

Appendix 1

Stage A Site Assessment Schedule

Failed Stage A by Settlement and conclusion (North)

Brassington

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA183	Land at Wash Hills, Town Street, Brassington	0.72	The site consists of fields in the open countryside. The site lies north of the vicarage. The site does not lie adjacent to the existing built up settlement of Brassington and is divided by further open countryside. The site is unrelated to the existing built up settlement of Brassington.	The site is in an unsustainable location and is unrelated to the existing settlement of Brassington
SHLAA326	Land adjacent to Brookfields Farm, West End, Brassington	0.12	This site consists of fields in the open countryside. Existing residential development lies to the north of the site, Flakes Barn to the west and the cemetery to the east of the site. Open countryside lies south of the site. It is considered that this site is unrelated to the existing settlement pattern of Brassington.	Site is below the site size threshold and the site is in a unsustainable location and is unrelated to the existing settlement of Brassington.

Cromford

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA161	Ridgewood Lodge, Derby Road, Cromford	1.65	Existing dwelling and garden land, off the A6 within the open countryside.	The site is situated within an unsustainable location, in the countryside and unrelated to existing settlements.
SHLAA188	Land to East of Bedehouse Lane, Cromford	0.06	Open grassland adjacent to existing settlement and cottages at Bede Cottage, Cromford.	Site area is below the site size threshold.
SHLAA387	Pisani Stone Works, High Peak, Derby Road, Cromford	1.25	Site is located within Derwent Valley Mills World Heritage site. In close proximity to SSSI Cromford Canal and conservation area Castletop, Lea Bridge and High Peak junction.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Darley Dale

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA164	Highlands Cottage, Darley Dale	1.88	Area of greenfield grassland, with established trees and appears as domestic garden land to Highlands. Site is elevated from Whitworth Road, rising gradually west to east. Parts of the site are screened from public view by the prominent boundary wall which runs along the sites southern and eastern boundary. The boundary walls are Grade II listed forming part of the former. Whitworth Estate Garden on Whitworth Road	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Failed Stage A by Settlement and conclusion (North)

Darley Dale

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
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.
SHLAA171	Land to the east of Farley Hill, Darley Dale	7.91	Area of greenfield grassland to the east and north of Farley Hill Darley Dale. Site is bound by Fraley Hill to the west. To the east lies sports pitches accessed from Bent Lane. To the south and west of the site lies residential development. A public footpath crosses the site.	Site is situated in an unsustainable location, in the countryside unrelated to existing settlement
SHLAA209	Between Dale Road South and Old Road, Darley Dale	1.7	This is a greenfield site that consists of fields used for pasture, The site is designated as Important Open Space. The A6 is adjacent the site to the north, to the west is the car park to DFS and to the east is a nursery school. This site is unrelated to existing settlements and within the open countryside.	The site is situated within the open countryside and unrelated to existing settlements.
SHLAA210	Old Road, Darley Dale	0.45	This site is located off Old Road, Darley Dale. The site consists of an existing business site for horse carriage museum and riding school, and garden land. The site abuts the railway line to the south west, Red House to the east, and agricultural land to the south. The site fronts onto a tree lined avenue to the north. The site is unrelated to the existing pattern of development in Darley Dale.	The is situated within an unsustainable location, and unrelated to existing settlements.
SHLAA212	The Moorings, Greenaway Lane, Darley Dale	0.53	Existing dwelling and large garden land. Garden is designated as Important open space at the junction of Greenaway lane and the A6, surrounded by predominantly playing fields and open space.	The site is unrelated to existing settlements
SHLAA242	Land at Holt Farm, Ladygrove Road, Darley Dale	0.35	Area of agricultural land to the south of Ladygrove Road, Darley Dale. Land associated with Holt Farm	Site is situated in an unsustainable location, unrelated to the settlement of Darley Dale.

