

DDDC Local Plan EIP

Session 12. Matters 10 and 11 issue 5

by John Youatt representor 5588

Ashbourne infrastructure

final 3 as pdf

The Inspector has my earlier statements regarding

- the two means by which the pressure to meet the OAN might be relieved and
- the case for the replacement by the Woodyard at Homesford of the disputed site at Watery Lane, Ashbourne for travellers.

My purpose, for and at this session, is to discuss the following train of thought :-

1. It is a disgrace - if I understand it correctly - that DCC's proposal for an A515 by pass was taken out of previous Local Plans by DDDC and only recently reinstated, but in a weak form, in the current Plan.
2. There is a drawing signed off by DCC Highways showing a clear route from the existing A515 roundabout near Watery Lane to the A515 north of town through the Watery Lane site. Different lines have been drawn by consultants. Either way, all routes must be protected. The approval of homes for travellers will introduce serious legal and human rights issues and damage this strategic location. The approval of any other uses is bound to harm any campaign to get the road built.
3. It is clear from the recent DCC Services Cabinet meeting that DCC's Cabinet Member for Highways sees no difficulty with the granting of a lease for a travellers' site on the route of the bypass. That is odd, given that the site is on land needed for the bypass or in its immediate environs now. More space will probably be needed for other infrastructure within the life of current plans for the existing 900 homes already approved and a lot more homes and workspace.
4. I'm advised that the MP and the shadow cabinet member for highways have argued repeatedly, that the impact of A515 HGVs on the historic centre of Ashbourne has been extreme for decades, is extreme now and will be made worse by the general increase of HGV weights and numbers and the further increases that will arise from recent approvals and current allocations. I'm told the local plan group has figures and pictures.
5. I'm advised that if DCC is led by a Conservative administration after 4th May, the offer of a lease for travellers will be withdrawn. In which case both issues, travellers and A515, will be open to radical review during the EIP.

Whether or not that happens, it seems to me that the Plan must enable and encourage an integrated and enthusiastic bid for the A515 by pass.

How?

I represented the PDNPA, on the DDDC's £22m Bakewell-wide project board consisting of many individual parts, and many sources of funding. It succeeded against some sectoral opposition through judicial review, and a testing visit to London. *Appendix A*

All barriers, practical, political and psychological, to a bid for the A515 and several related issues must be removed. That will include

- the continued reservation of the land at Watery Lane for A515 and other infrastructure
- the allocation of any further land to the 900 and 8 acres for housing or industry to be rigorously conditional on prior installation of infrastructure
- an invitation to all interests to set up an Ashbourne Partnership or similar and add in other ambitions for the town and hinterland.
- a community led approach throughout

I request the Inspector to support the creation of a CIC or CLT or project partnership board for Ashbourne. *Appendix B*

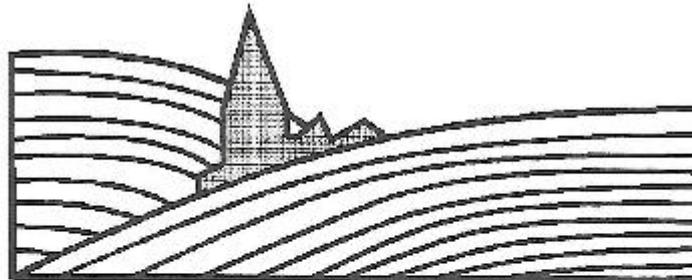
John

John Youatt: community and renewables planner green activist 01629636241

I also add at *Appendix C* the clarification in April 2017 of Government guidance concerning brown field land, relevant to the offer of the clean brownfield site, the Woodyard Homesford – see earlier statement.

Appendix A

A flyer about the 1998 Bakewell project.



THE BAKEWELL PROJECT PARTNERSHIP

WHAT IS THE BAKEWELL PROJECT?

The Bakewell Project is about securing the future of Bakewell and its surrounding population of 22,000, by tackling the most important economic, social, business support and training needs of the community. It arises from in-depth research and consultation. It is a sustainable plan of action with many interlocking proposals, which include:

- relocating the old livestock market to a new site on the other side of the river
- redeveloping the old market area to include a supermarket, other local needs shops, housing, offices, a riverside walk, new toilets, car parking and an improved stall market
- creating a new Agricultural/Rural Business Centre on a new site to include a Business Link office, meeting/training/seminar rooms, exhibition space, central concourse, cafe, market related retail units, Bakewell Show facilities as well as parking, landscaping, a new access and a footpath link to the town centre
- a social housing scheme in the New Street area, including home-study and disabled persons' accommodation
- relocation of the public library
- materials for the new self-build Medway Community Centre to replace that which was lost in 1992
- providing computers for new IT facilities at Lady Manners School
- a variety of training schemes and business support initiatives, to include:-

Greenacres - Training in Farm Management, - Provide long term personal development opportunities for young people, NVQ Assessors Project, Support for Childcare Clubs/Crèche, Teletworking Courses, Teacher Placement Services, Creation of an Options Advice and Guidance Shop, Support for Young Enterprise Programmes in schools, Working with industry to promote the importance and enjoyment of science and technology careers to young people.

