

Appendix 1

Stage A Site Assessment Schedule

Failed Stage A by Settlement and conclusion (All areas Post Jan 2016)

Ashbourne

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA456	Westwood, Clifton Road, Ashbourne	1.95	Greenfield site surrounding the residential dwelling Westwood. Site is located off the A515 with housing to the North and South of the site. There are a number of trees onsite.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Brailsford

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA385	The Field Cuscas Lane Brailsford	0.25	Greenfield site located adjacent to Cuscas Lane. Cuscas farm is located North of the site with the remainder of the surrounding area characterised by open fields. Footpath located to the West of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.

Cromford

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA387	Derby Road	3.71	Brownfield site located within Derwent Valley Mills World Heritage site. Small Northern part of the site is located within the SSSI. Site is also located in close proximity to the conservation area Castletop, Lea Bridge and High Peak junction. Site is used for the tipping of waste from adjacent industrial site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements
SHLAA470	Cromford Garden Centre, Derby Road, Cromford	1.6	Site located off Derby Road contains Cromford Garden Centre. Cromford canal located to the North of the site. Site is within the Derwent Valley Mills World Heritage Site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Cubley

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA457	Land to the north of Derby Lane and to the east of the former Chapel, Cubley.	0.56	Greenfield site to the North of Derby Lane.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements
SHLAA458	Land to the south of Derby Lane and to the east of Long Meadow, Cubley.	0.12	Greenfield site adjacent to the settlement of Cubley. Site is located off Derby Lane. Residential development is located to the West of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements. Site area is below the site size threshold.

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Cubley

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA459	Land to the south of Derby Lane (to the near of Fairview), Cubley.	0.05	Greenfield site located to the rear of residential development off Derby Lane. Access to the site is currently achieved via an existing gated access in-between dwellings on Derby Lane (this is to the east of Fairview). Public footpath located to the East of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements. Site area is below the site size threshold.
SHLAA460	Land to the south of Elm Croft, Cubley.	0.49	Site is predominately greenfield with some hardstanding areas and stables used for equestrian purposes. Site is located off Elm Croft. Existing dwellings and their curtilages are located to the north and west of the site. Land in agricultural/equestrian use is adjacent to the eastern and southern site boundaries.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements
SHLAA461	Land to the south of Derby Lane and to the east of Stoneleigh Farm, Cubley.	0.2	Greenfield site comprising uncultivated agricultural land off Derby Lane. Cubley Brook runs to the West of the site. Residential development to the East of the site. Footpath runs through the Eastern edge of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements
SHLAA462	Land to the north of Derby Lane and to the west of Hillside Cottage, Cubley.	0.2	Greenfield site located to the North of Derby Lane. Residential dwellings located to the East. Footpath runs through the North Western edge of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements
SHLAA463	Land to the north of Brookfield House, Cubley.	0.09	Greenfield site located to the North of Brookfield House. Residential land uses are located to the eastern and southern boundaries of this site. Agricultural land lies to the northern and western boundaries of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements. Site area is below the site size threshold.
SHLAA464	Land to the north of Brookside Farm Cottages, Cubley	0.12	Greenfield site located to the North of Brookside Farm Cottages. Residential land uses are located to the southern and northern boundaries of this site. The 6 cottages to the south of the site are Grade II listed (under 3 separate listings). Agricultural land lies to the eastern and western boundaries of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements. Site area is below the site size threshold.
SHLAA465	Land to the south of Cubley Cottage and to the east of Brookside Farm Cottages, Cubley.	0.65	Greenfield site located to the South of Cubley Cottage and East of Brookside Farm Cottages. Brookside farm cottages are grade 2 listed.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements
SHLAA466	Land to the northwest of Ivy Cottage and opposite Brookside Farm, Cubley.	0.2	Greenfield site located to the Northwest of Ivy Cottage and opposite Brookside Farm. The 6 Brookside Farm cottages to the west of the site are Grade II listed (under 3 separate listings).	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

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Darley Dale

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA169	Land adjacent Station Road, Darley Dale	2.39	Area of open grassland used for agricultural purposes (animal grazing) to the southern end of Station Road, at its junction with Four Lane Ends, Darley Dale. Prominent belt of mature trees run to the north western boundary, this tree belt and individual trees within the site are subject to TPOs. Neighbouring land uses include residential properties, and business/light industrial uses, with a car repair garage to the north.	Site falls entirely within flood zone 3, therefore not considered suitable for development.
SHLAA426	Land South of Ladygrove Lane	8.2	Greenfield site consisting of fields with some trees onsite. Residential development located to the South of the site. Footpath runs directly through the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Longcliffe

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA469	Land off Longcliffe crossroads, Longcliffe	2.05	Former quarry site located at the crossroads at Longcliffe. Small part of site is located within a wildlife site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Matlock

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA454	land adjacent Cuckoostone Lane	1.5	Site mainly greenfield with some buildings located towards the western edge of the site. Footpath runs through the site and access would be provided via a farm track running off Cuckoostone Lane.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements
SHLAA455	Bluebell Croft, Off Whitewood Way, Starkholmes, Matlock	0.08	Vacant land to the rear of houses at Tor Rise and The Shortlands. Site is located to the East of the River Derwent.	Site area is below the site size threshold.
SHLAA472	Land off Snitterton Road	0.9	Greenfield site located to the South of Snitterton Road. Limestone Close located North of the site beyond Snitterton Road. Site surrounded by fields on remaining three sides.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Middleton

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				

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Middleton

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA480	Porter Lane Middleton	3.28	Site was previously used for mining. Currently used for agriculture with a selection of agricultural buildings on site. Site is located to the North East of the settlement of Middleton.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Roston

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA477	Common Farm, Green Lane, Roston	0.41	A brownfield site containing agricultural buildings and land. Located to the South of the B5033. Small amount of residential development located to the East with fields surrounding the site to the South and West. Footpath runs through the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

South Darley

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA301	Mill Close Mine Dumps, Oldfield Lane, Darley Dale	7.92	waste land in the open countryside opposite the Enthovens Industrial site off Oldfield lane.	The site is situated in an unsustainable location, in the countryside and unrelated to existing settlements.

Wirksworth

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA395	Longway Bank Wood Longway Bank Wood, Whatstandwell Derbyshire	3.98	Woodland	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements
SHLAA434	Norbreck farm, Brassington lane,Wirksworth	0.49	Site containing Norbreck farm located off Brassington Lane. Site located south of Middle Peak quarry.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements