

# Appendix 2

## Stage B Assessment Schedule

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Ashbourne

Site Reference	SHLAA428	Final Assessment Category	Undevelopable - Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	2.89			0 - 5: <input type="checkbox"/>		Site Address	Land Between Mayfield Road And Waterside Park Mayfield Road Ashbourne Derbyshire
Capacity	0			6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>			11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus: <input type="checkbox"/>			

Map

Image

<b>Flood Risk</b>	Red	The site falls within flood zone 2 and 3, with the Henmore Brook crossing the site. A small part of the site falls within flood zone 2 (higher ground in the middle of the site) with the remainder of the site within flood zone 3.
<b>Environment Ecology</b>	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value, stating they are not aware of any nature conservation features or biodiversity interest associated directly with this site. However, fields such as this will support a variety of more common and widespread species and the site is likely to have hedges and trees. If development were to take place further surveys and suitable mitigation would be needed. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
<b>Landscape</b>	Green	Site lies to the edge of the settlement of Ashbourne. Low landscape sensitivity and no adverse impact upon landing setting. Comprehensive Landscape assessment comments pending. Opportunities for enhancement and improvement.
<b>Historic Environment</b>	Amber	Derbyshire Archaeologist states the site is a small site in the Henmore Brook floodplain with related potential for palaeo-environmental or prehistoric remains. It is recommended that an archaeological desk-based assessment be undertaken as part of planning application. Historic environment assessment states there are a number of heritage assets in relatively close proximity to the site. The assessment concludes development may result in harmful impact to/on the significance/setting of heritage assets.
<b>Trees and Hedgerows</b>	Amber	Mature trees present to the site boundaries and tree cover to either side of the Henmore Brook crossing through the site. A small coppice of trees also present to north eastern corner of the site. Although there are trees on the site this would not hinder development. Mitigation may be achieved.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Ashbourne

<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>Contamination</b>	Amber	Environmental Health comments identify possible issues with the site due to odour from the nearby disposal site, and that the site may be potentially contaminated land. The site is potentially contaminated or unstable and requires further investigation and remediation.
<b>Topography</b>	Green	The site forms part of the flood plain to the Henmore Brook, accordingly the site is predominantly flat. Site is predominantly flat with no known topography constraints.
<b>Local Character</b>	Amber	There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
<b>Highway Infrastructure</b>	Green	The Highway Authority state that a satisfactory access to serve the site can be achieved from Mayfield Road. The site appears to have an adequate controlled roadside frontage available to enable an access meeting current safe minimum criteria to be achieved. Access to the A52 would not be desirable - the level difference between the site and the highway are likely to preclude an access being formed to the A52. Development of the site - dependent on the scale may possibly have an adverse impact on the surrounding highway network, with the Highway Authority stating the site is close to a roundabout junction and queuing traffic could obscure visibility to approaching vehicles.
<b>Public Transport</b>	Green	The site is in close proximity of bus stops with stops located close to the site boundary to Mayfield Road. Within 5-10 minutes walk of a bus stop i.e less than 800m.
<b>Services and Facilities</b>	Green	The site lies to the west of Ashbourne Town Centre and adjacent to the Waterside Retail park to the south east. Accordingly the site is within good proximity of a range of service and facilities available within the Market Town.
<b>Educational Facilities</b>	Amber	The site is within approximately 800m of St Oswalds CE Voluntary controlled Primary School. Queen Elizabeths Secondary School is located to the north east of the town and would be beyond a 20 minute walk.
<b>Retail Facilities</b>	Green	Retail facilities are immediately available at the adjacent Waterside Retail Park development. Facilities within the town centre would be within a 20 minute walk.
<b>Health Facilities</b>	Amber	The nearest medical facilities on Clifton Road are within a 20 minute walk of the site.
<b>Pedestrian and cycling</b>	Green	The site is within an edge of town centre location, street network with adequate geometry and pedestrian links to the town centre, including recently constructed off road route. Mayfield Road is on a bus route with bus stops conveniently located on the site frontage. Safe walking and cycling access links and opportunities for enhancement.
<b>Previously Developed Land</b>	Red	Greenfield grassland - adjacent to former Nestle site.
<b>Open Space or Recreational</b>	Red	Open space would be lost. The site has in the recent past been granted planning permission for redevelopment of the site to provide a football pitch. This permission 13/00624/Ful has not been implemented.
<b>Material policy</b>	Amber	Site has a degree of impact on material policy considerations - site lies within flood zone 2 and 3 and also within land identified under policy EDT3 of the 2005 Local Plan.
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints
<b>Bad Neighbour Impact</b>	Amber	Ashbourne Recycling Centre lies to the west of the site - possible odour issues identified by environmental health. Moderate adverse effect for occupiers.
<b>Other Issues</b>	Green	There are no other issues that would constrain development.
<b>Land Availability</b>	Red	Site ownership unknown - site identified through withdrawn planning applications
<b>Land Achievability</b>	Green	Site is viable - developer able to realise reasonable profit,taking account of all costs and values of development (including relevant planning obligations and other contributions)

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Ashbourne

### Summary

Area of land comprising grassland and a small area of car parking to the south west of Mayfield Road, Ashbourne. The Henmore Brook crosses the site, with culverts along the sites south western boundary adjacent to the A52. A hardsurfaced public footpath runs around the perimeter of the site and a footbridge cross the Brook. The site is predomianly flat and includes areas of overgrown scrub land, woodland and mature planting. The site is greenfield land.

The site has a direct access onto Mayfield Road to its northern boundary. The site is set at a lower level than the surrounding highway, notably Mayfield Road and the A52. Beyond the sites south eastern boundary lies the Waterside Retail development. The A52 bypass bounds the site along the south western edge.

The sites lies within flood plain to the Henmore Brook with a middle section of the site within flood zone 2 and the remainder within flood zone 3.

The site is situated to the edge of the settlement of Ashbourne with good accessibility to services and facilities within the town. Given the sites location it is not considered that development would have a significant adverse imapct on landscape character and impacts on local character as a consequence of development could be mitigated. The heritage assessment concludes development may result in harmful impact to/on the significance/setting of heritage assets.

The Highway Authority conclude that an acceptable access to serve development can be achieved from Mayfield Road. Dependent upon the scale of development impacts on the surrounding network may arise.

The assessment concludes that the site is achievable with a reasonable prospect that the site is viable and a developer would be able to realise reasonable profit. However the site is not deemed suitable due to the extent of flood plain across the site making the site constrained. Also the availability of the site is unknown. Accordingly the site is discounted from the SHLAA and deemed not currently developable.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Brailsford

Site Reference	SHLAA479	Final Assessment Category	Developable	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2021	
Site Area (Ha)	3.35			0 - 5:	<input type="checkbox"/>		Site Address	Luke Lane/Mercaston Lane, Brailsford
Capacity	47			6 - 10:	<input checked="" type="checkbox"/>	47		
Include within SHLAA	<input checked="" type="checkbox"/>			11 - 15:	<input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>			15 Plus:	<input type="checkbox"/>			

Map

Image

<b>Flood Risk</b>	Green	The site is not within an area identified to be at risk of flooding.
<b>Environment Ecology</b>	Green	Derbyshire Wildlife Trust state the site is or has been used for arable land and there are no nature conservation designations on the land or immediately adjacent to the site. Great crested newt are present within 500m of the site and further assessment of this aspect of the site would be needed. There is no other information to indicate that the site would be sensitive in terms of species, animal or plant communities or habitats, but it is important to note that the site is in part bordered by hedgerows and there appear to be mature broad leaved trees present on the boundaries. The potential impact on biodiversity at this site is considered to be low but some mitigation may be needed to avoid/minimise impacts.
<b>Landscape</b>	Amber	The landscape assessment states that the site lies within an area of high landscape sensitivity and an area of medium tranquility. Visual prominence of the site increases to the north and east as the distance from the settlement increases. The landscape assessment identifies potential adverse impact on landscape character through intrusion into open countryside, loss of an agricultural field, key features at risk (boundary hedgerows and trees). Potential adverse impact on settlement pattern - distance from centre of the village, extension beyond the current limits. Potential adverse impact on visual amenity, particularly within the local view. The assessment concludes capacity for development is limited. There is some capacity in the southern part of the site which is removed from the highest ground and close to existing development. A substantial belt of screening vegetation must be established on the northern boundary of any such development. High landscape sensitivity, opportunities to mitigate impacts and for further enhancement.
<b>Historic Environment</b>	Green	The historic environment assessment concludes that there are no heritage assets within the site and development is likely to result in

