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19 February 2016

To: All Councillors

As a Member of the **Local Plan Advisory Committee**, please treat this as your summons to attend the meeting on **Monday 29 February 2016 at 6.00 pm in the Council Chamber, Town Hall, Matlock.**

**IMPORTANT: Site Visits to leave from the TOWN HALL at 1:30pm PROMPT.**

Yours sincerely

A handwritten signature in black ink, appearing to be 'Sandra Lamb', written in a cursive style.

Sandra Lamb  
Head of Democratic Services

## **AGENDA**

### **1. APOLOGIES**

Please advise the Committee Team on 01629 761133 or e-mail [committee@derbyshiredales.gov.uk](mailto:committee@derbyshiredales.gov.uk) of any apologies for absence.

### **2. PUBLIC PARTICIPATION**

To enable members of the public to ask questions, express views or present petitions, **IF NOTICE HAS BEEN GIVEN**, (by telephone, in writing or by electronic mail) **BY NO LATER THAN 12 NOON OF THE WORKING DAY PRECEDING THE MEETING. NB: REPRESENTATIONS MUST RELATE SPECIFICALLY TO ITEMS BEING CONSIDERED BY THE COMMITTEE AT THIS MEETING.**

### **3. INTERESTS**

Members are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the District Council's Code of Conduct. Those interests are matters that relate to money or that which can be valued in money, affecting the Member her/his partner, extended family and close friends.

Interests that become apparent at a later stage in the proceedings may be declared at that time.

4. **DERBYSHIRE DALES LOCAL PLAN – ALLOCATION OF SITES FOR RESIDENTIAL AND EMPLOYMENT LAND DEVELOPMENT 2013-2033**

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To report additional sites that have been submitted to the District Council for potential allocation for residential development in the Derbyshire Dales Local Plan over the period 2013-2033 and to consider draft planning policies in respect of provision for gypsies and travellers, employment land allocations and strategic development sites.

**Members of the Committee:** Councillors Martin Burfoot, Albert Catt, Phil Chell, Tony Morley, Tony Millward, BEM, Garry Purdy, Mike Ratcliffe, Lewis Rose, OBE, Andrew Shirley, Andrew Statham, Peter Slack, Jacquie Stevens

**Substitutes:** Councillors Jason Atkin, Richard Bright, Deborah Botham, Sue Burfoot, Ann Elliott, Richard FitzHerbert, Chris Furness, Alyson Hill, Susan Hobson, Neil Horton, Angus Jenkins, Joyce Pawley

LOCAL PLAN ADVISORY COMMITTEE  
29<sup>th</sup> FEBRUARY 2016

Report of the Corporate Director

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## **DERBYSHIRE DALES LOCAL PLAN - ALLOCATION OF SITES FOR RESIDENTIAL AND EMPLOYMENT LAND DEVELOPMENT 2013-2033**

### **SUMMARY**

This report informs Members of a number of additional sites that have been submitted to the District Council for consideration and inclusion as potential sites for allocation for residential development within the Derbyshire Dales Local Plan over the period 2013-2033. The report also outlines draft planning policies in respect of provision for Gypsies and Travellers, employment land allocations and strategic development sites.

### **RECOMMENDATION**

1. That the Committee provisionally allocate sites SHLAA479, SHLAA471, SHLAA473 and SHLAA467 for residential development in the revised Derbyshire Dales Local Plan.
2. That the Committee approve Draft Local Plan Policy S6 – Strategic Housing Development for inclusion in the Draft Derbyshire Dales Local Plan.
3. That the Committee approve Draft Local Plan Policy HC2 – Housing Land Allocations for inclusion in the Draft Derbyshire Dales Local Plan.
4. That the Committee approve Draft Local Plan Policy HC6 – Gypsy and Traveller Provision for inclusion in the Draft Derbyshire Dales Local Plan.
5. That the Committee approve Draft Local Plan Policy EC1a – Employment Land Allocations for inclusion in the Draft Derbyshire Dales Local Plan.
6. That the Committee approve Draft Local Plan Policy EC2a – Retention of Key Employment Sites for inclusion in the Draft Derbyshire Dales Local Plan.
7. That the Committee approve the Strategic Development Site Policies included at Appendix 5 for inclusion in the Draft Derbyshire Dales Local Plan.

### **WARDS AFFECTED**

All Wards outside the Peak District National Park

### **STRATEGIC LINK**

The Derbyshire Dales Local Plan will be a pivotal tool in the delivery of the Council's Corporate Plan and the Derbyshire Dales and High Peak Sustainable Communities Strategy

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## 1. BACKGROUND

- 1.1 During the last 6 weeks, the Local Plan Advisory Committee has met on four separate occasions and has made resolutions in respect of the following matters :
- Key Issues Consultation and Housing Target (12<sup>th</sup> January 2016)
  - Provisional allocation of housing sites in the Southern Area (18<sup>th</sup> January 2016)
  - Provisional allocation of housing sites in the Central Area (20<sup>th</sup> January 2016)
  - Consideration of Draft Local Plan Policies (11<sup>th</sup> February 2016)
- 1.2 The purpose of this meeting is:
- To consider the suitability of a number of additional sites that have been submitted after the deadline of the 'Call for sites' exercise as potential housing allocations within the Derbyshire Dales Local Plan.
  - To revise Draft Local Plan Policy SA6 – Strategic Housing Development to identify the provision of housing land over the period 2013-2033.
  - To revise Draft Local Plan Policy HC2 – Housing Land Allocations having regard to the above and also to reflect recent decisions made on appeal.
  - To revise Draft Local Plan Policy HC6 – Gypsy and Traveller Provision by the formal allocation of land at Mayfield Road, Ashbourne as a Gypsy and Traveller site in accordance with planning permission 15/00181/FUL.
  - To allocate sites sufficient to accommodate 15 hectares of employment land in accordance with Draft Local Plan Policy S7.
  - To consider a new draft policy for the retention of key employment sites.
  - To consider a series of Strategic Development Site policies for housing, employment and mixed use developments in the Local Plan.
- 1.3 At the meeting of this Committee held on 12<sup>th</sup> January 2016, Members resolved that the Objectively Assessed Need for Housing in the Derbyshire Dales for the period 2013-2033 should be set at 6,440 dwellings and that the provisional housing target for new residential development for the Derbyshire Dales Local Plan be set at 5,850 dwellings.
- 1.4 Whilst the NPPF is clear that Local Plans should seek to plan to meet the full OAN, supply constraints are a relevant factor to take into consideration. In cases where the supply is proven to be inadequate to meet the OAN, it does not necessarily follow that a Local Plan will be found unsound if a Local Plan includes a housing target which is below the OAN.
- 1.5 However, the assessment of supply must be robust and every effort should be made to identify a sufficient quantum of suitable sites unless, in the context of the NPPF, the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 1.6 In order to assess the overall quantum of sites that may be considered for inclusion within the Local Plan, a revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken. The purpose of the SHLAA is not to identify sites for

