

Agenda
Session 11 – 09.30 Wednesday 17 May
Matters 10 and 11
Strategic Allocations and Settlement Boundaries
Wirksworth

The purpose of this session is to examine the strategic allocations and settlement boundaries for Wirksworth.

Policy S8 sets out a development strategy for Matlock/Wirksworth/Darley Dale. There are two strategic site allocations in Wirksworth at Middleton Road/Cromford Road (DS6) and Middle Peak Quarry (DS7). The former is for mixed use development of residential and employment whereas the latter is for residential development and community facilities.

Some modifications are proposed by the Council to Policies DS6 and DS7.

Statements of Common Ground (SOCG) have been prepared for the two strategic sites.

Main Modifications MM54, MM108-118 are relevant to this matter.

A summary of the **Council's** statement in response to the questions is included within the agenda.

Issues

1. Land at Middleton Road/Cromford Road

Is further ecological assessment required before the site is allocated?

Is the site deliverable in the timescales envisaged by the SHELAA having regard to constraints such as contamination, infrastructure and viability?

Are the criteria within Policy DS6, including the requirement for phasing of employment and residential development, justified?

The **Council** refer to modifications made to Policy DS6 in response to comments from the Derbyshire Wildlife Trust such that further ecological assessment is not required at this stage.

In terms of deliverability reference is made to the SOCG and viability studies which suggest that there are no technical constraints which would prevent the development coming forward.

The Council suggest that the criteria within Policy DS6 are justified as they require the submission of information that would normally accompany an application. A phasing stipulation is necessary in view of evidence of the need for new employment floorspace.

Are the ecological and heritage concerns referred to in the SOCG likely to be a significant constraint to development of the

site?

Is 2018/19 a realistic start date as set out in the SHLAA?

2. Land at Middle Peak Quarry

Is the site deliverable in the timescales envisaged by the SHELAA having regard to constraints, infrastructure and viability?

In particular what are the implications for deliverability of ecological constraints, contamination, quarry faces, stability and the mineral resource?

Are the criteria within Policy DS7, including the requirement for phasing of employment and residential development, justified?

In terms of deliverability reference is made by the **Council** to the SOCG and viability studies which suggest that there are no technical constraints which would prevent the development coming forward. The Council suggest that the criteria within Policy DS7 are justified as they require the submission of information that would normally accompany an application. A phasing stipulation is necessary in view of evidence of the need for new employment floorspace.

Are the extent of the allocation (62ha), the housing numbers (645 dwellings) and the mix of uses justified?

Would the preliminary proposals for extraction and use of materials (Appendix 4 of the SOCG) be likely to satisfy the requirements of Policy MC17 in relation to the mineral resource?

What are the implications of the location of the nature reserve for access to and development of the site?

How can connectivity between the site and town centre be improved?

3. Settlement Boundaries

Is the settlement boundary for Wirksworth justified?

The Council state that the boundary is intended to reflect the extent of the settlement's existing and proposed built-up area using criteria set out in paragraph 4.23 of the LP.

Are there any locations where the settlement boundary could be amended without causing significant harm whilst increasing development opportunities?

4. Infrastructure

Will the infrastructure to support the scale of development proposed be provided in the right place and at the right time, including that relating to the highway network, health and education?

Do the strategic allocations (e.g. DS6 or DS7) need to make explicit provision for a new primary school?

Would allocation DS6 be a preferable location for a new primary school taking into account its proximity to the town centre?

The Council indicates that transport and education infrastructure will form the majority of essential projects to support the proposed growth. CD35 suggests some relatively minor works to the existing highway network in response to the proposed growth. DCC are seeking a new site for a primary school and Middle Peak Quarry would appear to be capable of accommodating such a facility. The need for additional health facilities is likely to be met by CIL.

Will the North Derbyshire CCG be in a position to formalise its Wirksworth Medical Centre requirements through its Estates Strategy such that S106 or CIL can support additional provision?

Is there a need for more town centre car parking as a result of the growth in the town? If so should this be facilitated by the LP?

Main Evidence Base

CD25 – SHELAA

CD19 – CD22 – Viability Assessments

CD35 – Transport Evidence Base Report

EX/08 - Council response to Inspector's Preliminary questions of 15 February

EX/13 – Schedule of proposed main modifications

Participants

DDDC

Roger Yarwood for various clients

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Derbyshire County Council (2745) (Cllr Irene Ratcliffe)

Dr William Bevan (6240)

Wirksworth Civic Society

Statements

DDDC

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