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08 January 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 18 January 2016 at 6.00 pm in the Council Chamber, COUNTY HALL, Matlock. (PLEASE NOTE VENUE)**

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sandra Lamb', with a large, stylized flourish at the end.

Sandra Lamb
Head of Democratic Services

AGENDA

1. APOLOGIES

Please advise the Committee Team on 01629 761133 or e-mail 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.**

For specific arrangements for public participation at this meeting please see: www.derbyshiredales.gov.uk/draftsites

3. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

12 January 2016.

4. 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.

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5. DERBYSHIRE DALES LOCAL PLAN – ALLOCATION OF SITES FOR RESIDENTIAL DEVELOPMENT 2013-2033 (SOUTHERN AREA)

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To report those sites in the Southern part of the plan area 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, and to consider approval of a number of those sites for allocation in the Derbyshire Dales Local Plan for residential development to contribute to the provisional housing target of 5,850.

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
18th JANUARY 2016

Report of the Corporate Director

DERBYSHIRE DALES LOCAL PLAN – ALLOCATION OF SITES FOR RESIDENTIAL DEVELOPMENT 2013-2033 (SOUTHERN AREA)

SUMMARY

This report identifies those 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. It recommends a number of sites across the Southern part of the plan area be allocated in the Derbyshire Dales Local Plan for residential development to contribute towards the provisional housing target of 5,850 dwellings.

RECOMMENDATION

1. That the Committee provisionally allocate Ashbourne sites SHLAA185, SHLAA204, SHLAA266 and SHLAA313 for residential development in the revised Derbyshire Dales Local Plan.
2. That the Committee provisionally allocate Brailsford sites SHLAA233, SHLAA235, and SHLAA278 for residential development in the revised Derbyshire Dales Local Plan.
3. That the Committee provisionally allocate Doveridge sites SHLAA179, SHLAA255, and SHLAA348 for residential development in the revised Derbyshire Dales Local Plan.
4. That the Committee provisionally allocate Hlland Ward sites SHLAA208, SHLAA254, and SHLAA322 for residential development in the revised 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

1. BACKGROUND

- 1.1 Members will be aware from the report presented to the Meeting of this Committee held on 12th January 2016 that Case Law in *Hunston Properties Limited v (1) Secretary of State for Communities and Local Government and (2) St Albans City and District Council* [2013] EWHC 2678 (Admin), clarified that there is difference between

the process of identifying an Objectively Assessed Need (OAN) figure for housing and a housing target for inclusion within a Local Plan.

- 1.2 At the meeting of this Committee held on 12th January 2016, Members considered an Officer recommendation that the Objectively Assessed Need for Housing in the Derbyshire Dales for the period 2013-2033 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.
- 1.3 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.
- 1.4 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.
- 1.5 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.
- 1.6 The first stage in preparing a revised SHLAA entailed issuing a ‘Call for Sites’ between 23rd October and 4th 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.
- 1.7 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.
- 1.8 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.
- 1.9 A total of 206 sites across the whole of the Derbyshire Dales Local Plan area were nominated to the District Council as a result of the ‘Call for Sites’.

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 ² 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 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 In seeking to identify future sources of land for residential development, it is clearly necessary to have regard to sites that are currently the subject of undetermined applications for planning permission or applications that are 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. A number of the sites proposed for provisional allocation below (marked *) fall within these categories. Formal allocation of such sites within the Local Plan will, therefore, be dependent upon the determination of these applications and inclusion within this schedule does not in any way seek to pre-determine the outcome of these applications. In the event that planning permission is refused on any one of these sites, the provisional allocations will not be taken forward into the Local Plan. 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.
- 3.7 Having regard to the above, Table 2 below sets out those sites (>10 dwellings) in the Southern part of the Derbyshire Dales Local Plan area which are recommended for provisional allocation for residential development within the Derbyshire Dales Local Plan for the period 2013-33.