development – that is the role of the Local Plan – but to establish realistic assumptions about the availability, suitability and economic viability of land to meet an identified housing need over the plan period.

- 1.7 The first stage in preparing a revised SHLAA entailed issuing a ‘Call for Sites’ between 23<sup>rd</sup> October and 4<sup>th</sup> December 2014. The ‘Call for Sites’ provided an opportunity for local communities, Town and Parish Councils, landowners, residents and organisations to suggest land in the Derbyshire Dales for future development. The ‘Call for Sites’ invited new sites to be submitted to the District Council for consideration for a range of land uses, including housing, Gypsy and Traveller accommodation, employment land, retail and leisure uses.
- 1.8 In order to ensure that the ‘Call for Sites’ consultation was inclusive, it was widely publicised with advertisements placed in the Matlock Mercury, Ashbourne News Telegraph, Uttoxeter and Peak Advertiser, press releases issued and information made available on the District Council’s website. Relevant contacts from the Local Plan database were also notified by either letter or email. Those landowners, agents and developers who have previously promoted sites were asked to confirm whether their sites were still available. In addition, other potential sources have also been investigated including land in the District Council’s ownership, land in the County Council’s ownership, other surplus public sector land, vacant / derelict land and buildings, etc. It is, therefore, considered that the search for potential housing sites has been comprehensive.
- 1.9 Those nominating sites were required to complete a detailed site suggestion form which was made available on the District Councils website for completion either online or for submission by post or email.
- 1.10 At the meetings of this Committee held on 18<sup>th</sup> and 20<sup>th</sup> January 2016, Members received details of 206 sites across the whole of the Derbyshire Dales Local Plan that had been nominated to the District Council as a result of the ‘Call for Sites’ exercise. Members were also informed that there were a number of additional sites that were submitted to the District Council after the conclusion of the Strategic Issues consultation and, accordingly, it had not been possible to complete a full detailed assessment of these in order that they may be taken into account in setting the provisional housing target for the Derbyshire Dales Local Plan. An assessment of these additional 41 sites using the 2 stage process set out above has now been completed, the findings of which are presented for member consideration in the remainder of this report.

## **2. STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT METHODOLOGY**

- 2.1 The methodology adopted for the preparation of the SHLAA follows that set out in the National Planning Practice Guidance (NPPG), and has been undertaken in a two stage process : Stage A and Stage B

### Stage A : Site Suitability – Strategic Constraints

- 2.2 This stage considered all sites and discounted those sites in locations considered wholly unsuitable for housing development. The assessment criteria used in Stage A are set out in Table 1 below:-

Criteria	Justification
Sites entirely within Flood Zone 3 (Zone 3a or 3b)	As set out in the NPPF (paragraph 100) inappropriate development in areas at risk from flooding should be avoided by directing development away from areas at highest risk.
Site entirely within Special Areas of Conservation, Special Protection Areas, RAMSAR sites or SSSI	National Policy advises against development that would have an adverse impact on nationally or internationally important conservation interests.
Sites in unsuitable areas, unsustainable locations, e.g. open countryside. In order to quantify and identify whether a location is deemed sustainable, the following criteria has been applied:  <i>“The site is related to the settlement of XXX, and the substantially built up area of the settlement”.</i>  In respect of assessing a sites location and whether it may be deemed sustainable an evaluation of the site against the current situation on the ground and status of existing planning permissions has been undertaken.	Development in unsustainable locations unrelated to existing settlements may not contribute towards the creation of sustainable communities.
Site size threshold	National Planning Practice Guidance (NPPG) guidance recommends a threshold of site and locations of >5 dwellings or economic development on 0.25ha>/500m <sup>2</sup> floor space be used for housing and economic land availability assessments. The District Council has decided to filter out sites that fall below 5 dwellings or with a site area less than 0.2ha for residential development.

**Table 1 - Assessment Criteria Stage A**

- 2.3 A list of those ‘late submission’ sites that failed Stage A, along with reasons for the failure at Stage A are set out in Appendix 1. These sites are identified in red on the maps attached at Appendix 3.

#### Stage B : Detailed Assessment of Development Potential and Suitability

- 2.4 All sites that passed Stage A were then tested against an extensive range of criteria to appraise their suitability, availability and achievability. This involved a detailed assessment of each site in respect to factors such as its location in relation to services and facilities, flood risk, landscape sensitivity, impact on the historic environment and the ability of a site to provide a safe and secure access onto the highways network. The assessment at this stage also considered the sites’ achievability (economic viability) and availability. A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of a developer to complete and let or sell the development over a certain period.