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Brailsford

		minimal or no impact to/on the significance/setting of heritage assets.
<b>Trees and Hedgerows</b>	Amber	The site is bound by prominent mature hedgerows by 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. Although there are trees to the site boundaries it is not considered that these would hinder development, mitigation may be achieved.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>Contamination</b>	Green	There are no known contamination or unstable land issues, or risks of the need for remediation.
<b>Topography</b>	Green	Site comprises gently sloping ground, with the highest point of the site in the north. The site is gently sloping, it is not considered that this will cause topography constraints.
<b>Local Character</b>	Amber	The landscape assessment concludes development on the site is limited, with potential for adverse impacts on landscape character, visual amenity and settlement pattern. There is however some limited capacity for development on the southern part of the site and impacts may be mitigated. There would be an adverse impact on the character of the settlement, however this could be mitigated.
<b>Highway Infrastructure</b>	Amber	The Highway Authority state that a satisfactory access to serve development of the site can be achieved from Luke Lane and possibly from Mercaston Lane. In respect of Luke Lane the Authority state the road is subject to a 30 / 60mph speed limit although there are proposals, in connection with the school development on the opposite side of the road, to review the speed limit at this location. Even based on the current situation and perceived vehicle speeds it is likely, with the site frontage available to Luke Lane, that acceptable access arrangements meeting current safe minimum criteria could be provided to serve the site, subject to detailed design. A single point of access would be preferable although direct frontage access may be considered, subject to meeting current safe minimum visibility criteria. In respect of Mercaston Lane the Authority state the road falls entirely within the 60mph speed limit and approaching vehicle speeds are perceived to be much higher (than on Luke Lane). Detailed access designs, with visibility sightlines based on captured vehicle speeds, would need to be demonstrated for access to Mercaston Lane to remain viable. It would be preferable to serve the site off Luke Lane. Dependent on the scale of development adverse impacts on the surrounding highway network may arise. Luke Lane/Mercaston Lane frequently used by HGVs. Further assessment may be required on the Luke Lane/A52 junction. An existing lay by fronting Luke Lane which is frequently used by HGVs may need to be incorporated into any access proposals. Safe access can be achieved with localised highway improvements. Impacts on the highway network can be mitigated in part.
<b>Public Transport</b>	Green	Site lies within approximately 600m of bus stops on the A52. Within 5-10 minutes of a bus stop i.e less than 800m.
<b>Services and Facilities</b>	Amber	Services and facilities within Brailsford are limited and to access a wider range of facilities travel to the settlement of Ashbourne or Derby may be required.
<b>Educational Facilities</b>	Green	The site is within approximately 800m of Brailsford Primary School, i.e. within a 10 minute walk.
<b>Retail Facilities</b>	Green	The site lies within approximately 720m of the local convenience store in the village. Less than 10 minutes walk i.e. less than 800m
<b>Health Facilities</b>	Green	The site lies within approximately 780m of the medical practice on Church Lane, less than 10 minutes walk.
<b>Pedestrian and cycling</b>	Amber	The site lies to the edge of the existing residential area with rural highway network fronting the site – carriageway geometry appears adequate, although there are no connecting pedestrian margins or street lighting. Limited pavements and footways to the site along Luke Lane. The highway authority state consideration should be given to creation of pedestrian crossing facilities to link the site to the new school and improved pedestrian facilities on the opposite side of the road. Opportunities for improvement and enhancement.
<b>Previously Developed Land</b>	Red	Site is greenfield currently an agricultural field of pasture and occasionally arable land. Site predominantly greenfield more than 70%.
<b>Open Space or Recreational</b>	Amber	Some open space would be lost.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Brailsford

<b>Material policy</b>	Green	Site is in accordance with material policy considerations and designations
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve the development, no capacity constraints
<b>Bad Neighbour Impact</b>	Green	No known constraints, amenity unaffected
<b>Other Issues</b>	Green	There are no other issues that would constrain development
<b>Land Availability</b>	Green	Site suggested by land agent/promoter - therefore deemed that the landowner is willing to release the site for development.
<b>Land Achievability</b>	Green	Site is viable - developer able to relaise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions)
<b>Summary</b>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The assessment concludes 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.</p>	

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Carsington

Site Reference	SHLAA383	Final Assessment Category	Undevelopable Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe		
Site Area (Ha)	0.77			0 - 5:	<input type="checkbox"/>		Site Address	Land at Wash Farm, Carsington
Capacity	0			6 - 10:	<input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>			11 - 15:	<input type="checkbox"/>			
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus:	<input type="checkbox"/>			

Map

Image

<b>Flood Risk</b>	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
<b>Environment Ecology</b>	Amber	Derbyshire Wildlife Trust state that the site does not have a nature conservation designation either on the land itself or on adjacent land. The land within this site appears to include garden, grassland, trees, hedgerows and a pond. A population of great crested newt is present within the pond. There are no other protected special records for this site. The potential impact on biodiversity at this site is considered to be high. Further assessment would be needed to determine the size of the newt population and determine whether or not impacts could be avoided or mitigated. Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation.
<b>Landscape</b>	Amber	The landscape assessment concludes fields to the east of Pingle Lane are of medium landscape sensitivity. Comprehensive landscape officer comments pending. Opportunities to mitigate impacts and for further enhancement.
<b>Historic Environment</b>	Amber	Derbyshire County Council Archaeologists states the site lies within Carsington and Hopton Conservation Area and the setting of listed buildings including Hopton Hall. Medieval village earthworks just to west (HER 3212). It is recommended that an archaeological evaluation be undertaken as part of any planning application. The Historic Environment Assessment states there is potential for development to affect the significance/setting of designated heritage assets, primarily the Conservation Area and its setting and also the School. Potential for development to affect the significance/setting of the adjacent park/grounds to Hopton Hall, which are within the Conservation Area. Also potential for development to possibly, affect land which may be related to the shrunken village. The Historic Environment Assessment states development may result in harmful impact to/on the significance/setting of the heritage assets.



# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Carsington

<b>Trees and Hedgerows</b>	Amber	There are mature trees and hedgerows present to the site boundaries and within the site which is currently used as domestic garden. Although there are trees on the site, this would not hinder development. Mitigation may be achieved.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>Contamination</b>	Green	The site comprises a greenfield site, currently laid out as domestic garden land. There are no known contamination or unstable land issues or risks of the need for remediation.
<b>Topography</b>	Green	The site is undulating in character, with areas to the north and north east of the site presenting lower ground, with the Wash Farm property situated on the highest part of the site. The site is gently sloping, it is not considered that this will cause topography constraints.
<b>Local Character</b>	Amber	The site lies within an area of medium landscape sensitivity, partly within the Carsington and Hopton Conservation Area, in proximity to listed buildings and forms part of the setting of Hopton Hall. Development would have an impact on local character however it is considered that a sensitive scheme may minimise impacts. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
<b>Highway Infrastructure</b>	Red	The Highway Authority state that a satisfactory access to serve development cannot be achieved. Pingle Lane is a rural single vehicle width lane with limited geometry and street lighting and no pedestrian margins. Whilst the site has a reasonable roadside frontage available as drawn, given the road geometry, alignment and level differences between the site and the public highway it is difficult to see how acceptable access arrangements (with adequate visibility sightlines) could be provided to safely serve residential development. Due to the constraints on Pingle Lane and on site it is unlikely acceptable access arrangements could be provided to serve further residential development. The Highway Authority also state that development would also lead to an adverse impact on the surrounding rural highway network. Pingle Lane is a rural single vehicle width lane within a very limited highway corridor and is likely to be sensitive to any increases in residential traffic (vehicular or pedestrian). It would be difficult to achieve meaningful improvements to safely support further residential traffic. The junctions at either end of Pingle Lane have limitations, including severely substandard visibility at the junction adjacent Thornhill House (to the west). Very little opportunity for vehicles to pass each other on parts of Pingle Lane.
<b>Public Transport</b>	Green	The site is within approximately 260m of the nearest bus stops in the centre of Carsington. Within 5-10 minute walk of a bus stop (i.e less than 800m)
<b>Services and Facilities</b>	Red	Carsington has minimal facilities, including a primary school, bus service and public house. Access to higher order settlements would be required to access a wider range of services and facilities.
<b>Educational Facilities</b>	Green	The site lies immediately to the south of Carsington and Hopton Primary School, site is within 5 minute walk of the primary school.
<b>Retail Facilities</b>	Red	No retail facilities within the village travel to higher order settlements would be required.
<b>Health Facilities</b>	Red	No medical facilities available within the village, travel to higher order settlements would be required.
<b>Pedestrian and cycling</b>	Red	Edge of existing residential area. Rural highway network that lacks pedestrian footways and has limited street lighting. No bus route fronting the site although access to a rural public transport service would be available within Carsington village centre, however, the walking route available for pedestrians is likely to be a barrier to encouraging public transport use. Very limited accessibility, up a lane no pavements.
<b>Previously Developed Land</b>	Red	Greenfield site comprising domestic garden land. Site predominantly greenfield more than 70%
<b>Open Space or Recreational</b>	Green	Site comprises domestic curtilage, therefore no loss of open space/recreation land.
<b>Material policy</b>	Green	Site is in accordance with material policy considerations and designations.
<b>Infrastr. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints
<b>Bad Neighbour Impact</b>	Green	No known constraints, amenity unaffected.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Carsington

<b>Other Issues</b>	Green	There is a pond on the site which may constrain development. However mitigation is possible.
<b>Land Availability</b>	Green	Site ownership is known, single owner, no issues.
<b>Land Achievability</b>	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions)
<b>Summary</b>	<p>Site comprises an area of greenfield land at Wash Farm, Carsington. The site lies to the east of Pingle Lane and to the south east of Carsington and Hopton Primary School. The site comprises garden land to an existing property at Wash Farm. The site is currently laid out as domestic garden, including areas of planting and tree cover to site boundaries. A pond lies within the north eastern corner. The site is relatively well screened from public view, with a fall across the site, with land to the north eastern boundary representing lower ground. Part of the site lies within the Carsington and Hopton Conservation Area and also forms part of the setting to Hopton Hall.</p> <p>The site is greenfield and therefore unlikely to be at risk of contamination. The site is not within an area identified to be at risk of flooding. Derbyshire Wildlife Trust note that the site does not have a nature conservation designation upon it, however the pond may have ecological value for species and should be subject to further assessment.</p> <p>The site lies to the south east of the village, partly within the Carsington and Hopton Conservation Area and within the wider setting of Hopton Hall and associated grounds. The site lies within an area of medium landscape sensitivity. The Heritage Assessment concludes development may potentially result in harmful impacts to /on the significance/setting of designated heritage assets. Development would have a degree of impact on local character, however it is considered that a sensitive scheme may mitigate these effects.</p> <p>The Highways Authority do not consider that a safe and secure access to serve development can be achieved, noting Pingle Lane is a rural single vehicle width lane with limited geometry, street lighting and pedestrian margins. Concluding that due to the constraints on Pingle Lane and on the site it is unlikely acceptable access arrangements could be provided to serve further residential development.</p> <p>The assessment concludes that the site is available and achievable but not suitable due to the significant highway constraints identified by the Highway Authority. Accordingly the site is discounted from the SHLAA as undevelopable and constrained due to access.</p>	

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Cromford

Site Reference	SHLAA220e	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe				
Site Area (Ha)	1.1				Developable	0 - 5:	<input type="checkbox"/>	Site Address	Plot of land north of G P Produce, The Hill, Cromford
Capacity\						6 - 10:	<input type="checkbox"/>		
Include within SHLAA	<input checked="" type="checkbox"/>					11 - 15:	<input type="checkbox"/>		
Discount from SHLAA	<input type="checkbox"/>					15 Plus:	<input type="checkbox"/>		

Map

Image

<b>Flood Risk</b>	Green	The site is not affected by identified areas of indicative flood mapping or is located in floodzone 1.
<b>Environment Ecology</b>	Amber	The southern section of the site falls within local Wildlife Site DD336 (Dark Lane Spoil Heaps). Refusal of a recent planning application on the site indicates that substantial damage has been caused to the wildlife site from unauthorised excavations of the site. However small areas of flower rich grassland still persist across the site and these are of sufficient nature conservation value to conclude that the site is still of substantive interest. There remains the potential to at least partially restore the ecological integrity of the site and to encourage the re-colonisation of the disturbed areas by suitable plant species. However, the damaged eastern edge of the Local Wildlife Site requires significant remediation to ensure it is safe and to ensure it is restored in sympathy with the ecological features of the site. Further comments from Derbyshire Wildlife Trust are pending.
<b>Landscape</b>	Red	High landscape sensitivity, significant impacts upon landscape character. Landscape Officer comments pending.
<b>Historic Environment</b>	Red	The site forms part of the open land on both sides of the road when leaving Steeple Grange and travelling north to Cromford. This land, and associated open land, forms a gently sloping plateau, sparsely inhabited and providing a rural context prior to approaching Cromford itself. This is an important and intrinsic character of the setting of the Conservation Area, the World Heritage Site and its Buffer Zone. In this regard, development of this site is likely to result in harmful impact to/on the significance/setting of heritage assets and the contribution of this site to its wider context. (CA, WHS and village). The site has been put forward for 'employment' use. It has to be assumed, therefore, that should development take place that development would be similar in type, scale & form to that already on the site to its immediate south. Significant land form re-modelling may be required.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Cromford