Site Reference	Site Address	Settlement	Site Area (Ha)	Capacity
SHLAA185	* Land at Lathkill Drive, Ashbourne	Ashbourne	1.93	35
SHLAA204	Former Mirage Hotel, Derby Road, Ashbourne	Ashbourne	0.41	20
SHLAA266	Land at Ashbourne Airfield, Ashbourne	Ashbourne	49.9	1100
SHLAA313	Land off Cavendish Drive, Ashbourne	Ashbourne	2.01	28
SHLAA233	Land to north of A52, Brailsford	Brailsford	4.58	32
SHLAA235	Land to north of main Road and adjacent to Alley Walk, Brailsford	Brailsford	6.43	45
SHLAA278	Land off Luke Lane, Brailsford	Brailsford	1.22	26
SHLAA179	* Former Garage, Cavendish Cottage, Doveridge	Doveridge	1.96	46
SHLAA255	*Land at Derby Road, Hall Drive, Doveridge	Doveridge	5.64	85
SHLAA348	Sand Lane, west, Doveridge	Doveridge	1.28	18
SHLAA208	* Land off Wheeldon Way, Hulland Ward	Hulland Ward	2.12	48
SHLAA254	Land east of Ardennes, Hulland Ward	Hulland Ward	0.88	18
SHLAA322	* Land off A517 and Dog Lane, Hulland Ward	Hulland Ward	2.82	30
			Total	1531
			No. of Sites	13

Table 2 – Proposed Sites for Housing Allocation (Southern Area)

- 3.8 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 185 Land at Lathkill Drive, Ashbourne

- 3.9 This site extends to 1.93ha and is located to the south east of Ashbourne town centre. It is bound to the north by agricultural fields, to the east by Ashbourne Airfield Industrial Estate and to the south and west by residential development. The site currently comprises an area of unmanaged semi-improved grassland and scrub which does have acknowledged biodiversity value. Areas of hardstanding associated with the former airfield are also present within the centre of the site.
- 3.10 Whilst landscape sensitivity to residential development is high, there is capacity to develop the site with potential impacts upon visual amenity and long distance views being mitigated. Highway access to the site is achievable. As part of any development scheme, issues relating to biodiversity, ecology and surface water drainage would need to be addressed.
- 3.11 Overall the site is considered to be 75% developable taking into consideration the impact of the industrial estate to the south eastern boundary and reducing impacts upon visual amenity and nature conservation interests. Capacity has been aligned to the current application for outline planning permission (15/00060/OUT) for 35 dwellings. It is considered that the site could come forward for development within 6-10 years.

SHLAA 204 Land at Former Mirage Hotel (Ashbourne Lodge), Ashbourne

- 3.12 This is a brownfield site extending to 0.41ha which is currently laid out as a hardstanding area providing car parking to the Ashbourne Lodge Care Home fronting onto Derby Road. The area of hardstanding includes marked parking bays and small areas of landscaping. The site has direct access onto Derby Road, with mature trees running along the sites frontage to the western boundary. As a previously developed site in the existing built up area of Ashbourne landscape sensitivity to housing development is assessed as low.
- 3.13 Development is likely to result in no impact on the historic environment and Derbyshire Wildlife Trust considers the site to be of low nature conservation value. The highways authority state that a satisfactory access could possibly be achieved, however improvements to the visibility from the existing access would be required and development may have an adverse impact on the surrounding highway network. The site has good access to services, facilities and public transport and is within a sustainable location.
- 3.14 The site is considered to be 100% developable and capacity has been assessed at 20 dwellings in a high density format. It is considered that the site could come forward for development within 6-10 years.

SHLAA 266 Land at Ashbourne Airfield, Ashbourne

- 3.15 The site comprises an expansive area of grassland and former hardstanding runways to the south of Ashbourne extending to almost 50ha. The site is on an upland plateau, extending to a ridgeline in the north before falling sharply to the A517. Industrial development is located to the north-west. The eastern boundary of the site is

characterised by a sharp break of slope with trees and hedgerows with the land falling away beyond.

- 3.16 Landscape sensitivity to development has been assessed as low to medium and there is capacity for development across most of the site. As part of any development, it would be necessary to retain the landscape features on the northern and eastern boundaries in order to create a landscaped buffer zone between existing and new development, also to introduce green infrastructure throughout the site with links to the wider countryside. Derbyshire Wildlife Trust state the site has high nature conservation value and it lies adjacent to Bradley Wood ancient woodland. Impacts upon wildlife and ecology would therefore need to be considered and mitigated.
- 3.17 In October 2014, the Council resolved to grant outline planning permission for a residential development of 367 dwellings, provision of 8 hectares of employment land, ancillary commercial and community facilities, strategic landscaping, a new link road and associated infrastructure on land adjacent to that now proposed for consideration. However, looking forward to 2033, there remains considerable development potential at Ashbourne Airfield which through comprehensive community master planning, is capable of providing a full range of facilities and services including residential development, commercial and employment opportunities, leisure and community facilities, education and social/medical care facilities. Clearly, such scale of development would necessitate major investment in infrastructure provision including highways, utilities, education and medical facilities. However, it is considered that the opportunity to plan comprehensively for the long term needs of the area in a coherent, sustainable way is entirely in accordance with the principles of the National Planning Policy Framework and will ensure that the area receives the necessary investment in infrastructure through comprehensive rather than piecemeal development.
- 3.18 Overall, it is considered that the site is capable of delivering in the order of 1100 dwellings, the majority of which (800) will be within the plan period upto 2033.