- 2.5 The assessment of sites involved extensive consultations with key consultees such as the District Council's Landscape Officer, Design and Conservation Officer and Environmental Health Officers. It has also involved external consultation with Derbyshire County Council's Highways / Archaeology, Environment Agency, and Derbyshire Wildlife Trust. Where constraints have been identified, the assessment has considered what action would need to be taken to remove them (along with when and how this could be undertaken and the likelihood of sites / broad locations being delivered). Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership or environmental improvement.
- 2.6 Following the detailed assessment at this stage, sites were either identified as being Undevelopable/Constrained, i.e. not suitable for development, or Developable/Deliverable, i.e. suitable, available and achievable for residential development.
- 2.7 A list of those sites that were assessed at Stage B is set out in Appendix 2. Those sites that are considered to be Undevelopable / Constrained are identified in blue on the maps attached at Appendix 3. Those sites that "passed" Stage B and are considered developable/deliverable are identified in green on the maps attached at Appendix 3.

### **3. ALLOCATION OF SITES FOR RESIDENTIAL DEVELOPMENT**

- 3.1 The next stage in the process is to determine the capacity of those sites that were considered developable sites following the Stage B assessment.
- 3.2 An assessment informed by the characteristics of each site was undertaken to determine the proportion of the site that was considered developable, and the amount of development that the site could accommodate, using an average density of 28 dwellings per hectare as a benchmark.
- 3.3 Legislation requires that a sustainability appraisal is undertaken during the preparation of a Local Plan. A local planning authority must carry out an appraisal of the proposals it brings forward to assess the economic, environmental, and social effects and how the plan will contribute to the achievement of sustainable development.
- 3.4 Furthermore, the Conservation of Habitats and Species Regulations 2010 requires policies and proposals being brought forward through the Local Plan to be assessed to determine to what extent they have any likely significant effect upon a designated European Site – which includes Special Protection Areas, Special Areas of Conservation, and Ramsar Sites. It also includes those sites which are identified as potential SPA's and SAC's.
- 3.5 In addition to the assessment work set out in Appendices 1 and 2, the Council has appointed 'ClearLead Consulting' to undertake initial Sustainability Appraisal and Habitat Regulation Screening of all of those sites that "passed" Stage B. The findings of this assessment have been taken into consideration. In bringing sites forward for development, any mitigation measures required to offset any adverse impacts will be addressed through the allocation policy specific to individual sites.
- 3.6 Having regard to the above, Table 2 below sets out those additional sites (>10 dwellings) which are recommended for provisional allocation for residential development within the Derbyshire Dales Local Plan for the period 2013-2033.

Site Reference	Site Address	Settlement	Site Area (Ha)	Capacity
SHLAA479	Land at Luke Lane/Mercaston Lane	Brailsford	3.35ha	47
SHLAA471	Land to the North of Porter Lane, East of Main Street	Middleton by Wirksworth	1.16ha	24
SHLAA 473	Land at Middle Peak Quarry	Wirksworth	72ha	220
SHLAA467	Land at Tansley House Gardens	Tansley	1.09ha	15
			<b>Total</b>	<b>306</b>
			<b>No. of Sites</b>	<b>4</b>

**Table 2 – Proposed Additional Housing Land Allocations**

- 3.7 Whilst a detailed evaluation of each of the above sites is outlined at Appendix 2, a summary description of each site is outlined below. A detailed map of each site is attached at Appendix 4

SHLAA 479 - Land at Luke Lane/Mercaston Lane, Brailsford

- 3.8 The site is situated to the northern edge of the settlement of Brailsford, between existing development at The Plain, Luke Lane and Mercaston Lane. The site comprises gently sloping ground and is an agricultural field used for pasture and occasionally arable purposes. The site lies in an elevated, hilltop position beyond existing development.
- 3.9 Field boundary hedgerows are present on all sides with residential development beyond and to the south, and a belt of mature trees along much of the eastern boundary. The trees are a northern extension of Throstle’s Nest Plantation which is located to the south east. The site is in open countryside beyond the current limits of the settlement.
- 3.10 The site is greenfield land and not within an area identified to be at risk of flooding and is unlikely to require remediation. Derbyshire Wildlife Trust state that the potential impact on biodiversity at the site is considered to be low, but some mitigation may be needed to avoid/minimise impacts. The hedgerows and broad leaved trees present to site boundaries are of importance and should be retained.
- 3.11 The site is within an area of high landscape sensitivity, with visual prominence of the site increasing to the north and east as the distance from the settlement increases. The landscape assessment concludes that capacity for development is limited, however there is some capacity in the southern part of the site which is removed from the highest ground and close to existing development. Should development take place a substantial belt of screening vegetation must be established on the northern boundary. The historic environment assessment concludes development will have no or minimal impact on heritage assets.
- 3.12 The site lies to the north of the settlement with good accessibility to the services and facilities available within the village and public transport. Pedestrian links to the site would need to be enhanced and the Highway Authority have stated that crossing facilities and pedestrian infrastructure will be required. A safe and satisfactory access to serve development can be achieved from Luke Lane and possibly from Mercaston Lane. Further assessment of the impact of development on the surrounding network and notably the Luke Lane/A52 junction may be required.

3.13 The assessment considers that the site is suitable, available and achievable. It is considered appropriate to identify 50% of the site developable, based on the landscape assessment conclusions that some capacity for development exists on the site within the southern parts which are removed from the highest most prominent ground and close to existing development. Accordingly the site is deemed developable within years 6-10.

SHLAA471- Land to the North of Porter Lane, East of Main Street, Middleton by Wirksworth

3.14 The site is predominantly flat and low lying and comprises an area of greenfield land close to the southern extent of the existing village of Middleton, lying between new housing development on Porter Lane, an existing industrial/ commercial site to the north and backing on to existing properties on Main Street. The site is long and rectangular and laid as agricultural pasture with occasional field trees, separated from existing development in the north by an extensive and mature tree belt planted along sloping ground.