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Darley Dale

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA264	Oddford Lane, Darley Dale	2.86	The site is Important Open space off the A6 and lies predominantly within open countryside in between Two Dales and Darley Dale primary school. A garden centre is adjacent to site to the North West, Darley Dale School playing fields to the East, and open countryside to the North and South. The site is unrelated to the existing settlement pattern and is situated within the open countryside.	The site is situated within an unsustainable location, in the open countryside and unrelated to existing settlements.
SHLAA292	Land at Old Hackney Lane, Darley Dale	3.73	A greenfield site that consists of grazing fields in the open countryside, the site is steeply sloping north-east to south- west. The site is surrounded by open countryside to the west and east, residential to the north east, and farm cottages and nursery to the south.	The site is situated within an unsustainable location in the countryside and unrelated to existing settlements.
SHLAA343	Land at Farley Hill, Farley, Darley Dale	5.21	Area of greenfield land currently used for agricultural purposes. Site bound by Ameycroft to the north west and Farley Hill to the south eastern boundary. Residential properties to Hackney Road and Burnett Lane bound the south and western boundaries of the site.	Site is in an unsustainable location, unrelated to the settlement of Darley Dale

Matlock

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA253	The Daffodils, Salters Lane, Matlock	0.5	Site is isolated, located some distance away from the built up settlement of Matlock. The site consists of Garden land of the adjacent property to the north of the site , woodland to the south of the site, open fields to the east and west of the site.	The site is situated within an unsustainable location, in the countryside, and unrelated to existing settlements.
SHLAA340	Seven Rakes, Salters Lane, Matlock	0.79	Site is located some distance from the settlement of Matlock and is isolated in the open countryside. The site consists of an existing large property central to the site and its curtilage. Open countryside surrounds the site.	The site is situated within an unsustainable location, and unrelated to existing settlements.
SHLAA399	Littlemoor Wood Farm Littlemoor Lane Matlock	0.21	Single dwelling located off Littlemoor Lane within open countryside. Some small buildings located adjacent to the North East of the site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Matlock Bath

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
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Matlock Bath

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA247	High Tor Colour Works Matlock Bath Derbyshire	1.63	The site consists of vacant and derelict buildings that were formerly used for a colour works business premises. The site is situated along the A6 adjacent to the River Derwent and protected woodland to the east of the site. To the west of the site are some isolated cottages and properties long the A6. However the site does not abut the existing settlement of Matlock. Highly sensitive area, on the edge of Matlock, adjacent to the River Derwent along the A6 and High Tor.	The site is situated within an unsustainable location, and unrelated to the existing settlement of Matlock or Matlock Bath.
SHLAA346	Masson Mill, Derby Road, Matlock Bath	0.67	he site is Masson Mills, located alongside the A6, and lies adjacent to the River Derwent. This is a brownfield site consisting of former mill buildings which are grade 2* listed buildings and associated car park. The site is currently occupied as a retail outlet and restaurant.	The site is unrelated to existing settlements

Rowsley

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
Failed A				
SHLAA165	Former filling station, Chatsworth Road, Rowsley	1.14	Former filling petrol station site now cleared, located remote and unrelated from the existing settlement of Rowsley, adjacent to the Peak District National Park boundary. An occupied dwelling sits on the eastern boundary of the site adjacent to the road, the remainder of the site consists of overgrown land that steeply slopes down towards the River Derwent in the west.	The site is situated within an unsustainable location, the the countryside and unrelated to the existing settlements.
SHLAA379	Land adjacent to East Lodge Hotel, Rowsley	3.03	Greenfield site, consisting of a field in the open countryside alongside the A6 to the west and East Lodge Hotel sits adjacent to the site to the north.	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.

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South Darley

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA381	Land at Cawdor Quarry, Matlock	14.89	A greenfield site, open countryside, fields adjacent to the former industrial site and Cawdor Quarry to the east of the site. The site falls within floodzone 2 & 3 to the north and follows the boundary of the River Derwent. The site to the west consists of open countryside and agricultural fields which stretch as far as Snitterton Road.	The site is situated within an unsustainable location, in the countryside and unrelated to existing settlements.

Tansley

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

SHLAA214	Nottingham Road, Tansley	0.57	This is a greenfield site located to the south of Nottingham Road on the edge of Tansley to the east of the village. The site consists of grassland/ field associated with the nursery to the south of the site. The site is situated within the open countryside and unrelated to the existing settlement of Tansley.	The site is not adjacent and is unrelated to the existing settlement. It does not follow the existing built up settlement pattern of the village of Tansley
SHLAA341	Land at Heatherdene, Foxholes Lane, Tansley	4.63	his is a greenfield site located off Foxholes Lane adjacent to Sycamore Country Caravan Park, to the far east of the District. A group of farm buildings lie to the north of the site and open countryside to the south and west. The site is unrelated to any existing settlements and is situated within the open countryside.	The site is situated within an unsustainable location, in the countryside and unrelated to existing settlements
SHLAA397	Knabb Hall Bungalow Knabb Hall Lane Tansley Derbyshire	0.81	Bungalow and curtilage bounded by Knabb Hall lane and Red hill.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements

Wirksworth

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

SHLAA190	Land to north of Bowling Green Lane, Wirksworth	0.13	Site comprises residential curtilage/garden land to 15 Bowling Green Lane, Wirksworth. Site is well utilised domestic garden land and includes associated structures such as garden shed and green house. To the west /north west of the site lies the Almark garage site with associated car servicing areas and hardstanding. Site falls within the Wirksworth Conservation Area and within an area designated as a regionally important geological site (reference RIG63 - Dale Quarry).	Site area at 0.13ha is below the site size threshold of 0.2ha
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Wirksworth

Site Reference	Site Address	Site Area (Ha)	Site Description	Failed reason
SHLAA200	Land off Millers Green, Wirksworth	1.92	Area of grassland currently used as grazing land situated to the south west of the recreation ground in Wirksworth and residential properties at Millers Green. Site includes field access track, with mature trees and hedgerows providing a prominent margin to north eastern boundary.	Unsustainable location and unrelated to the existing settlement pattern of Wirksworth.
SHLAA296	Land at Kings Lot Wood, Longway Bank, Wirksworth	7.21	Area of woodland/forestry situated to the south of B5035 and east of Longway Bank wood. Site is within a countryside location with nearest developed area being sparse residential properties and farms at Blunderstone Lane to the south and holiday/lodge park to the east at Cupola Park. Northern boundary of the site abuts the World Heritage Site Buffer Zone.	Site is in an unsustainable location, unrelated to nearby settlements and with limited accessibility to services and facilities
SHLAA308	38 West End, Wirksworth	0.02	Small greenfield site comprising domestic garden land to rear of 38 West End, Wirksworth. Site is located in close proximity to services and facilities and falls within the Wirksworth Conservation Area. Site is utilised as domestic curtilage and includes associated structures such as summer house etc. Majority of site 75-80% falls within land identified as Dale Quarry SSSI. Site also falls within RIG63 designation associated with the former quarry and local plan policy area under L4 - land for sport and recreation.	Site area of 0.02ha results in a site area that is below the site size threshold and fails the criteria.
SHLAA353	Land at Rakehead Works, Hopton Lane, Wirksworth	0.56	Area of land situated to the south of B5035 to the west of Wirksworth and to the north of existing residential development at Yokecliffe Hill. Site comprises the Yokecliffe Works and appears to be currently used for light industrial purposes. To the south of the site runs a prominent tree belt/woodland protected by a TPO. The site also falls within a designated wildlife site (reference DD417 - Yokecliffe Wood and Mine - Unimproved grassland. Additionally RIG101 - Yokecliffe Rake Fault Scarp also covers the site.	Site is situated away from the built up area of Wirksworth and unrelated to the settlement, therefore the site represents an unsustainable location.
SHLAA398	The Woodyard Homesford Matlock Derbyshire	0.62	Brownfield site currently used as a woodyard. Site is located within the Derwent Valley Mills World Heritage Site.	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.