		Development is likely to result in harmful impact to/on the significance/setting of the heritage assets and to the contribution of this part of the site to its wider context. The Derbyshire County Archaeologist has assessed the site to show lead mining evidence may be present but this could be recorded through planning conditions. Recommend desk-based assessment as part of planning application.
<b>Trees and Hedgerows</b>	Amber	There are trees on the site at the northern boundaries and adjacent the existing industrial building adjacent. Although there are trees on site this would not hinder development. Mitigation may be achieved.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>Contamination</b>	Amber	Environmental Health have advised that the site is potentially contaminated or unstable and requires further investigation and remediation.
<b>Topography</b>	Amber	The topography would have an adverse impact, although it could be mitigated and the site developed.
<b>Local Character</b>	Red	There would be significant adverse impact on the local character which cannot be mitigated. development of this site is likely to result in harmful impact to/on the significance/setting of heritage assets and the contribution of this site to its wider context. (CA, WHS and village).
<b>Highway Infrastructure</b>	Amber	Safe access can be achieved with localised highways improvements. The Highways Authority have assessed the site and concluded that a satisfactory access can possibly be achieved from the site. The site has a considerable roadside frontage to Porter Lane, however, forming a new independent access to serve this site would require some degree of separation from the existing industrial/ commercial access point to the east. Given the highway alignment to the west, vertical profile of the road and perceived approach vehicle speeds from this direction it is not clear whether the requisite visibility sightlines could be achieved from any new access point to Porter Lane without further design input.
<b>Public Transport</b>	Green	Within 5-10 minutes walk of a bus stop (approx.168m)
<b>Services and Facilities</b>	Amber	10- 20 minutes walk (approx. 1300m to Cromford Local Centre and 1800m to Wirksworth Town Centre).
<b>Educational Facilities</b>	Amber	Within 10 -20 minutes walk (approx.1200m to Middleton Primary School).
<b>Retail Facilities</b>	Amber	10- 20 minutes walk (approx. 1300m to Cromford Local Centre and 1800m to Wirksworth Town Centre).
<b>Health Facilities</b>	Red	Over 20 minutes walk (nearest GP surgery within Wirksworth)
<b>Pedestrian and cycling</b>	Red	Very limited pedestrian links. No pedestrian footways fronting the site or linking to existing infrastructure on The Hill. Bus route on adjoining roads with bus stops in close proximity, however, no connecting footway routes or crossing facilities to access bus stop locations.
<b>Previously Developed Land</b>	Red	Site predominantly greenfield, more than 70%.
<b>Open Space or Recreational</b>	Red	Open space would be lost
<b>Material policy</b>	Amber	Site has neutral impact on material policy considerations and designations.
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
<b>Bad Neighbour Impact</b>	Green	No known constraints amenity unaffected.
<b>Other Issues</b>	Green	There are no known other issues that would constrain development.
<b>Land Availability</b>	Green	Landownership known, single ownership, no issues.
<b>Land Achievability</b>	Green	Site is viable - developer is able to realise reasonable profit from development of the site.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Cromford

### Summary

This is a greenfield site located off Porter Lane, and is adjacent a small commercial site to the south, set between the settlements of Cromford and Wirksworth. Open Countryside sits to the north, east and west of the site. The site is within the Derwent Valley Mills World Heritage Site Buffer Zone.

Landscape sensitivity to housing development is high. Further comments from the Landscape officer are pending.

The site partially falls within a Local Wildlife Site. Comments from Derbyshire Wildlife Trust advise that substantial damage has been caused to the wildlife site from unauthorised excavations of the site. However small areas of flower rich grassland still persist across the site and these are of sufficient nature conservation value to conclude that the site is still of substantive interest. There remains the potential to at least partially restore the ecological integrity of the site and to encourage the re-colonisation of the disturbed areas by suitable plant species. However, the damaged eastern edge of the Local Wildlife Site requires significant remediation to ensure it is safe and to ensure it is restored in sympathy with the ecological features of the site.

The site forms part of the open land on both sides of the road when leaving Steeple Grange and travelling north to Cromford. This land, and associated open land, forms a gently sloping plateau, sparsely inhabited and providing a rural context prior to approaching Cromford itself. This is an important and intrinsic character of the setting of the Conservation Area, the World Heritage Site and its Buffer Zone. In this regard, development of this site is likely to result in harmful impact to/on the significance/setting of heritage assets and the contribution of this site to its wider context. (CA, WHS and village).

The site has been put forward for 'employment' use. It has to be assumed, therefore, that should development take place that development would be similar in type, scale & form to that already on the site to its immediate south. Significant land form re-modelling may be required.

Development is likely to result in harmful impact to/on the significance/setting of the heritage assets and to the contribution of this part of the site to its wider context.

The Derbyshire County Archaeologist has assessed the site to show lead mining evidence may be present but this could be recorded through planning conditions. Recommending that a desk-based assessment be undertaken as part of any planning application.

Environmental Health have advised that the site is potentially contaminated or unstable and requires further investigation and remediation.

The Highways Authority have advised that a satisfactory access can possibly be achieved from the site. The site has a considerable roadside frontage to Porter Lane, however, forming a new independent access to serve this site would require some degree of separation from the existing industrial/ commercial access point to the east. Given the highway alignment to the west, vertical profile of the road and perceived approach vehicle speeds from this direction it is not clear whether the requisite visibility sightlines could be achieved from any new access point to Porter Lane without further design input.

Overall, although there are constraints on this site, however given the location of the site and the fact that it adjoins existing industrial and business premises the site is considered developable subject to the relevant surveys that are required for further investigation. Any development of the site will need to give careful consideration to the design and layout of the site, respecting and reducing any potential adverse impacts upon the setting of the Conservation Area, The World Heritage Site, Landscape Character and setting and potential further impacts upon the Local Wildlife Site present within the site.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Cromford

Site Reference	SHLAA221	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	0.85		0 - 5: <input type="checkbox"/>		Site Address	Porter Lane, Cromford
Capacity\			6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>		11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>		15 Plus: <input type="checkbox"/>			

Map

Image

Flood Risk		
Environment Ecology		
Landscape		
Historic Environment		
Trees and Hedgerows	Unknown	
National Park status		
National Park extent		
Contamination		
Topography		
Local Character		
Highway Infrastructure		

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Cromford

<b>Public Transport</b>		
<b>Services and Facilities</b>		
<b>Educational Facilities</b>		
<b>Retail Facilities</b>		
<b>Health Facilities</b>		
<b>Pedestrian and cycling</b>		
<b>Previously Developed Land</b>		
<b>Open Space or Recreational</b>	Amber	Some open space would be lost.
<b>Material policy</b>		
<b>Infrast. Capacity or Utilities</b>		
<b>Bad Neighbour Impact</b>		
<b>Other Issues</b>		
<b>Land Availability</b>		
<b>Land Achievability</b>		
<b>Summary</b>		

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Cromford

Site Reference	SHLAA221e	Final Assessment Category	Undevelopable - constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	0.85			0 - 5: <input type="checkbox"/>		Site Address	Porter Lane, Cromford
Capacity\				6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>			11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus: <input type="checkbox"/>			

Map

Image

<b>Flood Risk</b>	Green	The site is not affected by identified areas of flood mapping and is located in flood zone 1.
<b>Environment Ecology</b>	Red	Comprehensive comments from Derbyshire Wildlife Trust are pending, however the site falls entirely within a designated Wildlife Site- 'Dark Lane Spoil Heaps South'. There are significant adverse impacts in terms of the natural environment.
<b>Landscape</b>	Red	High landscape sensitivity, significant impacts upon landscape character. Landscape Officer comments pending.
<b>Historic Environment</b>	Amber	The Derbyshire County Council Archaeologist states that lead mining evidence may be present on the site but this could be recorded through planning conditions. It is recommended that a desk based assessment is undertaken as part of any subsequent planning application. The historic environment assessment concludes .The site lies to the north of the B5035 towards Middleton, of which this part is a later 20th C section of road. This land, and associated open land, forms a gently sloping plateau, sparsely inhabited and providing a rural context. This is an important and intrinsic character of the setting of the Conservation Area, the World Heritage Site and its Buffer Zone. The site is not on the main axis between Steeple Grange and Cromford and in that regard the potential impact of development on the site will not be overtly obvious from that approach.The site has been put forward for 'employment' use. It has to be assumed, therefore, that should development take place that that development would be similar in type, scale & form to that already on the site to its immediate east. Development of the site may result in harmful impact to/on the significance/setting of the heritage assets and to the contribution of this part of the site to its wider context.
<b>Trees and Hedgerows</b>	Green	Mature hedgrows to sites southern boundary.



# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Cromford

<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
<b>Contamination</b>	Amber	Site may be potentially contaminated and requires further investigation and remediation.
<b>Topography</b>	Amber	Site slopes eastwards. The topography would have an adverse impact, although it could be mitigated and the site developed.
<b>Local Character</b>	Red	Site lies within an area of high landscape sensitivity and the heritage assessment has identified impacts on the World Heritage Site and Buffer Zone and the Conservation Area. There would be significant adverse impact on the local character which cannot be mitigated.
<b>Highway Infrastructure</b>	Amber	The Highways Authority state that a satisfactory access may possibly be achieved, the site has a considerable roadside frontage to Porter Lane, however forming a new independent access to serve the site would require some degree of separation from the existing industrial/commercial access point to the east. Given the highway alignment to the west, vertical profile of the road and perceived approach vehicle speeds from this direction it is not clear whether the requisite visibility sightlines could be achieved from any new access point to Porter Lane without further design input. Detailed access designs, identifying appropriate visibility sightlines (based on captured vehicle speeds) would need to be provided to confirm acceptable access arrangements could be achieved to serve the site.
<b>Public Transport</b>	Green	The site is within 5-10 minute walk of bus stops available on Porter lane
<b>Services and Facilities</b>	Amber	Approx. 1300m to Cromford Local Centre and 1800m to Wirksworth Town Centre, However the topography of the surrounding area may impact on walking times to access services and facilities.
<b>Educational Facilities</b>	Green	Within 10 -20 minutes walk (approx.1200m to Middleton Primary School).
<b>Retail Facilities</b>	Amber	Approx. 1300m to Cromford Local Centre and 1800m to Wirksworth Town Centre, However the topography of the surrounding area may impact on walking times to access services and facilities.
<b>Health Facilities</b>	Red	Nearest medical facilities would be beyond a 20 minutes walk.
<b>Pedestrian and cycling</b>	Amber	Limited footways in the vicinity of the site. The Highways Authority state that there are no pedestrian footways fronting the site or linking to existing infrastructure at The Hill. Bus route on adjoining roads with bus stops in close proximity, however no connecting footway routes or crossing facilities to access bus stop locations. Limited accessibility, opportunities for improvement and enhancement.
<b>Previously Developed Land</b>	Red	Predominantly greenfield more than 70%
<b>Open Space or Recreational</b>	Green	There would be no loss of recreation or open space facilities
<b>Material policy</b>	Amber	Site has a neutral impact on material policy considerations and designations
<b>Infrastr. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
<b>Bad Neighbour Impact</b>	Amber	Possible vibration from blasting and nuisance from local industrial use.
<b>Other Issues</b>	Green	There are no other issues that would constrain development
<b>Land Availability</b>	Green	Site has been suggested by the landowner. Landownership known, single ownership, no issues
<b>Land Achievability</b>	Green	Site is viable - developer able to realise reasonable profit taking account of all costs and values of development (including relevant planning obligations and other contributions)

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Cromford

### Summary

Site comprises an area of grassland at Porter Lane, Cromford, adjacent to existing employment land. A prominent hedge runs along the site southern boundary and the site is sloping in nature.

The site does not fall within land identified to be at risk of flooding.

Comprehensive comments from Derbyshire Wildlife Trust are pending, however the site falls entirely within a designated Wildlife Site- 'Dark Lane Spoil Heaps South'. Accordingly significant adverse impacts on the natural environment are identified. The site also lies within an area of high landscape sensitivity.

The Derbyshire County Council Archaeologist states that lead mining evidence may be present on the site but this could be recorded through planning conditions. It is recommended that a desk based assessment is undertaken as part of any subsequent planning application. The historic environment assessment concludes the site lies to the north of the B5035 towards Middleton, of which this part is a later 20th C section of road. This land, and associated open land, forms a gently sloping plateau, sparsely inhabited and providing a rural context. This is an important and intrinsic character of the setting of the Conservation Area, the World Heritage Site and its Buffer Zone. The site is not on the main axis between Steeple Grange and Cromford and in that regard the potential impact of development on the site will not be overtly obvious from that approach. The site has been put forward for 'employment' use. It has to be assumed, therefore, that should development take place that that development would be similar in type, scale & form to that already on the site to its immediate east. Development of the site may result in harmful impact to/on the significance/setting of the heritage assets and to the contribution of this part of the site to its wider context.

The Highways Authority state that a satisfactory access may possibly be achieved, the site has a considerable roadside frontage to Porter Lane, however forming a new independent access to serve the site would require some degree of separation from the existing industrial/commercial access point to the east. Given the highway alignment to the west, vertical profile of the road and perceived approach vehicle speeds from this direction it is not clear whether the requisite visibility sightlines could be achieved from any new access point to Porter Lane without further design input. Detailed access designs, identifying appropriate visibility sightlines (based on captured vehicle speeds) would need to be provided to confirm acceptable access arrangements could be achieved to serve the site.

The site has good accessibility to the nearby Primary School in Middleton, however surrounding topographies may discourage pedestrian trips to Wirksworth or Cromford centres.

On balance it is concluded that the site is not suitable for employment development primarily due to ecological issues and the sites location within a designated wildlife site. Constraints pertaining to landscape and the historic environment are also noted. The site is not currently deemed developable.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Darley Dale

Site Reference	SHLAA433	Final Assessment Category	Undevelopable Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	0.38			0 - 5: <input type="checkbox"/>		Site Address	John Gregory & Sons (timber Merchants) Ltd Old Road Darley Dale Matlock
Capacity\	0			6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>			11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus: <input type="checkbox"/>			

Map

Image

<b>Flood Risk</b>	Red	The majority of the site is within flood zone 2 or 3 and not suitable for development. There is also a main river on site and the site is within a secondary aquifer and within 250 metres of an historic landfill.
<b>Environment Ecology</b>	Green	There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment. The Warney Brook flows through part of the site in the east (probably culverted under the site). White-clawed crayfish (species of conservation concern) have been recorded from this brook. Derbyshire Wildlife Trust state that impacts seem unlikely, but they would need to be considered within any application process.
<b>Landscape</b>	Amber	Sensitivity to housing development is assessed as high. The Landscape Officer concludes there is potential adverse impact on landscape character with key features at risk (roadside wall, roadside trees and vegetation in the east). Potential to improve local visual amenity with development of the site. Capacity for development across the site. The high roadside wall should be retained by incorporating it into any design. Significant trees and other vegetation in the east should be retained.
<b>Historic Environment</b>	Green	Development is likely to result in minimal/no impact to/on the significance/setting of the heritage assets. The site is of no archaeological interest.
<b>Trees and Hedgerows</b>	Amber	The narrowest part of site in the east is well vegetated with some mature roadside trees.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Darley Dale