3.15 The site is not at risk of the need for remediation and does not fall within areas identified to be at risk of flooding. The landscape sensitivity of the site is assessed as medium due to the low visual prominence of the site and its enclosure by strong belts of trees and the B5035. The landscape appraisal concludes that there is capacity for development across the site however potential adverse impacts on landscape character and visual amenity are identified. As part of any development existing field trees should be retained on the western and eastern boundaries and appropriate and sufficient measures should be included to mitigate any adverse visual impact.

3.16 The site lies within the Middleton Conservation Area, accordingly the historic environment assessment identifies that development may result in harmful impacts on the significance of the Conservation Area. Derbyshire Wildlife Trust conclude that on balance the site is of low nature conservation interest/value.

3.17 The Highway Authority confirm that a satisfactory access may possibly be achieved to serve the site via the adjoining site to the south which is currently under construction. It is likely that additional works may be required to increase carriageway widths to accommodate the increased level of traffic. Impacts on the nearby Porter Lane/Main Road junction are additionally noted by the Highway Authority and improvements to the junction may be required.

3.18 The site is within recognised walking thresholds to public transport, with bus stops on Main Road and Porter Lane. The site is within a 10 minute walk of the nearby Primary School and there is a public house, village hall and post office within Middleton. However, travel to nearby Wirksworth may be required to access a wider range of services and facilities.

3.19 The assessment concludes that the site is developable and that it has a capacity for 24 dwellings which are anticipated would be brought forward within the next 6-10 years.

## SHLAA473 - Land at Middle Peak Quarry, Wirksworth

- 3.20 The Middle Peak Quarry site covers an extensive area of some 72ha, comprising a dormant quarry, agricultural land and areas of woodland to the west of Middleton Road and north of Brassington Lane, Wirksworth.
- 3.21 The site comprises areas of brownfield and greenfield land adjoining Wirksworth. The site includes the main area of Middle Peak Quarry and void, the former Dale Quarry to the south and areas of agricultural land to the west. Middle Peak Quarry is currently dormant and represents a large area of previously developed land with opportunities for restoration and redevelopment.
- 3.22 The site comprises substantial areas of land used for former limestone quarrying, parts of the site are therefore likely to be unstable, potentially contaminated and would require further investigation.
- 3.23 The site is subject to a number of environmental designations, notably the south eastern part of the site is designated as Dale Quarry SSSI. Stoney Wood Wildlife Site falls within a small part of the site. A large proportion of the site is a Regionally Important Geological Site. Areas of woodland and tree cover are also protected by Tree Preservation Orders.
- 3.24 Derbyshire Wildlife Trust state that the site supports habitats and species of conservation interest and parts of the site would meet Local Wildlife Site selection guidelines due to their plant diversity, habitats and species. Development of the site is likely to have a significant impact on biodiversity and would need substantial mitigation and compensation to avoid a net loss of biodiversity. The significance and extent of impact depends on the size and location of any development within the site. Overall Derbyshire Wildlife Trust conclude the nature conservation interest / value of the site is high.
- 3.25 A comprehensive landscape and visual impact assessment will be required, however it is considered that parts of the site that fall within the area of the former workings for the quarry may be considered suitable for development. The more sensitive parts of the site include those field margins to the west which currently comprise agricultural land are not considered appropriate for development as development beyond the extent of the existing worked quarry would have adverse impacts on the surrounding landscape character and visual amenity.
- 3.26 Northern parts of the site are within the Middleton Conservation Area, and the south eastern parts of the site lie within the Wirksworth Conservation Area. Within the surrounding area there are a number of heritage assets. The historic environment assessment concludes that development may result in harmful impact to/on the significance /setting of the Conservation Areas, the scheduled monument and to other identified designated and non-designated heritage assets. The Conservation Officer notes potential mitigation measures may be possible and if development of the site were to be contained wholly within the area of land worked out by former quarrying then the impact on surrounding heritage assets may be lessened. Derbyshire County Council Archaeologist further states that the site is of high historic landscape value due to ancient field systems and leads mining remains, and may retain historic 18th Century features. The Archaeologist concludes it may be possible to allocate parts of the site but the western area at least (outside historic quarry) is inappropriate.

- 3.27 Given the nature of the sites former use as a quarry the topography of the site is a considerable constraint that would need to be addressed. Other parts of the site have a more undulating character such as the agricultural land to the western edge and parts within Dale Quarry where the land has been remediated/restored.
- 3.28 The site is bounded by roads on virtually all sides, although it would appear the main (existing access) to the quarry area is off the B5023 - it is assumed this will be the point of access to serve the site. Given the site frontage available to the B5023, with some minor modifications, the Highway Authority consider it is likely that acceptable access arrangements and visibility sightlines could be achieved to serve a certain quantum of development. Due to the nature of the rural highway network on the other surrounding roads it is unlikely acceptable access arrangements to serve residential traffic, vehicular or pedestrian could be achieved. Further information would need to be submitted to see how the site could be successfully developed and on which areas.
- 3.29 The Highway Authority consider it likely that the development of the site will cause an adverse impact on the surrounding highway network, stating, it is likely the site would be accessed by a single point to the B5023. This road has alignment constraints and an appreciable gradient. The junction with the B5036 and the cross-roads junction with Porter Lane to the north of the site would require improvement to offset any potential vehicle impacts associated with further residential development.
- 3.30 Due to the previously developed nature of the site viability will need to be assessed. The landownership of the site is known, it is therefore assumed that the landowner is willing to release the site for development. Various supporting documentation has already been submitted to demonstrate the availability and suitability of the site.
- 3.31 The site represents an extensive parcel of land adjacent to the existing settlement of Wirksworth, within a sustainable location with access to services and facilities within the town.
- 3.32 The assessment concludes that on balance, a proportion of the site may be suitable, available and achievable for development of upto 220 dwellings. The area of land considered suitable includes the previously developed parts of the site associated with the former Middle Peak Quarry workings to the south and south east of the current quarry void, closest to the existing access off Middleton Road.

