Dales to the west of the junction of Park Lane, Hall Moor Road and Wheatley Road. This is a greenfield site comprising grassland in open countryside with prominent hedgerows and hedgerow trees to the site boundaries and a substantial stone wall which provides a prominent feature in the street scene.
- 3.48 The site does not fall within an area at risk of flooding and as a greenfield site unlikely to be at risk of contamination. The landscape assessment concludes that the site has medium sensitivity to housing with some potential for adverse impacts on landscape character because of the sites location on the fringe of the village. The landscape assessment does, however, conclude there is some capacity for development on the site subject to appropriate and sufficient mitigation measures to offset any adverse impact on landscape character and visual amenity.

- 3.49 Development may result in a harmful impact on the setting of the listed building to the south and any resultant scheme must have due regard to the setting of the designated heritage asset.
- 3.50 The Highways Authority confirms that an appropriate highway access to the site can be achieved from Park Lane and the site has good accessibility to public transport.
- 3.51 The capacity of the site has been set at 13 dwellings which has been aligned with the number of dwellings proposed in the recent planning application (15/00034/OUT). This application was refused planning permission by Planning Committee on June 2015 and an appeal decision is now pending.

SHLAA 224 Land off Gritstone Road / Pinewood Road Matlock (West)

- 3.52 This site has an area of 20.8ha and comprises a greenfield site abutting the northern edge of the built area of Matlock. The site consists of an undulating, elevated plateau and pastoral fields bounded by dry stone walls. Playing fields are situated to the south of the site, with a tree belt on the western boundary.
- 3.53 The landscape sensitivity assessment considers that there are high, medium and low sensitivities across the site. Given that the high landscape sensitivity is situated generally in the far northern parts of the site, development here for housing could result in significant adverse impact on local landscape character, visual amenity and settlement pattern.
- 3.54 The County Archaeologist has recommended an archaeological evaluation in order to consider the extent to which development on the site has an impact upon any recognised heritage assets.
- 3.55 The Highways Authority has stated that a satisfactory access can be achieved to and from the site although to mitigate any effects upon Cavendish Drive it is recommended by the Highways Authority that this site be developed in conjunction with the adjacent site SHLAA 225.
- 3.56 Given the extent of the site it is suggested it would inappropriate to develop the whole site due to the high landscape sensitivity in the far northern parts of the site. It is, therefore, considered that 75% of the site could be developed in places where the landscape sensitivity is low to medium. The capacity of the site has been assessed to be 436 dwellings. Given the overall capacity on this site development is likely to be spread across the whole of the plan period to 2033.
- 3.56 There have been previous applications for planning permission to develop this site going back over a considerable number of years where the reason for refusal in some instances has related to the impact of development on landscape character. These have been taken into account in recommending this site for allocation within the Derbyshire Dales Local Plan. As such it is considered that whilst there may be some landscape impact the need to deliver housing to meet the OAN figure for Derbyshire Dales outweighs any impact upon landscape sensitivity.

### SHLAA 225 Land Off Gritstone Road, Matlock (East)

- 3.57 This site has an area of 4.55ha and is a greenfield site abutting the northern edge of the built up area of Matlock. The site consists of an undulating, elevated plateau and pastoral fields bounded by dry stone walls.
- 3.58 The site is identified as being situated within an area of high to medium landscape sensitivity, but is considered to have some potential capacity for development within the site where it immediately abuts the existing settlement.
- 3.59 The Highways Authority has advised that safe access can be achieved with localised highway improvements, subject to controlling adequate land, with no ransom element to enable highway linkages to the adjacent site SHLAA224 with carriageway and footways provided.
- 3.60 Appropriate mitigation measures will need to be considered to offset any significant impacts upon the local and high historic landscape.
- 3.61 It has been assumed that approximately 50% of the site could be developed within 6-10 years, for 64 dwellings, in conjunction with SHLAA224.