SHLAA 313 Land off Cavendish Drive, Ashbourne

- 3.19 This is a greenfield site extending to 2.01ha and is located to the south east of Ashbourne town centre and north of Cavendish Drive. The site comprises pastoral fields surrounded by hedgerows which extend along a local ridgeline and onto the slope overlooking the Henmore valley. The site slopes steeply to the north. The site is bounded to the south and west by residential development. Landscape sensitivity to residential development is high, however the landscape assessment concludes that there is capacity for development in the southern part of the site. Development of those parts of the site encroaching onto the ridge and down the slope to the north is likely to result in significant adverse impact on local landscape character, visual amenity and settlement pattern.
- 3.20 Development of the site would have no impact on the historic environment. The site is situated adjacent to existing residential development, is in a sustainable location with good access to services, facilities and public transport in Ashbourne. The site is not in an area at risk of flooding.
- 3.21 The site is considered to be 50% developable and capacity has been assessed at 28 dwellings. It is considered that the site could come forward for development within 6-10 years.

SHLAA 233 Land to North of A52, Brailsford

- 3.22 This is a large greenfield site extending to 4.58ha located to the west of Brailsford on the northern side of the A52. It comprises two large, open agricultural fields used for pasture, situated in an area of open countryside, bounded and subdivided by hedgerows. To the east, the site is bounded by a residential and school development currently under construction on Luke Lane. The site comprises Grade II agricultural land and landscape sensitivity to residential development is assessed as being high. However, the landscape assessment does conclude that there is some capacity for development in those parts of the site closest to the village in the east and south east. Beyond this there is likely to be significant adverse impact on landscape character (intrusion into the countryside) and on settlement pattern (scale of development, relationship to the village centre).
- 3.23 The site has good access to services and facilities within the village and public transport links along the A52 corridor. Pedestrian links to the site may require enhancement. Highway Authority comments confirm that a satisfactory access to serve the site can be achieved and the site has a considerable site frontage to the A52. Derbyshire Wildlife Trust consider the site to be of low nature conservation value.
- 3.24 The site is considered to be 25% developable and capacity has been assessed at 32 dwellings. It is considered that the site could come forward for development within 6-10 years.

SHLAA 235 Land to North of Main Road and Adjacent to Alley Walk, Brailsford

- 3.25 This site extends to 6.43ha and comprises two agricultural fields located to the north eastern side of Brailsford to the back of existing properties and development on Main Road. The site slopes down from a high point in the north with a belt of trees on the western side widening to form Throstle Nest Plantation which contains the site on its northern side. The site is generally open in nature with occasional field trees. The smaller of the two fields at the foot of the slope is bounded by hedgerows with hedgerow trees. Much of the site is in an elevated position and highly visible within many surrounding views. The lowest parts are screened by existing development. The site is assessed as being of medium tranquillity. Landscape sensitivity to residential development is high, however the landscape assessment concludes that there is capacity for development in the lower parts of the site. Development upon the remainder of the site would result in significant adverse impacts on local landscape character, visual amenity and settlement pattern. Development may also result in harmful impacts on the setting of designated heritage assets (School, School House and Old Bakery).
- 3.26 A public footpath traverses the site from east to west. The site is regarded of low nature conservation value by Derbyshire Wildlife Trust and it is not within an area at risk of flooding or likely to require remediation. The site is located in close proximity to existing services and facilities within the village of Brailsford and public transport links along the A52 corridor.
- 3.27 The site was previously assessed as part of the now withdrawn Derbyshire Dales Local Plan, at which point the site at Luke Lane was the preferred site for development. Highway Authority comments confirm that a satisfactory access to serve the site can be achieved.

- 3.28 The site is considered to be 25% developable and capacity has been assessed at 45 dwellings. It is considered that the site could come forward for development within 6-10 years.

SHLAA 278 Land off Luke Lane, Brailsford

- 3.29 This is a greenfield site extending to 1.22ha located to the north west of Brailsford, and west of the residential and school development currently under construction on Luke Lane. The site is an agricultural field (classified grade II) used for pasture bounded by hedgerows, with mature hedgerow trees on the western and northern sides. The land slopes gently from north to south.
- 3.30 The site is located in close proximity to existing services and facilities within the village of Brailsford and public transport links along the A52 corridor. The site is not in an area identified at risk of flooding and is unlikely to require remediation. Derbyshire Wildlife Trust considers the site to be of low nature conservation value. The landscape assessment concludes that the site is in an area where landscape sensitivity to residential development is low and there is considered to be capacity for development across most of the site. However, on the western and northern boundaries appropriate and sufficient measures should be included to mitigate any adverse visual impact. The heritage assessment concludes development is likely to result in minimal impact on heritage assets. The site represents an extension to the current residential scheme off Luke Lane and access to the site is proposed via the existing residential estate roads approved under the planning permission.
- 3.31 The site is considered to be 75% developable and capacity has been assessed at 26 dwellings. It is considered that the site could come forward for development within 6-10 years.

SHLAA 179 Former Garage, Cavendish Cottage, Doveridge

- 3.32 This site extends to 1.96ha and is located on the northern side of Doveridge bounded by Old Marston Road to the north and west, Marston Lane to the east and Derby Road to the south. The site comprises two fields - the western field is used for the grazing of horses and the eastern field used as a camping and caravan site. There are two residential properties on the site, Lyndene and Cavendish Cottage. The site is predominantly flat and bounded by mature trees and hedgerows. The landscape assessment concludes that the site is in an area where landscape sensitivity to residential development is low.
- 3.33 The site is situated within a sustainable location adjacent to the existing settlement of Doveridge with good access to services and facilities within the village. The site is not constrained by flood risk and the highways authority have confirmed that a satisfactory access can be achieved to serve the site from Derby Road. There is considered to be no significant adverse impact on the surrounding highway network as a result of development. Derbyshire Wildlife Trust considers the site to be of low nature conservation value.
- 3.34 Overall the site is considered to be 100% developable and capacity has been aligned to the current application for outline planning permission (15/00570/OUT) for 46 dwellings. It is considered that the site could come forward for development within 5 years.

SHLAA 255 Land at Derby Road, Hall Drive, Doveridge

- 3.35 This site extends to approximately 5.64ha and is located on the north west edge of Doveridge on land known as 'East Lawn' which was originally part of the grounds of the former Doveridge Hall. The majority of the site comprises agricultural land, however, the north eastern corner of the site comprises an area of woodland which encloses the site on its northern side. There are numerous Tree Preservation Orders across the site which apply to the surrounding belts of trees, blocks of woodland and to the mature field trees. The field is predominantly flat and well contained by belts of trees.
- 3.36 The site is broadly triangular in shape and is bounded by trees on each of the three boundaries. On the northern boundary of the site is Derby Road and on the western and southern boundary is Hall Drive which is a private driveway. Beyond the southern site boundary are residential properties at Oak Drive and Park Crescent. Vehicular access to the site is currently gained via a gated access off Hall Drive.
- 3.37 Public transport is accessible with nearby bus stops within a 10 minute walk. The highways authority confirm that a satisfactory access to the site may be achieved from Derby Road and/or possibly from Park Crescent and that development is unlikely to result in significant impact on the surrounding highway network.
- 3.38 The historic environment assessment concludes that development may result in harm to a non-designated heritage asset being the 18th century landscaped parkland to the former Doveridge Hall (now demolished). This matter is currently the subject of detailed consideration as part of the pending application for outline planning permission. As such, final allocation of this site will be dependent upon the consideration of that issue.
- 3.39 Subject to the above, the site is has a potentially developable capacity of 85 dwellings which aligns to the current application for outline planning permission (15/00739/OUT). It is considered that the site could come forward for development within 5 years.

SHLAA 348 Land at Sand Lane, Doveridge

- 3.40 This site extends to 1.28ha and comprises an area grassland used for agriculture/pasture to the northern edge of Doveridge, north of Derby Road at the junction of Marston Lane with the A50. The site is bounded by timber post and rail fencing with associated hedgerow trees. Old Marston Road is situated to the south, Marston Road to the east and the A50 slip road to the north. A farmstead 'Kamloops' is located to the west. The site is low lying, level ground and landscape sensitivity to residential development is assessed as medium. The landscape assessment concludes there is capacity for development across the site, however key features (boundary hedgerows, hedgerow trees) should be retained. The site lies on the edge of the settlement with reasonable access to services and facilities and it is within a 10 minute walk to a nearby bus stop.
- 3.41 A satisfactory access to the site can be achieved from Marston Lane and the Highways Authority state linking footways would be required to link the site to existing facilities and bus stops. Derbyshire Wildlife Trust considers the site to be of low nature conservation value.