#### SHLAA467 - Land at Tansley House Gardens, Tansley

- 3.33 This is a greenfield site which comprises one and a half agricultural fields currently down to pasture. The land slopes quite steeply down to the brook from the north. Field boundaries are defined by native species hedgerows and a belt of woodland associated with the brook in the south. Land to the north of SHLAA467 benefits from an extant planning permission for housing development. Industrial development on Old Coach Road is further removed to the west and on the other side of the Tansley Brook valley to the south west.
- 3.34 The fields currently form a green buffer zone between the village, impending development and the brook. This buffer was highlighted within the Inspectors appeal decision and was considered to be of high significance in order to reduce any adverse impact of the impending development upon the landscape, character and setting of the village.

- 3.35 The site is an area of low landscape sensitivity, the area is largely contained within the valley of the brook and is quite inconspicuous within the wider landscape. The Landscape Officer concludes that there is scope for development in the northern part of the site. On the southern boundary development for housing will result in significant adverse impact on local landscape character, settlement pattern and the historic environment. Derbyshire Wildlife Trust have assessed the site as medium nature conservation value. Development of the site would result in loss of meadows which may be difficult to mitigate or compensate. However, the vegetation is not, Local Wildlife Site quality so impacts should be viewed in a local context.
- 3.36 Development of the site may result in harmful impact on the significance of heritage assets. The site is adjacent to the Lumsdale Conservation Area, with potential impacts to its setting and amenity value. The Derbyshire County Archaeologist has assessed the site to have a potential harmful adverse impact and concluded the site is within an area of fossilised medieval strip fields, and therefore of high historic landscape value, however this could be addressed through the planning application process.
- 3.37 Access to the site is currently poor. The site does not front onto an adopted highway. However given that the landowner is in control of the site and the neighbouring site with extant permission, there would be no impediment to securing an access. The Highways Authority have advised that the promoters of the site are to submit further information regarding detailed design of how the site would link to the neighbouring housing development for further consideration. The developers have sought recent pre-application discussions with the District Council regarding development of the site and how it may form links with the neighbouring site.
- 3.38 There are also other issues that would need to be addressed as part of any development of the site including mitigating against potential noise from the nearby industrial estate on Coach Road and the re-routing of electricity polylines that run through the centre of the site.
- 3.39 The assessment concludes that 50% of the site is developable, taking into consideration and reducing any adverse impacts upon the adjacent Lumsdale Conservation Area; the local landscape character including the retention of a substantial green buffer zone; and impacts upon settlement pattern to be minimised. Appropriate screening and planting to the eastern and western boundaries to reduce potential impact upon amenity. Therefore it is assumed that the site is developable with a potential capacity of up to 15 dwellings, which will come forward within 6-10 years or sooner as part of a larger revised scheme to the neighbouring housing site to the north.

#### **4. DERBYSHIRE DALES HOUSING LAND PROVISION 2013-2033**

- 4.1 At the meeting of this Committee held on 18<sup>th</sup> and 20<sup>th</sup> January 2016, Members were advised that in seeking to identify future sources of land for residential development, it was clearly necessary to have regard to sites that were currently the subject of undetermined applications for planning permission or applications that were at appeal and pending a decision from the Secretary of State. The failure to have regard to such sites would otherwise, underestimate the potential future supply. Accordingly, a number of the sites proposed for provisional allocation at the meetings held on 18<sup>th</sup> and 20<sup>th</sup> January fell within these categories.

- 4.2 It is now possible to provide an update in respect of this position since a number of matters have progressed since the January meetings. The affected sites are as follows:

SHLAA 208 Land off Wheeldon Way, Hulland Ward

- 4.3 This site comprises a rectangular shaped parcel of sloping land, measuring approximately 2.1ha, made up of two fields of rough grassland. The site is bordered by native hedgerows, with hedgerow trees both along its two sides that are adjacent to open land and one side bordering property accessed off the main road through Hulland Ward village. The remaining, south-eastern boundary of the site adjoins existing housing located along Ashes Avenue, Eaton Close and two dwellings at the end of Wheeldon Way between which is located a field gate entrance into the site. The two fields are divided by a hedge, which is broken in part allowing access between them. The smaller field is located at the higher, south-western end of the site, the larger north-eastern sections slope becomes less steep before levelling out close to its hedgerow lined boundary, beyond which is a small ditch. To the east of the lower end of the site is a playing field within which is a multi-use games area (MUGA) and a children's play area. A public footpath passes along the side of the playing field adjacent to the sites north-eastern corner.
- 4.4 At the meeting of this committee held on 18<sup>th</sup> January 2016, Members resolved to provisionally allocate this site for development subject to the determination of an outstanding appeal following the refusal of planning permission (14/00698/OUT). On 16<sup>th</sup> February 2016, the Inspector appointed by the Secretary of State issued a decision notice which allowed the appeal and granted outline planning permission for residential development of up to 48 dwellings. Accordingly, it is considered that this site should now be confirmed as an allocation within the Local Plan.

SHLAA303 Land at Park Lane, Darley Dale

- 4.5 This site has an area of 0.74 ha and is located to the northern edge of the settlement of Two Dales to the west of the junction of Park Lane, Hall Moor Road and Wheatley Road. This is a greenfield site comprising grassland in open countryside with prominent hedgerows and hedgerow trees to the site boundaries and a substantial stone wall which provides a prominent feature in the street scene.
- 4.6 At the meeting of this committee held on 20<sup>th</sup> January 2016, Members resolved to provisionally allocate this site for development subject to the determination of an outstanding appeal following the refusal of planning permission (15/00034/OUT). On 9<sup>th</sup> February 2016, the Inspector appointed by the Secretary of State issued a decision notice which dismissed the appeal. Accordingly, it is considered that this site should now be removed from the provisional Local Plan allocations.