### SHLAA 435 Halldale Quarry, Matlock

- 3.62 Hall Dale Quarry is a former limestone quarry situated in an elevated location to the south west of Matlock against the wider backdrop of Masson Hill. It is accessed, at grade, via Snitterton Road the entrance being close to the junction with Matlock Spa Road. This site has a developable area of 7.9 hectares.
- 3.63 The Landscape assessment indicates that, as part of any development, important landscape features, particularly those that help to screen the quarry within views from the surroundings, should be retained, and development should be carefully laid out to ensure that it does not have any significant adverse impact on visual amenity in Matlock. Furthermore, important ecological features on the site will need to be addressed as part of any development on the site.
- 3.64 Members will be aware that this site has been a long held allocation within the Derbyshire Dales Local Plan, initially as an employment site and more recently as a mixed use development in the withdrawn Derbyshire Dales Local Plan. Given the site's location and scale, it is considered that any allocation of this site for residential development should seek to include a proportion of employment development within it.
- 3.65 The Highways Authority has indicated, in connection with the current planning application, that further information would be required to demonstrate that a satisfactory access can be provided, (although they do consider given landownership that it could be achieved) and that a Transport Assessment is likely to be required in order to assess the extent to which the development proposals have an impact upon the surrounding highways network.
- 3.66 Any contamination and stability issues associated with its former use will need to be addressed as part of any development proposals.
- 3.67 The assessed capacity for this site of 220 dwellings has been aligned to the current planning on the site (14/00541/OUT). The site has, therefore, been assumed as deliverable and developable within the next ten years.

#### SHLAA 311 Land at Matlock Transport, Northwood Lane, Northwood

- 3.68 This site has an area of 0.66ha and comprises a transport depot / yard to the northern edge of Northwood Close at the junction of Northwood Lane with Cote Hilloc. The depot occupies much of what is otherwise an open field on the edge of countryside. The site is predominantly brownfield with hedgerows and TPOs situated along the site boundaries. This creates a discrete site which is closely associated with existing development and well screened within its surroundings.
- 3.69 Although the landscape sensitivity assessment indicates that the site has high sensitivity to new development it concludes that, subject to appropriate and sufficient measures to mitigate any potential adverse impact on landscape character and visual amenity, there is capacity for development on the site.
- 3.70 The Highways Authority has indicated that a safe access point to the site would need to be demonstrated taking account of the constraints of the site frontage and existing highway limits.
- 3.71 The assessment considers that 75% of the site is development and that it has a capacity for 14 dwellings which, it is anticipated, would be brought forward within the next 6-10 years.

#### SHLAA 324 Land at 16 Thorncliffe Avenue, Northwood

- 3.72 This site has an area of 0.8ha and is situated close to the centre of Northwood on the south western side of Thorncliffe Avenue. A greenfield site it comprises extensive lawns and domestic planting associated with the curtilage of 16 Thorncliffe Avenue. The site is characterised by dense garden planting, with trees, shrubs and hedgerows.
- 3.73 The landscape sensitivity assessment indicates that there is capacity for development on the site, subject to some of its key features including boundary planting being retained.
- 3.74 Derbyshire Wildlife Trust considers the site is of medium nature conservation value due to the presence of trees, woodland and scrub land, with development likely to result in some impact on the natural environment. Mitigation measures will need to be considered to address this matter.
- 3.75 Thorncliffe Avenue is an unadopted highway and, as such, may be an impediment to the provision of a safe and secure access. However, at this time there is no evidence to suggest that a safe and secure access cannot be provided.
- 3.76 The assessment considers that 50% of the site is development and that it has a capacity for 11 dwellings, which are likely to come forward within the next 6-10 years.

#### SHLAA 380 Land West of Cawdor Quarry, Matlock

- 3.77 This site has an area of 3.66 ha and is a greenfield site located south west of Matlock. The site consists of agricultural fields situated beyond the furthest extent of the Cawdor Quarry.

- 3.78 To the north the site is well contained by a strongly growing belt of trees and shrubs associated with a minor water course. To the south the site is more open in nature. Woodland beyond the site boundary to the east extends right up to it from Cawdor Quarry.
- 3.79 The site is overlooked from higher ground and Snitterton Road to the south, outlying parts of the community at Oker in the west and from Matlock to the north. It is prominent within views from the surroundings. This site has, therefore, been assessed as an area of high landscape sensitivity.
- 3.80 It also an area of high historic environment importance, as the site is in relatively close proximity to 2 Scheduled Monuments and it is considered that an archaeological evaluation would need to be undertaken to assess the extent to which there was any potential adverse impact.
- 3.81 The site is close to the boundary of the National Park and an assessment would need to be undertaken to determine the extent to which there may be any impact upon the National Park purposes.
- 3.82 The Highways Authority has advised that currently no satisfactory access can be achieved to a public highway if the site was to be developed in isolation. However, to achieve a satisfactory access to the site would be reliant on connections to the Cawdor Quarry site. As this site and Cawdor Quarry are in the same ownership it is considered that this will be feasible.
- 3.83 The assessment considers that 50% of the site could be developed and that it has a capacity for 50 dwellings, which are likely to come forward towards the end of the plan period as an extension to the Cawdor Quarry site, but not as a free standing development.