<b>Contamination</b>	Amber	Possible contamination, road and rail noise and flooding
<b>Topography</b>	Green	Site is predominantly flat with no known topography constraints.
<b>Local Character</b>	Amber	There would be an adverse impact on the existing character of the settlement, however this could be mitigated. Key landscape feature should be retained as part of any development including significant trees and vegetation.
<b>Highway Infrastructure</b>	Amber	Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part. Highways Authority indicate that further assessment would be required to be undertaken (e.g. vehicle speed survey) to confirm acceptable access arrangements, meeting current safe minimum criteria, could be achieved, given Old Road is subject to a 60mph speed limit. They indicate that adequate visibility sightlines, commensurate with captured vehicle speeds, will need to be provided from any proposed access point. Acceptable detailed designs, based on this information, should be provided for the site to remain viable.
<b>Public Transport</b>	Amber	Within 10-20 minute walk of a bus stop. Nearest bus stop approx 820 metres away.
<b>Services and Facilities</b>	Amber	Site is within 10-20 minute walk of the services and facilities available in Darley Dale.
<b>Educational Facilities</b>	Amber	10-20 minute walk to nearest primary school (Darley Churchtown CE) approximately 1160 metres away.
<b>Retail Facilities</b>	Amber	The site is within a 10-20 minute walk of the retail facilities of Darley Dale approximately 850 metres away.
<b>Health Facilities</b>	Amber	Nearest GP surgery (Darley Dale Medical Centre) is between a 10-20 minute walk approximately 1080 metres away.
<b>Pedestrian and cycling</b>	Amber	Limited accessibility. Limited width and non-continuous footway provision along Old Road, adjacent a 60mph section of carriageway. No street lighting. Narrow footway along site frontage. Footways on alternate sides of the road requiring pedestrians to cross. Opportunities for improvement and enhancement.
<b>Previously Developed Land</b>	Green	Site predominantly brownfield more than 70%
<b>Open Space or Recreational</b>	Green	There would be no loss of recreation or open space facilities
<b>Material policy</b>	Amber	Site lies within a 200m buffer zone of the railway. Small section of the site also falls within an area designated under policy T4-safeguarding the reinstatement of railway lines. Site would have some impact on material policy
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve development. No capacity constraints.
<b>Bad Neighbour Impact</b>	Amber	Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation. Site is located within 200m buffer zone of railway. The site is also adjacent to industrial uses along Old Road.
<b>Other Issues</b>	Green	There are no other issues that would constrain development.
<b>Land Availability</b>	Red	Site ownership unknown or owner unwilling to sell.
<b>Land Achievability</b>	Green	Site is viable- developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions)
<b>Summary</b>	<p>This is a brownfield site, narrow and triangular in shape. The site consists of a former saw mill and associated stock yard. One of a number of industrial sites in the area between Old Road, Station Road and the railway. The northern boundary is with the railway with existing industrial development to the west. The narrowest part of site in the east is well vegetated with some mature roadside trees. The site is to the southern edge of the settlement with agricultural pasture associated with the River Derwent floodplain beyond. A public footpath traverses the field on the opposite side of the road. Low lying site, not prominent within the wider surroundings. Expansive views out over the plain to high ground beyond and the Peak District National Park. Local views in from the road and on southern approach from the footpath. The site is a reasonable distance from local services and facilities being a 10 -20 minute walk to Two Dales Local Centre.</p> <p>The majority of the site is within flood zone 2 or 3 and not suitable for development. The Environment Agency have advised that there is also a main river on site</p>	

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Darley Dale

and the site is within a secondary aquifer and within 250 metres of an historic landfill.

Sensitivity to housing development is assessed as high. The landscape Officer concludes there is potential adverse impact on landscape character with key features at risk. Potential to improve local visual amenity with development of the site, concluding there is capacity for development across the site. The high roadside wall should be retained by incorporating it into any design. Significant trees and other vegetation in the east should be retained.

The Highways Authority have advised that further assessment would be required to be undertaken (e.g. vehicle speed survey) to confirm acceptable access arrangements, meeting current safe minimum criteria, could be achieved, given Old Road is subject to a 60mph speed limit. They indicate that adequate visibility sightlines, commensurate with captured vehicle speeds, will need to be provided from any proposed access point. Acceptable detailed designs, based on this information, should be provided for the site to remain viable.

The landowner is not known as the site has been identified through a lapsed planning permission on the site. However given the other constraints that exist on the site as outlined the site is assessed as undevelopable.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Doveridge

Site Reference	SHLAA275	Final Assessment Category	Undevelopable - constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	0.43			0 - 5: <input type="checkbox"/>		Site Address	Yelt Lane, Doveridge
Capacity	0			6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>			11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus: <input type="checkbox"/>			

Map

Image

<b>Flood Risk</b>	Green	The site is not affected by identified area of indicative flood mapping or is located in flood zone 1
<b>Environment Ecology</b>	Green	Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.
<b>Landscape</b>	Red	Landscape sensitivity to housing development is high. The landscape assessment concludes potential adverse impact on landscape character and ecology and potential impact on settlement pattern and visual amenity. The assessment concludes there is no capacity for development, it is likely to result in significant adverse impact on landscape character and settlement pattern. Significant impact on landscape character, high landscape sensitivity, unable to overcome through mitigation.
<b>Historic Environment</b>	Amber	The historic environment assessment concludes development may result in harmful impact on/to the significance/setting of heritage assets. Derbyshire Cnty Council archaeologist consider the site has high landscape value (ancient enclosure/fossilised strip fields) and acknowledges this site is part of a relatively isolated block. Development of the site may result in harmful impact on the significance/setting of designated/non designated assets
<b>Trees and Hedgerows</b>	Amber	Mature hedgerow trees and hedgerows to site boundaries. Although there are trees on the site this would not hinder development, mitigation may be achieved.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Doveridge

<b>Contamination</b>	Green	There are no known contamination or unstable land issues or risks of the need for remediation.
<b>Topography</b>	Green	Site is predominantly level, no known topography constraints.
<b>Local Character</b>	Red	Landscape assessment concludes development would have an adverse impact on local character, visual amenity, settlement pattern. Development would represent an extension of development into the countryside far removed from and not well related to the village, concluding there is no capacity for development on the site. The historic environment assessment also concludes development may impact on heritage assets. The site is considered to have high historic landscape value. Accordingly considered there would be a significant adverse impact on local character which cannot be mitigated.
<b>Highway Infrastructure</b>	Red	Highway Authority comments state that a satisfactory access to Lower Street to serve development cannot be achieved. In respect of Lower Street the site has a very limited roadside frontage to Lower Street and it is unlikely acceptable access arrangements could be provided to serve the site, in isolation. Lower Street is a narrow rural country lane, which lacks adequate geometry, pedestrian margins or street lighting, normally associated with residential estate streets. There are significant issues with access, no safe access can be achieved. Significant impact on the surrounding highway network. Insurmountable issues.
<b>Public Transport</b>	Amber	Within 10-20 minute walk of a bus stop i.e 800-1600m
<b>Services and Facilities</b>	Amber	Services and facilities within Doveridge are limited, travel to higher order settlements such as Ashbourne/Uttoxeter may be required to access a wider range of facilities
<b>Educational Facilities</b>	Green	Doveridge Primary School is within approximately 500m walk, within 5-10 minute walk i.e less than 800m
<b>Retail Facilities</b>	Amber	Doveridge convenience store is within 10-20 minute walk i.e 800-1600m
<b>Health Facilities</b>	Red	No medical facilities present within the village, travel to nearby settlements required which is in excess of a 20 minute walk
<b>Pedestrian and cycling</b>	Amber	Edge of existing residential area. Rural country lane with no pedestrian footways or street lighting with limited geometry. Limited accessibility, opportunities for improvement and enhancement.
<b>Previously Developed Land</b>	Red	Site is greenfield agricultural land, therefore predominantly greenfield. More than 70%.
<b>Open Space or Recreational</b>	Amber	Some open space would be lost
<b>Material policy</b>	Green	Site is in accordance with material policy considerations and designations
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints
<b>Bad Neighbour Impact</b>	Green	No known constraints amenity unaffected
<b>Other Issues</b>	Green	There are no other issues that would constrain development
<b>Land Availability</b>	Green	Landownership known, single ownership, no issues
<b>Land Achievability</b>	Green	Site is viable - developer able to release reasonable profit, taking account of all costs and values of development (including relevant obligations and other contributions)
<b>Summary</b>	<p>Site comprises land at Lower Street and close to Yelt Lane to the south eastern edge of Doveridge. Site comprises greenfield land in agricultural use as pasture in open countryside. The site is bound on all sides by hedgerows with hedgerow trees.</p> <p>The site lies to the south eastern edge of the village, removed from the main part of Doveridge, in an area characterised by fragmented development of individual outlying properties, framsteads and farm land. The site is greenfield and does not fall within the Flood Zone. The landscape assessment concludes the site lies in an area where landscape sensitivity to housing development is high, concluding there is no capacity for development and it is likely to result in significant adverse impact on landscape character and settlement pattern. The historic environment assessment concludes development may result in harmful impact on/to the</p>	

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Doveridge

significance/setting of heritage assets. The site is also considered to have high historic landscape value (ancient enclosure/fossilised strip fields). Derbyshire Wildlife Trust consider the site to be of low nature conservation value.

Located to the edge of the settlement, access to services and facilities within Doveridge are possible, however this is by country lanes with no pedestrian footways or street lighting. Nearest bus stops are located on Derby Road. The Highways Authority state that a satisfactory access to the site can not be achieved.

In conclusion the site is considered constrained and not suitable for development, the site is situated away from the village and within an area of high landscape sensitivity. Adverse impacts on landscape character, visual amenity and settlement pattern are identified as constraints through the intrusion of development into the countryside. Furthermore the site cannot be served by an appropriate or satisfactory access to serve residential development as confirmed by the Highways Authority. Accordingly the site is considered unsuitable and discounted from the SHLAA.

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# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Kirk Ireton

Site Reference	SHLAA476	Final Assessment Category	Developable	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2021
Site Area (Ha)	0.26			0 - 5: <input type="checkbox"/>		Site Address	Smithy Bungalow, Kirk Ireton
Capacity	2			6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input checked="" type="checkbox"/>			11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>			15 Plus: <input type="checkbox"/>			

Map

Image

<b>Flood Risk</b>	Green	The site is not affected by identified areas of indicative flood mapping or is located in floodzone 1.
<b>Environment Ecology</b>	Green	There are no known natural environment related constraints and/ or there is the opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site as low nature conservation value. Derbyshire Wildlife Trust have concluded that they are not aware of any nature conservation features or biodiversity interest associated directly with this site. However, fields such as this will support a variety of more common and widespread species and the site is likely to have hedges and trees. If development were to take place further surveys and suitable mitigation would be needed.
<b>Landscape</b>	Amber	High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement. The Landscape officer has assessed the site to have potential adverse impact on landscape/ village character and settlement pattern including the reduction in the open nature of this part of the village. Potential adverse impact on the historic environment – effect on the Conservation Area. Potential adverse impact on local visual amenity – constriction of existing view from the road, intrusion into local view of surrounding properties.  As part of any development the open nature of the site should be retained as far as is possible. The design must respect the character of the Conservation Area. The Landscape Officer has concluded that there is limited capacity for Limited capacity for development restricted to a small number of properties set back from the road and designed with respect to the Conservation Area.
<b>Historic Environment</b>	Red	The Conservation Officer has assessed the site and identified that development of the site is likely to result in harmful impact to/on the significance/setting of the designated heritage asset – Kirk Ireton Conservation Area. Development may result in a harmful impact on the

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Kirk Ireton

		setting of the adjacent listed buildings (primarily the grade II* Barley Mow). Development may result in potential harmful impact on archaeological interest (Roman Road). The Conservation Officer has concluded that •Development is likely to result in harmful impact to/on the significance/setting of the designated/non-designated heritage assets. The Derbyshire County archeologist has assessed the site to have potential for medieval village archaeology and possible line of 'The Street' Roman road, although already within domestic curtilage. Recommend archaeological evaluation as part of planning application.
<b>Trees and Hedgerows</b>	Green	There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>Contamination</b>	Green	There are no known contamination or unstable land issues, or risks of the need for remediation.
<b>Topography</b>	Green	Site is predominantly flat with no known topography constraints.
<b>Local Character</b>	Amber	There would be an adverse impact on the existing character of the settlement, however this could be mitigated. The Conservation Officer has assessed that development of the site is likely to have an impact upon the conservation area, through the loss of this open space which provides a setting to traditional buildings. The Landscape officer has identified the potential impact upon the village character and settlement pattern, but concludes that small number of properties set back from the road will maintain the character and reduce the impacts upon the conservation area.
<b>Highway Infrastructure</b>	Green	There is sufficient access to the site. No adverse impact on the highway network.
<b>Public Transport</b>	Green	(Within 5-10 minutes walk. (approx. 40m to nearest bus stop at Town End).
<b>Services and Facilities</b>	Green	Less than 10 minutes walk. Barley Mow Public House, Church, Primary School, Stable Shop, Village Hall,
<b>Educational Facilities</b>	Green	Less than 10 minutes walk (approx. 300m to Kirk Ireton primary school).
<b>Retail Facilities</b>	Green	Less than 10 minutes walk (approx. 50m to the Old stable Shop on Main Street)
<b>Health Facilities</b>	Red	Over 20 minute walk (there is no GP Surgery in Kirk Ireton, the nearest is in Wirksworth).
<b>Pedestrian and cycling</b>	Green	Safe walking and cycling access links and opportunities for enhancement.
<b>Previously Developed Land</b>	Amber	Brownfield/greenfield
<b>Open Space or Recreational</b>	Green	There would be no loss of recreation or open space facilities.
<b>Material policy</b>	Red	Site seriously conflicts with material policy consideration or plan designation.
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
<b>Bad Neighbour Impact</b>	Green	No known constraints, amenity unaffected.
<b>Other Issues</b>	Green	There are no other issues that would constrain development.
<b>Land Availability</b>	Green	Landownership known, single ownership, no issues.
<b>Land Achievability</b>	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development ( including relevant planning obligations and other contributions).

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Kirk Ireton

### Summary

This is a large garden/ domestic curtilage attached to Heather Cottage. A stone wall defines the boundary with the road the site extends behind in a slightly elevated position. Northern boundary with Town End Farm comprises a hedge/ garden planting, the site is overlooked from the upper floor. Boundary with domestic gardens in the north east. The site is located within the Conservation Area. In an area where the environmental value is of primary significance, however, the site is managed as a domestic lawn and landscape, ecological and historic significance is likely to be reduced as a result.

The site is in a prominent position at this end of the village contributing greatly to the open character of the street scene where properties tend to be set back from the road. It is within full view of the road and overlooked by neighbouring properties within the surroundings.

The Landscape Officer has assessed development of the site to have potential adverse impact on landscape/ village character and settlement pattern including the reduction in the open nature of this part of the village. Potential adverse impact on the historic environment, Conservation Area and visual amenity for surrounding properties. As part of any development the open nature of the site should be retained as far as possible. The design must respect the character of the Conservation Area. The Landscape Officer has concluded that there is limited capacity for development and any development should be restricted to a small number of properties set back from the road and designed with respect to the Conservation Area.

The Conservation Officer has assessed that development of the site is likely to have a significant adverse impact upon the Kirk Ireton Conservation area. The site is assessed as an area of open space that contributes to the character and setting of many traditional buildings in the village.

Given these constraints on the site, it is assessed that the site could accommodate limited small scale development as infill and consolidation, providing the adverse impact on the Conservation Area are carefully mitigated against and the development is set back from the road, so that the open space that provides character and setting to the village is not entirely lost. Therefore it is considered that 25% of the site is developable, with potential windfall capacity of up to 2 dwellings.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Matlock

Site Reference	SHLAA474	Final Assessment Category	Undevelopable Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe			
Site Area (Ha)	2.43			0 - 5:		<input type="checkbox"/>		Site Address	Audley St. Elphins Park, Dale Road South, Darley Dale, Matlock,
Capacity	0			6 - 10:		<input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>			11 - 15:		<input type="checkbox"/>			
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus:		<input type="checkbox"/>			

Map

Image

<b>Flood Risk</b>	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
<b>Environment Ecology</b>	Green	Derbyshire Wildlife Trust state that there are no known nature conservation features or biodiversity interest associated directly with this site. However, fields such as this will support a variety of more common and widespread species and the site is likely to have hedges and trees. If development were to take place further surveys and suitable mitigation would be needed.
<b>Landscape</b>	Red	Potential adverse impact on landscape character due to intrusion into open countryside, loss of agricultural field, erosion of the "green finger", site features at risk (TPO trees, field tree, dry stone walls). Potential adverse impact on settlement pattern and coalescence between settlements. Potential adverse impact on visual amenity due to impact on local views from Hackney and residential property on Grove Lane, long views from high ground in the south west and the Peak District National Park. There is no capacity for development which is likely to result in significant adverse impact on landscape character settlement pattern and visual amenity.
<b>Historic Environment</b>	Green	Development is likely to result in no impact to/on the significance / setting of heritage assets.
<b>Trees and Hedgerows</b>	Amber	Although there are trees on the site, this would not hinder development and mitigation may be achieved. In the south west there is an embankment with numerous mature trees. There is a solitary field tree. Trees on the south western boundary are protected by Tree Preservation Order.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Matlock