WHAT WILL THE BENEFITS BE?

An independent study suggests that, by the year 2001 an additional £35 million income will be generated for the local economy by The Bakewell Project. At the same time over 200 jobs will be protected, with up to 650 new ones being created.

WHO ARE THE PARTNERSHIP?

Derbyshire Dales District Council
The Modway Centre Community Association
Nordeer Limited
North Derbyshire Training and Enterprise Council
Community Interest Group, including Bakewell Town Council
Peak District National Park Authority (advisory)

WHERE DOES THE FUNDING COME FROM?

The estimated overall cost of The Bakewell Project is in excess of £14 million. The funding will come from the following main sources:

Derbyshire Dales District Council, the Private Sector, North Derbyshire Training and Enterprise Council, Business Link North Derbyshire, the Voluntary Sector, Local Schools, Housing Corporation, Northorn Counties Housing Association.

The Bakewell Project Partnership is also grateful for the significant contributions made by the following initiatives:



HOW CAN I FIND OUT MORE?

To find out more about The Bakewell Project, please contact:

**Dave Roberts, Rural Challenge Officer or Lindsay Allen, SRB Officer, Council Offices,
Bath Street, Bakewell DE45 1BY**

Telephone: (01629) 813304 Fax: (01629) 814752

or call in at the Bath Street office to see the plans between 9am and 5pm on Mondays or between 2pm and 5pm Tuesday to Friday.

Appendix B

Statement on CLTs and Garden Villages from Regional CLT



Derbyshire Dales Draft Local Plan

Community Led Housing

This statement is made by Lincolnshire Community Land Trust (LCLT) as the only organisation in the East Midlands providing advice and support to communities wishing to establish a local Community Land Trust (CLT). The statutory definition of a CLT is set out in Section 79 of the Housing & Regeneration Act 2008 and is reproduced in Annex 1, but essentially a CLT is a locally-owned not-for-profit organisation with open and democratic membership that stewards affordable housing, land and other assets for the benefit of the community.

LCLT has, to date, supported the creation of two CLTs in Derbyshire Dales District, namely Youlgreave CLT Ltd and Bradwell CLT Ltd. Youlgreave CLT owns the freehold of eight affordable homes in the village which are leased long-term to a Housing Association; Bradwell CLT is awaiting the transfer of twelve affordable homes into its' ownership as prescribed by a S106 agreement. Both villages are within the National Park.

LCLT is currently supporting the community in Wirksworth to create a CLT for the town, with an initial focus on community-led development of affordable low-carbon homes. A steering group is driving this forward following a successful and well-attended Public Meeting. This will be the third CLT in the District and complements other existing forms of community-led or community-owned affordable housing in the District such as Almshouse Trusts. Wirksworth is outside the National Park.

In December 2016, the Government announced significant financial support for all forms of community-led housing (CLTs, Co-Ops, Co-Housing etc.), initially through direct allocations of funding to Local Authorities exhibiting high levels of second home ownership. Derbyshire Dales DC is a recipient of this first round of funding. The funding can be used either for capital subsidy of schemes or for revenue enabling support or a mixture of the two. We anticipate that DDDC will utilise its' allocation for the purpose for which it is intended – namely supporting and bringing forward community-led housing development. The Government has indicated that the funding programme will run for at least a further four years. LCLT suggests that CLTs (or other forms of community-led housing development) have a valuable part to play in delivering housing not only in rural locations but also in the larger towns across the District. Local ownership ensures that the benefits accrued are stewarded for the benefit of the community in perpetuity.

The Government has recently given financial backing to 14 new Garden Villages, including Infinity Garden Village in South Derbyshire. Such was the level of interest in the financial and practical support on offer, the Government has indicated that it "...may run a further call for expressions of interest in 2017 for other places with proposals for new garden villages"¹. LCLT would support a Garden Village proposal for Derbyshire Dales where it can be clearly demonstrated that there is local, grass roots, community support for the concept and where the original Ebenezer Howard Garden City principle of mutual ownership of civic assets is embedded in the proposal.

*Lincolnshire Community Land Trust
April 2017*

¹ <https://www.gov.uk/government/news/first-ever-garden-villages-named-with-government-support>

Appendix C

Government policy on brownfield land 21st April 2017

I interpret this as further commitment by DCLG to the use of brownfield land, especially for homes.

In my earlier statements, I've confirmed that my client's land at the Woodyard Homesford is clean brownfield land with established uncontrolled uses and other permissions. It has the benefit of a pre-application advice in favour of camping pods. It is a sustainable site in the sense that it is very well accessed to road and bus services and trails. It is available for sale today provided there is a reasonable planning basis for valuation.

I've asked the Inspector to note the potential uses and indicate to the Council which he considers approvable.

Mr Yarwood has confirmed that the Appeal decision to dismiss the appeal against 9 travellers pitches is unsound.

My clients urge the Inspector to resolve the vicious circle and agree one or more of the proposed uses. In my view this site is approvable in the context of the 21st April statement

<https://www.gov.uk/government/publications/brownfield-registers-and-permission-in-principle/brownfield-registers-and-permission-in-principle-frequently-asked-questions>

John Youatt