

**Agenda**  
**Session 14 – 13.30 Thursday 18 May**  
**Matters 10 and 11**  
**Allocations and Settlement Boundaries**  
**Rural Parishes**

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

Policy S10 sets out a development strategy for the Rural Parishes. There are housing allocations in Brailsford (3), Doveridge (3), Hulland Ward (3), Middleton (1) and Tansley (3). All 3<sup>rd</sup> tier villages have settlement boundaries. Statements of Common Ground have been prepared for the housing allocations in Brailsford, Doveridge, Hulland Ward and Tansley.

Main Modification MM54 is relevant to this matter.

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

**Issues**

**1. The Development Strategy**

***Are the allocations in the villages (3<sup>rd</sup> Tier) consistent with the settlement hierarchy (Policy S3) and development strategy (Policy S10)?***

***Is the extent of growth proposed in the villages of Brailsford, Doveridge, Hulland Ward and Tansley sustainable having particular regard to the availability of services and employment?***

The **Council** confirms that 12 settlements have been identified as Tier 3 settlements on the basis that they are the most sustainable villages. But all are not capable of accommodating growth because of environmental constraints and development opportunities. It is estimated that 14% of the District's housing provision outside the National Park will be in Tier 3 villages (commitments and allocations). The Council considers that the level of housing provision is consistent with the strategy.

***Are the allocations likely to increase commuting by private car?  
Will the allocations and other policies of the plan deliver sufficient affordable housing in the rural areas?***

**2. Housing Allocations**

***Are the sites deliverable in the timescales envisaged by the SHELAA having regard to constraints, infrastructure and viability?***

The **Council** refers to evidence in the SHELAA and viability studies

to support delivery. The viability modelling includes an allowance for S106 costs, abnormal development costs and 20% developer profit. Deliverability is supported by the SOCGs.

The SOCG indicates that the site to the north of the A52 in Brailsford has a planning application pending (32 units). The SOCGs for land off Luke Lane, Brailsford (2 sites) indicates that planning permissions have been granted for 35 and 47 dwellings respectively.

For Doveridge the SOCGs for sites at Cavendish Cottage and Derby Road indicate planning permissions for 46 and 85 dwellings respectively.

In Hlland Ward planning permission for up to 48 dwellings was granted on appeal for the Wheeldon Way site in February 2016 (SOCG). Sites east of Ardennes and off the A517 have resolutions to grant planning permission for 18 and 33 dwellings respectively (SOCGs).

Sites in Tansley at Thatcher's Croft and Tansley House Gardens have planning permissions for 19 and 49 dwellings respectively.

### 3. Settlement Boundaries

***Are the settlement boundaries of the 3<sup>rd</sup> tier villages justified?***

The **Council** state that the boundaries are 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 boundaries could be amended without causing significant harm whilst increasing development opportunities? Examples referred to in representations include sites at Brailsford, Northwood, Cromford and Tansley.***

***What are the reasons for exclusion of a small area of garden land in the centre of Northwood from the settlement boundary?***

### 4. Infrastructure

***Will the infrastructure to support the scale of development proposed be provided in the right place and at the right time?***

The **Council** indicates that transport and education infrastructure will form the majority of essential projects to support the proposed growth.

Reference is made to the new primary school in Brailsford. Capacity exists at Doveridge Primary School to meet existing commitments but additional development will need to fund further school places.

Allocations in Hlland Ward and Tansley will require contributions to additional places in the relevant primary schools.

There is spare capacity in secondary schools in Ashbourne and

Matlock although the former may require additional capacity supported by S106 contributions.

***Are there any implications from the allocation in Middleton by Wirksworth (HC2(v)) for primary school provision?***

***What additional health service provision is likely to be needed to serve the rural area within the Plan period?***

***Will the North and South Derbyshire CCGs be in a position to formalise their health requirements for the rural area through its Estates Strategies such that S106 or CIL can support additional provision?***

***What health services are available to support additional housing in Doveridge?***

### **Main Evidence Base**

CD19 – CD22 – Viability Assessments

CD25 – SHELAA

CD35 – Transport Evidence Base Report

EX/06 - Council response to Inspector's Preliminary questions of 14 February

EX/13 – Schedule of Proposed Main Modifications

### **Participants**

DDDC

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Roger Yarwood for various clients (2164)

Tansley Parish Council (3358)

Gladman Developments Ltd (3752)

Coverland UK Ltd (5591)

Acres Land and Planning for Goodall Family (5924)

PDG for Wheeldon Brothers (6298)

### **Statements**

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