#### SHLAA 384 Former Perminite Site, Matlock

- 3.84 This site has an area of 1.8 ha and consists of a former industrial site - a brownfield site on the edge of the settlement of Matlock. Whilst the site does not abut the existing built up part of Matlock, it is adjacent to Cawdor Quarry for which there is an extant planning permission for 432 dwellings.
- 3.85 The site is relatively flat and has been assessed to have low landscape sensitivity, low nature conservation value, and development of the site would have no impact upon heritage assets.
- 3.86 The Highways Authority has advised that no satisfactory access can be achieved currently from the site as there is no direct connection to a public highway which would allow the development of the site in isolation. However, to achieve a satisfactory access to the site would be reliant on connections to the Cawdor Quarry site. As this site and Cawdor Quarry are in the same ownership it is considered that this will be feasible.
- 3.87 Given the former use of the site, issues of potential contamination will need to be addressed as part of any development proposals.

3.88 The assessment considers that the whole of the site could be brought forward for development and that it has a capacity for 50 dwellings which, it is anticipated, would be brought forward towards the end of the plan period as an extension to the Cawdor Quarry site.

SHLAA 268 Land at Thatchers Croft, Tansley

3.89 This site has an area of 0.65 ha and is a greenfield site on the southern side of Tansley between existing residential development at Thatchers Lane and Alders Lane. The area comprises part of an unmanaged field. It is bounded on its northern side by a new housing development site.

3.90 There are no significant constraints on the site which would prevent development taking place. This site is considered suitable for new housing development within Tansley. It abuts the existing residential built up area of the settlement, with good access links and little adverse impact upon local character and landscape.

3.91 The Highways Authority has indicated that access to the site could be provided off Thatcher's Croft as there appears to be a controlled link that connects it to the public highway (Thatcher's Lane, to the east of the site). Furthermore, Thatcher's Croft offers superior highway geometry and pedestrian facilities over an access direct to Thatcher's Lane to the south of the site (albeit there is no street lighting installed within Thatcher's Croft). The Highways Authority have further advised that in respect of 2 previous planning applications on this site they have not been able to object to either on highway safety grounds.

3.92 This site was subject to planning application for 16 dwellings (12/00781/OUT) which was refused planning permission and the appeal subsequently dismissed on the basis that it would have an impact upon the character and appearance of the area, and was considered not to be required at that time (September 2013) to meet a five year supply of land for housing. Whilst the conclusions of the appeal have been taken into account at the current time it is considered that any harm caused by the development of this site would be outweighed by the need to deliver housing to meet the OAN figure for Derbyshire Dales.

3.93 The assessment considers that the whole of the site is developable and that it has a capacity for 18 dwellings, which are anticipated would be brought forward within the next 6-10 years.

SHLAA 269 Land off Middleton Road and Cromford Road, Wirksworth

3.94 This site has an area of approximately 9.04 ha, and comprises of an extensive area of both brownfield and greenfield land to the rear of Ravenstor Industrial Estate and extending across to Middleton Road.

3.95 The Landscape sensitivity assessment of the site has identified it as having high to medium sensitivity with some capacity for development on the former stock yard site and in the area associated with a former tramway immediately fronting Middleton Road. Elsewhere on the site there is concern that development is likely to have an adverse impact on the landscape character, ecology and visual amenity of the area.

- 3.96 As a consequence of its former use associated with the quarrying industry, the site is likely to have some contamination and remediation requirements that will need to be addressed as the site is brought forward.
- 3.97 Derbyshire Wildlife Trust, consider the site to be of high nature conservation value, as the site contains a range of habitat types including UK BAP priority 'open mosaic habitats on previously developed land'.
- 3.98 Within the surrounding area there are a number of heritage assets. The site abuts both the Wirksworth and the Middleton by Wirksworth Conservation Areas. A Scheduled Monument abuts the northern boundary of the site, and there likely to be industrial archaeological remains within the site. The presence of Old Lane running through the site implies an ancient trackway / routeway. As such, the impact on all relevant heritage assets will need to be addressed – including having due regard to the significance and setting of both Conservation Areas, and retaining the route of Old Lane as a historic feature of the site. It is also considered that an archaeological evaluation should be undertaken in order to assess the impact upon any archaeological features.
- 3.99 The Highways Authority has indicated that safe and secure access can be achieved from Cromford Road and possibly Middleton Road. A Transport Assessment would be required, which would need to include mitigation measures to offset any impact on the traffic and transport network.
- 3.100 As Members will be aware, this site has been a long-standing allocation for development within the Derbyshire Dales Local Plan, initially as an employment site, and more latterly as a mixed used development. Furthermore, it is a site that is supported for development within the Wirksworth Neighbourhood Plan. Given the sites location and scale it is considered that any allocation of this site for residential development should seek to include a proportion of employment development within it.
- 3.101 It is considered that whilst there may be some landscape, heritage, and ecological impact the need to deliver housing and employment to meet the OAN figure for Derbyshire Dales outweighs any impact upon these factors.
- 3.102 The assessment considers that 50% of the site is available for development taking account of the constraints identified above and that it has a capacity for 126 dwelling, which are likely to come forward over the ten years of the plan period.

#### **4. DEVELOPMENT PHASING AND INFRASTRUCTURE**

- 4.1 It is inevitable that the scale of development anticipated across the district upto 2033 will place severe pressures upon existing infrastructure. However, it is a requirement of the National Planning Policy Framework that, in preparing Local Plans, Local Planning Authorities should work with other Authorities and providers to assess the quality and capacity of infrastructure for matters such as transport, water supply, wastewater and its treatment, energy, telecommunications, utilities, waste, health, social care, education and flood risk management.
- 4.2 Active discussions have taken place and will continue to take place with service providers in order to ensure that the scale of new development proposed takes account of the need for existing strategic infrastructure to be improved and or provided for. Part of this discussion also relates to the timing of development. In this regard, a

provisional phasing of the above sites has been undertaken and is outlined in Table 3 below.

- 4.3 The detailed policies that will be included within the Local Plan for each of the proposed allocations, will clearly specify the nature and extent of infrastructure improvements that must be undertaken in order for development to be acceptable.

Site Reference	Site Address	Capacity	2017-2022	2022-2027	2027-2032	2032-2033
SHLAA160	Sliinter Mining Ltd, Haulage Depot and adjoining land, Cromford Hill, Cromford	28		28		
SHLAA216	Bridge Garage, Darley Bridge	13		13		
SHLAA170	Land off Old Hackney Lane, Darley Dale	10		10		
SHLAA172	Land off Old Hackney Lane, Darley Dale	27		27		
SHLAA180	Land off Normanhurst Park, Darley Dale	20		20		
SHLAA241	Land to rear of RBS, Darley Dale	143	143			
SHLAA281	Land at Stancliffe Quarry, Darley Dale	100	100			
SHLAA295	Land at Old Hackney Lane, Matlock,	21		21		
SHLAA303	Land at Park Lane, Darley Dale	13	13			
SHLAA224	Land off Gritstone Road / Pinewood Road, Matlock (West)	436	150	150	136	
SHLAA225	Land off Gritstone Road, Matlock (east)	64		64		
SHLAA435	Halldale Quarry, Matlock Spa Road, Matlock	220	150	70		
SHLAA311	Land at Matlock Transport Site, Northwood Lane, Northwood	14		14		
SHLAA324	Land at 16 Thorncliffe Avenue, Nothwood	11		11		
SHLAA380	Land west of Cawdor Quarry, Matlock	50				50
SHLAA384	Former Perminite Site, Matlock	50			50	
SHLAA268	Land at Thatchers Croft, Tansley	18		18		
SHLAA182	Land at Coneygreave House, Wirksworth	31	31			
SHLAA217	Haarlem Mill, Wirksworth	30	30			
SHLAA269	Land off Middleton Road and Cromford Road, Wirksworth	126	63	63		
	<b>Total</b>	<b>1425</b>	<b>680</b>	<b>509</b>	<b>186</b>	<b>50</b>

Table 3 - Phasing of Development

## 5. DISTRIBUTION OF DEVELOPMENT

- 5.1 At the meeting of this Committee held on 12<sup>th</sup> January 2016, Members were informed of the total housing supply for the Derbyshire Dales in the period 2013-2033. This indicated total commitments (sites under construction / not started) of 1723 dwellings, existing sites where there is a resolution to grant planning permission of 585 dwellings and SHLAA sites of >10 dwellings with the potential for allocation of 2656 dwellings.
- 5.2 For the Central part of the Derbyshire Dales Local Plan area, the distribution of current commitments / proposed allocations upto 2033 is outlined in Table 4 below:-