- 3.42 Overall the site is considered to be 50% developable and capacity is estimated at 18 dwellings. It is considered that the site could come forward for development within 6-10 years.

SHLAA 208 Land off Wheeldon Way, Hulland Ward

- 3.43 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.
- 3.44 An application for residential development on the site is currently pending determination at appeal. Subject to the outcome of the appeal, the site has a potentially developable capacity of 48 dwellings which aligns to the appeal application (14/00698/OUT). It is considered that the site could come forward for development within 5 years.

SHLAA 254 Land East of Ardennes, Hulland Ward

- 3.45 This greenfield site extends to 0.88ha and is located to the south-east of Hulland Ward opposite the Black Horse Inn. The boundaries of the site are contained on all sides by hedgerows. The land falls from north to south. To the south of the site lies open countryside.
- 3.46 The site is located adjacent to the existing settlement of Hulland Ward with access to services, facilities and public transport. Pedestrian accessibility to the site is currently poor with limited footway availability which would need to be improved as part of any development scheme. The site has an extensive site frontage to the public highway, however, due to the straight alignment of the road, limited width roadside margins and perceived speed of vehicles approaching / passing the site, the creation of an access, with appropriate visibility sightlines would need to be subject to detailed design.
- 3.47 The site lies in an area of high landscape sensitivity, however, the landscape assessment concludes that there is capacity for development on the site subject to the retention and protection of existing hedgerows and hedgerow trees which are a key feature of the sites character and visual amenity. Derbyshire Wildlife Trust considers the site to be low nature conservation value.
- 3.48 Overall the site is considered to be 75% developable and capacity is estimated at 18 dwellings. It is considered that the site could come forward for development within 6-10 years.

SHLAA 322 Land off A517 and Dog Lane, Hulland Ward

- 3.49 This greenfield site extends to 2.82ha and is located to the west of Hulland Ward, north of the A517 and west of a recent completed residential development of 8 affordable homes at Biggin View. The site is situated in an elevated position and affords long ranging views across neighbouring countryside. The site contours dictate that there is a fall in levels across the site in a generally north/north west direction. The site boundaries and field margins are clearly marked by mature trees and hedgerows.
- 3.50 The site is located adjacent to the existing settlement of Hulland Ward with access to services, facilities and public transport. The site is not at risk of flooding or contamination. Access to the site can be obtained via a reconfiguration of Biggin View in order to create a 'priority' access road into the new development, given the proposed balance of anticipated vehicle flows. The highway authority consider that the junction of Biggin View with the A517 is acceptable to serve further residential development on the scale proposed.
- 3.51 The site lies in an area of medium to high landscape sensitivity to residential development and includes mature trees and hedgerows which contribute to the visual amenity, ecological and environmental value of the site. The landscape assessment concludes there is capacity for development in the eastern portion of the site, with development in the west likely to result in significant adverse impacts on landscape character, visual amenity and settlement pattern. On balance it is considered that the eastern fields, closely related to the existing settlement could accommodate development subject to the retention of key features.
- 3.52 Overall the site is considered to be developable on the eastern portion only and capacity has been aligned to the current application for outline planning permission (15/00313/OUT) for 30 dwellings. It is considered that the site could come forward for development within 5 years.

4. DEVELOPMENT PHASING AND INFRASTRUCTURE

- 4.1 It is inevitable that the scale of development anticipated across the district upto 2033 will place severe pressures upon existing infrastructure. However, it is a requirement of the National Planning Policy Framework that, in preparing Local Plans, Local Planning Authorities should work with other Authorities and providers to assess the quality and capacity of infrastructure for matters such as transport, water supply, wastewater and its treatment, energy, telecommunications, utilities, waste, health, social care, education and flood risk management.
- 4.2 Active discussions have taken place and will continue to take place with service providers in order to ensure that the scale of new development proposed takes account of the need for existing strategic infrastructure to be improved and or provided for. Part of this discussion also relates to the timing of development. In this regard, a provisional phasing of the above sites has been undertaken and is outlined in Table 3 below.
- 4.3 The detailed policies that will be included within the Local Plan for each of the proposed allocations, will clearly specify the nature and extent of infrastructure improvements that must be undertaken in order for development to be acceptable.