SHLAA 324 Land at 16 Thorncliffe Avenue, Northwood

- 4.7 This site has an area of 0.8ha and is situated close to the centre of Northwood on the south western side of Thorncliffe Avenue. It is a greenfield site which comprises extensive lawns and domestic planting associated with the curtilage of 16 Thorncliffe Avenue. The site is characterised by dense garden planting, with trees, shrubs and hedgerows.
- 4.8 At the meeting of the Committee held on 20<sup>th</sup> January, it was recommended that this site be provisionally allocated for 11 dwellings. However, Thorncliffe Avenue is an unadopted highway and further evaluation of this site

indicates that there is an impediment to the provision of a safe and secure access. Accordingly, it is considered that this site should be removed from the schedule of provisional allocations previously considered due to its constrained nature.

- 4.9 Having regard to the above, and subject to the considerations outlined in Section 3 of this report, it is recommended that Draft Local Plan Policies S6 and HC2 be revised as follows:

#### **POLICY S6**

##### **Strategic Housing Development**

The District Council will accommodate at least 6015 dwellings over the period 2013-2033.

In order to accommodate this requirement, sufficient land will be identified to accommodate at least 2877 dwellings on new sites allocated in Policy HC2.

#### **POLICY HC2**

##### **Housing Land Allocations**

The following sites will be allocated for housing or mixed use development. The District Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

<b>Reference</b>	<b>Location</b>	<b>Site Area</b>	<b>No. of Dwellings</b>
HC2(a)	Land at Lathkill Drive, Ashbourne		35
HC2(b)	Former Mirage Hotel, Derby Road, Ashbourne		20
HC2(c)	Land at Ashbourne Airfield, Ashbourne *		1100
HC2(d)	Land off Cavendish Drive, Ashbourne		28
HC2(e)	Land to North of A52, Brailford		32
HC2(f)	Land to North of Main Road, Brailsford		45
HC2(g)	Land off Luke Lane, Brailsford		26
HC2(h)	Land at Luke Lane / Mercaston Lane, Brailsford		47
HC2(i)	Land at Slinter Mining Ltd, Cromford Hill, Cromford		28
HC2(j)	Land at Bridge Garage, Darley Bridge		13
HC2(k)	Land off Old Hackney Lane, Darley Dale		10
HC2(l)	Land off Old Hackney Lane, Darley Dale		27
HC2(m)	Land to the Rear of former RBS premises, Darley Dale		143
HC2(n)	Land off Normanhurst Park, Darley Dale		20
HC2(o)	Land at Stancliffe Quarry, Darley Dale		100
HC2(p)	Land at Cavendish Cottage, Doveridge		46
HC2(q)	Land at Derby Road / Hall Drive, Doveridge		85
HC2(r)	Land at Sand Lane, Doveridge		18
HC2(s)	Land off Wheeldon Way, Hulland Ward		48
HC2(t)	Land East of Ardennes, Hulland Ward		18
HC2(u)	Land off A517 and Dog Lane, Hulland Ward		30
HC2(v)	Land off Gritstone Road / Pinewood Road, Matlock		500
HC2(w)	Land at Halldale Quarry / Matlock Spa Road, Matlock		220
HC2(x)	Land at Old Hackney Lane, Matlock		21
HC2(y)	Land to the North of Porter Lane / East of Main Street, Middleton by Wirksworth		24
HC2(z)	Land at Matlock Transport, Northwood Road, Northwood		14
HC2(aa)	Land at Snitterton Fields, West of Cawdor Quarry,		50

	South Darley		
HC2(bb)	Former Permanite works, West of Cawdor Quarry, South Darley		50
HC2(cc)	Land at Thatchers Croft, Tansley		18
HC2(dd)	Land at Tansley House Gardens, Tansley		15
HC2(ee)	Land off Middleton Road / Cromford Road, Wirksworth		126
HC2(ff)	Land at Middle Peak Quarry, Wirksworth		220
	<b>TOTAL PROVISION ON ALLOCATED SITES</b>		<b>3177</b>

\*Development at this site will extend beyond 2033. Assumed completion of circa 800 dwellings 2017-2033

## 5. DERBYSHIRE DALES HOUSING PROVISION TARGET 2013-2033

- 5.1 At the meeting of this Committee held on 12<sup>th</sup> January 2016, Members resolved that the Objectively Assessed Need for Housing in the Derbyshire Dales for the period 2013-2033 should be set at 6,440 dwellings and that the provisional housing target for new residential development for the Derbyshire Dales Local Plan be set at 5,850 dwellings.
- 5.2 Subject to Members endorsing the proposed site revisions outlined above, the revised housing land supply position in the Derbyshire Dales for the period 2013-2033 is outlined in table 3 below:

<b>OAN 2013-2033</b>	<b>6440</b>
Completions 2013-2015 DDDC	218
Completions 2013-2015 PDNPA	22
<b>Total Completions 2013 - 2015</b>	<b>240</b>
<b><u>Commitments (at 1<sup>st</sup> January 2016)</u></b>	
Net Sites Sizes 0-9 Not Started	200
Net Sites Sizes 0-9 Under Construction	62
Net Site Sizes 10 + Not Started	1291
Net Site Sizes 10 + Under Construction	187
Total Commitments	1740
Total commitments less 10% discount for non-implementation of sites not commenced	149
<b>Total Net Commitments</b>	<b>1591</b>
<b><u>Supply (at 1<sup>st</sup> January 2016)</u></b>	
PDNPA Estimates 2015-2033	378
Windfall Allowance 2013-2033 Site Sizes 0-9	620