Settlement	Existing Commitments	Potential Allocations 2013-2033	Resolution to Grant	Overall Increase
Bonsall	6	0	0	6
Brassington	5	0	0	5
Cromford	3	28	0	31
Darley Bridge	2	13	0	15
Darley Dale	107	334	0	441
Matlock	841	820	20	1681
Matlock Bath	2	0	0	2
Middleton by Wirksworth	52	0	0	52
Northwood	0	25	0	25
Rowsley	2	0	0	2
Tansley	36	18	0	54
Wirksworth	47	187	0	234
<b>Total</b>	<b>1103</b>	<b>1425</b>	<b>20</b>	<b>2548</b>

Table 4 – Distribution of Current Commitments / Proposed Allocations (Central Area Only) 2013-2033

## 6. FURTHER POTENTIAL SITES

- 6.1 As Members will be aware from the papers presented to this Committee on 12<sup>th</sup> January 2016, indications at the current time are that the District Council is unable to meet its full Objectively Assessed Need for Housing upto 2033. There is, therefore, an imperative to continue to explore all possible opportunities as they arise.
- 6.2 In this regard, there are a small number of new sites that were submitted to the District Council after the conclusion of the Strategic Issues consultation and, accordingly, it has not been possible to complete a full detailed assessment of these sites in order that they may be taken into account in setting the provisional housing target for the Derbyshire Dales Local Plan. An assessment of these sites using the 2 stage process set out above is currently being undertaken and, in the event that further sites are identified, these will be presented to a future meeting of this Committee.
- 6.3 In addition to the sites proposed for provisional allocation within this report, there will inevitably be applications for planning permission on other, currently unidentified and unanticipated sites that continue to be submitted to the District Council. As such, these applications will need to be considered on their individual merits in order to strive towards meeting our full OAN.

## 7. RISK ASSESSMENT

### 7.1 Legal

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Not having an up to date Local Plan in place which provides adequate land for housing places the District Council at risk to residential development being brought forward on appeal rather than on a plan-led basis.

Deliberations by the Local Plan Advisory Committee are ‘without prejudice’ to the formal determination of any pending or future application for planning permission by the Local Planning Authority or to an appeal pending decision by the Planning Inspectorate.

## 7.2 Financial

The cost of preparing the Derbyshire Dales Local Plan, including any consultation is contained within the District Council’s budget. The financial risk is, therefore, assessed as low.

## 7.3 Corporate Risk

The Derbyshire Dales Local Plan will be a pivotal tool in the delivery of the Council’s Corporate Plan and the Derbyshire Dales and High Peak Sustainable Communities Strategy. In order to fulfil this role it is necessary to ensure that robust evidence-based and “sound” documents are prepared. Failure to do so will undermine the ability of the District Council to achieve its key aims and objectives. In light of the Inspector’s Report the Corporate Risk associated with the preparation of the Local Plan has been reviewed and identified as Medium Risk.

## 8. OTHER CONSIDERATIONS

In preparing this report, the relevance of the following factors has also been considered: prevention of crime and disorder, equalities, environmental, climate change, health, human rights, personnel and property.

## 9. CONTACT INFORMATION

Paul Wilson, Corporate Director  
Tel: 01629 761325  
E-mail: [paul.wilson@derbyshiredales.gov.uk](mailto:paul.wilson@derbyshiredales.gov.uk)

Mike Hase, Policy Manager  
Tel: 01629 761251  
E-mail: [mike.hase@derbyshiredales.gov.uk](mailto:mike.hase@derbyshiredales.gov.uk)

## 10. BACKGROUND PAPERS

<b>Description</b>	<b>Date</b>	<b>File</b>
Individual Responses to Key Issues Consultation	November/December 2015	G/5/P1
Reports to Local Plan Advisory Committee	July & September 2015	G/5/P1
Report to Council	October 2015	G/5/P1
National Planning Policy Framework	March 2012	G/5/P1

## ATTACHMENTS

Appendix 1 :	Stage A Site Assessment Schedule
Appendix 2:	Stage B Assessment Schedule
Appendix 3:	Maps of Stage A and Stage B Sites
Appendix 4:	Maps of Provisional Housing Allocation Sites