

## DERBYSHIRE DALES LOCAL PLAN EXAMINATION

### SESSION 14, MATTER 10 & 11 ALLOCATIONS AND SETTLEMENT BOUNDARIES - RURAL PARISHES

#### Hearing statement on behalf of R. H. Lowe and Sons (1078) and Mr. G Lowe (1075)

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 clients with land suitable for housing development in Northwood.
3. I submit that:
  - That constraints render it unlikely that the "strategic" sites in Matlock and Darley Dale and Wirksworth 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.
  - As a consequence, other sites should be allocated to help meet any resulting shortfall.
  - Several smaller sites, including sites which I and others have put forward for allocation, would give more certainty of delivery and provide better choice.
  - Settlement boundaries are in general too tightly drawn to the extent that good development opportunities will be stifled.
4. The expectation that Local Plan will deliver over 2000 dwellings on the 7 strategic sites in Matlock, Wirksworth and Darley Dale is unrealistic. The reliance on former quarry sites 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).
5. Despite being granted permission for housing development over 16 years ago Cawdor Quarry remains undeveloped and this experience demonstrates the difficulty in developing former quarries. Yet, despite this history, the Council is now to be reliant on the development of even more quarry sites.
6. The sites put forward for development at Northwood on behalf of my clients, (SHLAA 223 and SHLAA 311) have good access to employment sites, community facilities and public transport. Yet less sustainable sites have been allocated in relatively remote locations with a far more dramatic and adverse impact on the landscape.

7. The site off Northwood Lane (SHLAA 311) falls within the defined Settlement Boundary but in my submission the allocation of this site would provide greater certainty and contribute to the housing target. Its exclusion appears to be based solely on my client's reluctance to offer a timescale for delivery. The lack of suitable relocation sites is a factor in this reluctance but the site is not well located to meet the current needs of my client and is equally poorly located in regard to its relationship to housing development. Relocation is a desirable and realistic prospect within a five-year timescale (particularly if more land is allocated for employment uses) and the site should therefore benefit from allocation for housing.
8. The site at Dungereave Avenue (SHLAA 223), with convenient access to frequent public transport services to Manchester, Derby and local centres, is in a more sustainable location than many of the allocated sites.
9. Potential access difficulties have been cited as a constraint to development of the Dungereave Avenue site but we submit that safe vehicular access to the site can be achieved. Dungereave Avenue is currently an unmade private road without formal pedestrian paths but development of the site would facilitate the necessary investment to rectify these deficiencies. The stated constraint attributable to the "historic environment" is overstated. There is no tangible evidence to support this alleged constraint.
10. Together with other sites put forward by my other clients and some sites put forward by other agents, allocation of my clients' sites at Northwood would bring flexibility in housing provision, provide choice and give greater certainty over delivery.
11. I submit that further flexibility and choice would be secured by a less tightly drawn settlement boundary. The Council, regrettably appears to have approached the drafting of settlement boundaries from the standpoint of excluding as much land as possible.