Site Reference	Site Address	Capacity	2017-2022	2022-2027	2027-2031	2031-2033
SHLAA185	Land at Lathkill Drive, Ashbourne	35		35		
SHLAA204	Former Mirage Hotel, Derby Road, Ashbourne	20		20		
SHLAA266	Land at Ashbourne Airfield, Ashbourne	1100*	150	250	250	150*
SHLAA313	Land off Cavendish Drive, Ashbourne	28		28		
SHLAA233	Land to north of A52, Brailsford	32		32		
SHLAA235	Land to north of main Road and adjacent to Alley Walk, Brailsford	45		45		
SHLAA278	Land off Luke Lane, Brailsford	26		26		
SHLAA179	Former Garage, Cavendish Cottage, Doveridge	46	46			
SHLAA255	Land at Derby Road, Hall Drive, Doveridge	85	85			
SHLAA348	Sand Lane, west, Doveridge	18		18		
SHLAA208	Land off Wheeldon Way, Hulland Ward	48	48			
SHLAA254	Land east of Ardennes, Hulland Ward	18		18		
SHLAA322	Land off A517 and Dog Lane, Hulland Ward	30	30			
	TOTAL	1531	359	472	250	150 + 300

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

Table 3 - Phasing of Development

5. DISTRIBUTION OF DEVELOPMENT

- 5.1 At the meeting of this Committee held on 12th January 2016, Members were informed of the total housing supply for the Derbyshire Dales in the period 2013-2033. This indicated total commitments (sites under construction / not started) of 1723 dwellings, existing sites where there is a resolution to grant planning permission of 585 dwellings and SHLAA sites of >10 dwellings with the potential for allocation of 2656 dwellings.
- 5.2 For the Southern part of the Derbyshire Dales Local Plan area, the distribution of current commitments / proposed allocations upto 2033 is outlined in Table 4 below:-

Settlement	Existing Commitments	Potential Allocations 2013-2033	Resolution to Grant	Overall Increase
Alkington	1	0	0	1
Ashbourne	503	883	482	1868
Atlow	1	0	0	1
Biggin	1	0	0	1
Boylestone	2	0	0	2
Bradbourne	1	0	0	1
Bradley	1	0	0	1
Brailsford	59	103	13	175
Callow	1	0	0	1
Carsington	1	0	0	1
Clifton	3	0	0	3
Cubley	4	0	0	4
Doveridge	8	149	70	227
Ednaston	3	0	0	3
Hognaston	1	0	0	1

Settlement	Existing Commitments	Potential Allocations 2013-2033	Resolution to Grant	Overall Increase
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
Osmaston	1	0	0	1
Rodsley	2	0	0	2
Snelston	1	0	0	1
Yeavely	2	0	0	2
Yeldersley	6	0	0	6
Other Locations	3	0	0	3
TOTAL	620	1,231	565	2,416

Table 4 – Distribution of Current Commitments / Proposed Allocations (Southern Area Only) 2013-2033

6. FURTHER POTENTIAL SITES

- 6.1 As Members will be aware from the papers presented to this Committee on 12th January 2016, indications at the current time are that the District Council is unable to meet its full Objectively Assessed Need for Housing upto 2033. There is therefore, an imperative to continue to explore all possible opportunities as they arise.
- 6.2 In this regard, there are a small number of new sites that were submitted to the District Council after the conclusion of the Strategic Issues consultation and, accordingly, it has not been possible to complete a full detailed assessment of these sites 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 sites using the 2 stage process set out above is currently being undertaken and, in the event that further sites are identified, these will be presented to a future meeting of this Committee.
- 6.3 In addition to the sites proposed for provisional allocation within this report, there will inevitably be applications for planning permission on other, currently unidentified and unanticipated sites that continue to be submitted to the District Council. As such, these applications will need to be considered on their individual merits in order to strive towards meeting our full OAN.

7. RISK ASSESSMENT

7.1 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.

7.2 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.

7.3 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.

8. 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.

9. CONTACT INFORMATION

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10. BACKGROUND PAPERS

Description	Date	File
Individual Responses to Key Issues Consultation	November/December 2015	G/5/P1
Reports to Local Plan Advisory Committee	July & September 2015	G/5/P1
Report to Council	October 2015	G/5/P1
National Planning Policy Framework	March 2012	G/5/P1

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 Allocation Sites