Minus Windfalls 0-9 Dwellings Completed 2013-2015	- 75
Minus Commitments on Sites Net Size 0-9 Dwellings	- 262
<b>Total Net Supply</b>	<b>661</b>
<b>PLUS</b>	
Existing Sites with Resolution to Grant Planning Permission	646
SHLAA Sites 10+ (Potential Allocations)	2877*
*Development at Ashbourne Airfield will extend beyond 2033. Assumed completion of circa 800 dwellings 2017-2033 (Total allocated 3177 dwellings minus 300 = 2877)	
<b>Total Housing Supply (2013 – 2033)</b>	<b>6015</b>

**Table 3 – Derbyshire Dales Housing Land Supply 2013-2033**

5.3 The revised distribution of development having regard to current commitments / proposed allocations upto 2033 is outlined in Table 4 below:

Settlement	Existing Commitments	Potential Allocations 2013-2033	Resolution to Grant	Overall Increase
Alkmonton	1	0	0	1
Ashbourne	504	883	482	1869
Atlow	1	0	0	1
Biggin	1	0	0	1
Bonsall	2	0	0	2
Boylestone	2	0	0	2
Bradbourne	1	0	0	1
Bradley	1	0	0	1
Brailsford	59	150	13	222
Brassington	5	0	0	5
Callow	1	0	0	1
Carsington	1	0	0	1
Clifton	3	0	0	3
Cromford	3	28	0	31
Cubley	4	0	0	4
Darley Bridge	2	13	0	15
Darley Dale	108	321	0	429
Doveridge	8	149	70	227
Ednaston	3	0	0	3
Hognaston	2	0	0	2
Hopton	1	0	0	1
Hulland Ward	7	96	0	103
Kirk Ireton	3	0	0	3
Longford	3	0	0	3
Marston Montgomery	1	0	0	1
Matlock	847	820	20	1687
Matlock Bath	2	0	0	2
Middleton by Wirksworth	52	24	0	76
Norbury	1	0	0	1
Northwood	0	14	0	14
Osmaston	1	0	0	1

Settlement	Existing Commitments	Potential Allocations 2013-2033	Resolution to Grant	Overall Increase
Rodsley	2	0	0	2
Rowsley	2	0	0	2
Snelston	1	0	0	1
Tansley	36	33	0	69
Wirksworth	58	346	61	465
Yeavely	2	0	0	2
Yeldersley	6	0	0	6
Other Locations	3	0	0	3
<b>Total</b>	<b>1740</b>	<b>2877</b>	<b>646</b>	<b>5263</b>

Table 4 – Distribution of Current Commitments / Proposed Allocations 2013-2033

## 6. Gypsy and Traveller Accommodation

- 6.1 At the meeting of this Committee held on 12<sup>th</sup> January 2016, Members were informed of the requirement to provide for the accommodation needs of Gypsies and Travellers in accordance with the National Planning Policy Framework and the Planning Policy for Traveller Sites. In this regard, the Gypsy and Traveller Accommodation Assessment for Derbyshire and East Staffordshire (2014) indicates that over the next five years provision should be made within the Derbyshire Dales for 6 pitches and in the future 1 additional pitch every five years for the next fifteen years, equating to a total requirement of 9 pitches to be found over the next 20 years.
- 6.2 As part of the call for sites exercise, 4 sites have been submitted for consideration as potential allocations for Gypsy and Travellers (SHLAA169, SHLAA275, SHLAA301, SHLAA385). These sites have been assessed and are reported in Appendices 1 and 2. However, none of the sites are considered to be suitable for allocation for the reasons stated in the SHLAA report.
- 6.3 In June 2015, the District Council in its capacity as Local Planning Authority, granted planning permission for the change of use of land to a traveller site with 4 no. family pitches on land at Watery Lane, Ashbourne (Application 15/00181/FUL). This site is in the ownership of Derbyshire County Council who have recently confirmed that they are agreeable to the site being identified within the Derbyshire Dales Local Plan for allocation. Accordingly, it is recommended that Draft Local Plan Policy HC6 be amended as follows:

### **POLICY HC6 Gypsy and Traveller Provision**

The District Council will safeguard land at Watery Lane, Ashbourne as identified on the Local Plan proposals map for Gypsies and Travellers provided there remains a need for these uses within the local plan area.

A locally set target of 9 additional pitches is identified to meet Gypsy and Traveller residential needs from 2014 to 2034.

The Council will seek to maintain a five year supply of specific deliverable sites for Gypsies and Travellers throughout the lifetime of the Local Plan by adopting the following sequential approach to the identification of sites:

- a) First preference will be to include additional pitches /plots within the boundaries of existing suitable sites.
- b) Second preference will be to extend existing suitable sites.
- c) Only where a sufficient supply of additional pitches or plots cannot be achieved through sustainable development at the above locations should new sites be identified.

If the need cannot be met at any existing suitable site the following location criteria will apply:

- a) The proposal will not have a significant detrimental impact on neighbouring residential amenity or other land uses;
- b) The site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network and would not result in a level of traffic generation which is inappropriate for roads in the area;
- c) The site is situated in a suitable location in terms of local amenities and services including schools, shops, health services, and employment opportunities;
- d) The site is capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface water drainage;
- e) The site will enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/plots and their requirements as well as enabling access for service and emergency vehicles;
- f) The site is not situated within an area of unacceptable flood risk;
- g) The development will not have an adverse impact upon the character or appearance of the local area, the landscape or sites/areas of nature conservation value or heritage assets;
- h) The site is capable of providing adequate levels of privacy and residential amenity for site occupiers.

