

## DERBYSHIRE DALES LOCAL PLAN EXAMINATION

### SESSION 10, MATTER 10 & 11 STRATEGIC ALLOCATIONS AND SETTLEMENT BOUNDARIES - MATLOCK

#### Hearing statement on behalf of Mr. J. Green (1089) and Mrs. C. Clarke (617)

1. I am Roger Yarwood. I have set out my background and qualifications in a separate appendix to an earlier hearing statement.
2. I represent several clients with land suitable for housing development in Matlock and the neighbouring area.
3. I submit that:
  - The expectation that Local Plan will deliver over 2000 dwellings on the 7 strategic sites in Matlock, Wirksworth and Darley Dale is unrealistic.
  - The strategic sites allocated in Matlock are ill-considered in regard to sustainability.
  - Additional/alternative sites need to be allocated for housing. Several smaller sites, including sites which I and others have put forward for allocation, would give more certainty of delivery and provide better choice.
  - A substantial amount of development to satisfy the need for housing in the Matlock area should be allocated in Darley Dale
4. The expectation that Local Plan will deliver over 2000 dwellings on the 7 strategic sites in Matlock, Wirksworth and Darley Dale is unrealistic. Constraints render it unlikely that these "strategic" sites will be deliverable within a reasonable timescale and the reliance on those sites to deliver the housing need in Matlock, Wirksworth and Darley Dale is not a realistic approach.
5. Reliance on Cawdor Quarry to deliver a substantial element of this provision demonstrates that the Council is unduly optimistic in its expectations of meeting its OAN target (even at the reduced level as proposed in Main Modification MM23). The Council has indicated that it believes that Cawdor will be developed and has identified it as a strategic site for 470 dwellings. However, Cawdor Quarry failed to deliver the housing allocated in the previous Local Plan. Despite being granted permission for housing development over 16 years ago it remains undeveloped. The developers have effectively conceded that the development of the site is not viable. There can be no

realistic expectation that this site will deliver any housing. Despite this history, the Council is now to be reliant on the development of even more quarry sites.

6. Outline planning permission has been granted at Halldale Quarry but, as experience at Cawdor demonstrates, this is not a good indicator of delivery. There is no evidence of the quarry allocations being viable and reasonably deliverable within the lifetime of the Plan. The experience of Cawdor only serves to demonstrate that quarry sites are very difficult to bring forward.
7. All three strategic allocations in Matlock are poorly located in regard to accessibility to community facilities in Matlock. They are all relatively remote and unlikely to secure good public transport links to the town centre or to larger regional centres. Sites within 500m to the major road arteries leading into the town would give access to public transport links to regional as well as local centres and thus promote the use of more sustainable means of transport.
8. Sites in Matlock owned by my clients, Mr Green at Butts Drive (SHLAA 205) and Mrs Clarke at Lumsdale (SHLAA 21), together with additional sites put forward by my other clients in Wirsworth and Darley Dale, and some sites put forward by other agents, would bring flexibility in housing provision, provide choice and give greater certainty over delivery.
9. As Appendix 2 of the Council's Local Plan Advisory Committee's agenda for 20/01/16 explains, constraints to access have previously been cited as a constraint to development of the site at Butts Drive, but for a modest housing development of the size proposed, the site owner is confident that this constraint can be readily overcome. Despite what is said in the assessment, pedestrian connectivity via Hurst Rise is safe and convenient.
10. The only other reasons why the site receives a "red" classification are under the headings "landscape" and "trees and hedgerows". We dispute the landscape assessment as development of this site will have less impact than many of the allocated sites. Trees and hedgerows on the site can, in the main, be retained.
11. With regard to the assessment of the site at Lumsdale, whilst this receives a red classification on several counts, all these constraints apply to a greater degree to the site allocated at Gritstone Road. For this modest site surrounded by built development, the classification is unnecessarily negative.