## **7. Employment Land Allocations and Existing Employment Sites**

- 7.1 At the meeting of this Committee held on 11<sup>th</sup> February 2016, Members approved Draft Local Plan Policy S7 which committed to the provision of at least 15 hectares (gross) of employment land over the period 2013-2033.
- 7.2 In order to secure this provision, a new policy for Employment Land Allocations is proposed below for inclusion within the Draft Derbyshire Dales Local Plan.

**POLICY EC1a  
Employment Land Allocations**

The following sites as identified on the Local Plan Proposals Map will be allocated for employment development (Use Class B1a, B1b, B1c, B2 and B8).

Reference	Location	Employment Area (gross)	Uses
EC x(a)	Land at Ashbourne Airfield, Ashbourne (Phase 1)	8ha	B1a, B1b, B1c, B2, B8
ECx (b)	Land at Cawdor Quarry, Matlock	1ha	B1a, B1b, B1c, B2
ECx (c)	Land at Halldale Quarry, Matlock	2ha	B1a, B1b, B1c
ECx (d)	Land off Middleton Road / Cromford Road, Wirksworth	2ha	B1c, B2
ECx (e)	Land at Porter Lane / Cromford Road, Wirksworth	1ha	B1c
ECx (f)	Land at Ashbourne Airfield, Ashbourne (Phase 2)	6-8ha	B1a, B1b, B1c, B2, B8

- 7.3 In addition to the provision of new employment land, the Assessment of Housing and Economic Development Needs (2015) identified the importance of safeguarding existing employment sites in order to maintain the widest possible range of jobs and employment premises throughout the plan area. It is therefore, considered necessary to introduce a new policy which seeks to retain existing employment sites in employment use. A new policy for the retention of key employment sites is proposed below for inclusion within the Draft Derbyshire Dales Local Plan.

**POLICY EC2a  
Retention of Key Employment Sites**

The key employment sites listed below and identified on the Local Plan Proposals Map, will be retained for B Class Employment Uses. Redevelopment for non-employment uses on these sites will only be permitted in accordance with Local Plan Policy EC2.

Site	Location
ECx(a)	Ashbourne Airfield Industrial Estate, Ashbourne
ECx (b)	Henmore Trading Estate, Ashbourne
ECx (c)	Molyneux Business Park, Darley Dale
ECx (d)	Land at Porter Lane East, Cromford
ECx (e)	Dimple Road Business Park, Matlock
ECx (f)	Brookfield Industrial Estate, Tansley
ECx(g)	Lime Tree Business Park, Matlock
ECx (h)	Scholes Mill, Tansley
ECx (i)	Unity Garage, Dale Road, Darley Dale
ECx (j)	Kingsfield Industrial Estate, Wirksworth
ECx (k)	Land at Main street, Middleton by Wirksworth
ECx (l)	Ravenstor Industrial Estate, Wirksworth
ECx(m)	Rowsley Industrial Estate, Station Close, Rowsley

## **8. Strategic Development Site Policies**

- 8.1 At the meeting of this Committee held on 18<sup>th</sup> and 20<sup>th</sup> January 2016, Members resolved to allocate a number of sites for housing development which are strategic in nature and require detailed consideration of the complex planning issues related to each site. These may include environmental, design, heritage, transport or other matters that warrant specific, detailed attention.
- 8.2 In order to ensure that the best possible development is delivered on each site, bespoke policies are proposed for those sites which seek to provide in excess of 100 dwellings in order to identify the specific requirements for planning applications. Each strategic Development site policy should be read in conjunction with relevant policies contained elsewhere in the Local Plan in order to avoid duplication.
- 8.3 Strategic Development Policies are attached at Appendix 5 for consideration.

## **9. RISK ASSESSMENT**

### **9.1 Legal**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Not having an up to date Local Plan in place which provides adequate land for housing places the District Council at risk to residential development being brought forward on appeal rather than on a plan-led basis.

Deliberations by the Local Plan Advisory Committee are 'without prejudice' to the formal determination of any pending or future application for planning permission by the Local Planning Authority or to an appeal pending decision by the Planning Inspectorate.

### **9.2 Financial**

The cost of preparing the Derbyshire Dales Local Plan, including any consultation is contained within the District Council's budget. The financial risk is, therefore, assessed as low.

### **9.3 Corporate Risk**

The Derbyshire Dales Local Plan will be a pivotal tool in the delivery of the Council's Corporate Plan and the Derbyshire Dales and High Peak Sustainable Communities Strategy. In order to fulfil this role it is necessary to ensure that robust evidence-based and "sound" documents are prepared. Failure to do so will undermine the ability of the District Council to achieve its key aims and objectives. In light of the Inspector's Report the Corporate Risk associated with the preparation of the Local Plan has been reviewed and identified as Medium Risk.

## 10. OTHER CONSIDERATIONS

In preparing this report, the relevance of the following factors has also been considered: prevention of crime and disorder, equalities, environmental, climate change, health, human rights, personnel and property.

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## 11. BACKGROUND PAPERS

<b>Description</b>	<b>Date</b>	<b>File</b>
Reports to Local Plan Advisory Committee	12 <sup>th</sup> January 2016	G/5/P1
	18 <sup>th</sup> January 2016	
	20 <sup>th</sup> January 2016	
	11 <sup>th</sup> February 2016	
Individual Responses to Key Issues Consultation	November/December 2015	G/5/P1
Reports to Local Plan Advisory Committee	8 <sup>th</sup> July 2015	G/5/P1
	21 <sup>st</sup> September 2015	
Report to Council	12 <sup>th</sup> October 2015	G/5/P1
National Planning Policy Framework	March 2012	G/5/P1

## 12. ATTACHMENTS

Appendix 1 :	Stage A Site Assessment Schedule
Appendix 2:	Stage B Assessment Schedule
Appendix 3:	Maps of Stage A and Stage B Sites
Appendix 4:	Maps of Provisional Housing and Employment Allocation Sites
Appendix 5 :	Strategic Development Site Policies