<b>Contamination</b>	Green	Site is a greenfield sites currently used for grazing. There are no known contamination or unstable land issues, or risks of the need fro remediation.
<b>Topography</b>	Green	The topography of the site is slightly sloping/undulating however it is not considered this would have an adverse impact, the site can be developed. The site slopes gently to the South West.
<b>Local Character</b>	Red	There would be significant adverse impact on the local character which cannot be mitigated. There would be significant adverse impact upon landscape character of the area, visual amenity and long distance views.
<b>Highway Infrastructure</b>	Green	There is sufficient access to the site. No adverse impact on the highway network. Highways Authority indicate that the site has a significant roadside frontage to Grove Lane where it is likely acceptable access arrangements, with adequate visibility sightlines commensurate withperceived vehicle speeds, could be provided to serve the site. However, precise location of access will need careful consideration, potentially away from the bend in the highway alignment, to ensure adequate forward visibilities (including to and from a right turning vehicles), can be achieved. Some direct frontage development may be achievable, subject to demonstrating acceptable visibility sightlines from any proposed access point.
<b>Public Transport</b>	Green	Within 5-10 minute walk of a bus stop. Nearest bus stop is approximately 200 metres away.
<b>Services and Facilities</b>	Amber	The services and facilities in Darley Dale are located within a 10-20 minute walk approximately 1500 metres away.
<b>Educational Facilities</b>	Green	Nearest primary school (Darley Dale Primary) less than 10 minute walk approximately 670 metres away.
<b>Retail Facilities</b>	Amber	The facilities within Darley Dale are located within a 10- 20 minute walk from the site approximately 1500m away.
<b>Health Facilities</b>	Amber	Nearest GP surgery (Darley Dale Medical Centre) between 10-20 minute walk away appromitaley 1450 metres away.
<b>Pedestrian and cycling</b>	Amber	Limited accessibility. A narrow pavement runs from the entry to Grove Lane from Dale Road to the North East corner of the site. Further along Grove Lane there is no pavement. The narrow and intermittent footways are likely to be a barrier to encouraging pedestrian movements. Opportunities for improvement and enhancement.
<b>Previously Developed Land</b>	Green	Site predominantly greenfield more than 70%.
<b>Open Space or Recreational</b>	Red	Open space would be lost.
<b>Material policy</b>	Green	The site is in accordance with material policy considerations and designations.
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve development. No capacity constraints.
<b>Bad Neighbour Impact</b>	Green	No known constraints, amenity unaffected.
<b>Other Issues</b>	Green	There are no other issues that would constrain development.
<b>Land Availability</b>	Green	Landownsherip known, single ownership, no issues.
<b>Land Achievability</b>	Green	Site is viable- developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions)
<b>Summary</b>	<p>The site is located on the south west side of Hackney off Grove Lane and adjoining St Elphins development site which is to the south west. This is a greenfield site consisting of sloping ground and a field used for agricultural pasture. The south eastern boundary is marked by as stone wall alongside Grove Lane which also wraps around part of the north eastern boundary before giving way to residential development at Hackney. The north western boundary is defined by a dry stone, field boundary wall. In the south west there is an embankment with numerous mature trees. There is a solitary field tree.</p> <p>The settlement pattern is characterised by small communities and fragmented blocks of development interspersed with substantial areas of agricultural land/ open countryside. The site forms part of an extended “green finger” of land comprising a mix of agricultural fields, nursery developments and woodland that</p>	

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Matlock

extends eastward across – and largely occupies – the slope, between development on Hackney Road and Hackney Lane in the east and the A6 and Grove Lane/ Blind Lane/ Greenaway Lane in the west. This is a feature which characterises the landscape and settlement pattern of this area between Matlock and Darley Dale where development has started to break up on the urban/ rural fringe. Development of the site would have a significant adverse impact upon the local character of the area which cannot be mitigated against

Landscape sensitivity to housing development is high. The Landscape Officer has concluded that there is no capacity for development which is likely to result in significant adverse impact on landscape character, with key features at risk, settlement pattern and visual amenity. Given the high potential impact upon landscape and local character of the area, the site is therefore assessed as undevelopable.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Matlock

Site Reference	SHLAA475	Final Assessment Category	Undevelopable Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe		
Site Area (Ha)	2.93			0 - 5:		<input type="checkbox"/>	Site Address	Land off Old Hackney Lane
Capacity	0			6 - 10:		<input type="checkbox"/>		
Include within SHLAA	<input type="checkbox"/>			11 - 15:		<input type="checkbox"/>		
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus:		<input type="checkbox"/>		

Map

Image

<b>Flood Risk</b>	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
<b>Environment Ecology</b>	Green	Derbyshire Wildlife Trust state that there are no known nature conservation features or biodiversity interest associated directly with this site. However, fields such as this will support a variety of more common and widespread species and the site is likely to have hedges and trees. If development were to take place further surveys and suitable mitigation would be needed.
<b>Landscape</b>	Red	Landscape sensitivity to housing is high. The landscape officer has assessed the site to have potential adverse impact on landscape character with loss of agricultural fields and key features at risk ("green finger" between Matlock and Upper Hackney, dry stone wall). Potential adverse impact on settlement pattern due to coalescence of Matlock and Upper Hackney. Potential adverse impact on visual amenity with adverse effects on local views from the north, long views from the south west and the Peak District National Park.
<b>Historic Environment</b>	Green	Greenfield site in valley slope location. Record of cropmark enclosure just to west (HER 9825) may suggest prehistoric potential. Recommend archaeological evaluation as part of planning process. Development is likely to result in minimal/no impact to/on the significance / setting of the heritage assets.
<b>Trees and Hedgerows</b>	Green	There are limited trees on the site and none are designated as a TPO. Opportunities for enhancement and improvement.
<b>National Park status</b>	Amber	Site may have impacts on the purposes of the National Park however these may be overcome/ mitigated.
<b>National Park extent</b>	Amber	Site may have impacts on the purposes of the National Park through the impact of long distance views from the National Park, however these may be overcome/ mitigated.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Matlock

<b>Contamination</b>	Green	The site is greenfield currently used for pasture. There are no known contamination or unstable land issues, or risks of the need for remediation.
<b>Topography</b>	Amber	The topography would have an adverse impact although it could be mitigated and the site developed. Site slopes steeply southwards with a large change in the height of the land from Hackney Road to Old Hackney Lane.
<b>Local Character</b>	Red	There would be significant adverse impact on the local character which cannot be mitigated, including landscape character, settlement pattern, visual amenity and long distance views.
<b>Highway Infrastructure</b>	Amber	Safe access can be achieved with localised highway improvements. Significant impacts on highway can be mitigated in part. The Highways Authority state that the site has 2 frontages to Old Hackney Lane, however, it is considered that both are limited in scale and potentially insufficient to create an access meeting current safe minimum criteria having regards to perceived passing vehicle speeds at this particular location. The site promoter would need to undertake additional survey and detailed design works in order to demonstrate that acceptable access and visibility criteria (base on captured vehicle speeds) could be achieved if the site is developed.
<b>Public Transport</b>	Green	Within 5-10 minute walk of a bus stop. Nearest bus stop approximately 270 metres away.
<b>Services and Facilities</b>	Amber	Site is within 10-20 minute walk of the services and facilities at Smedley street approximately 1320 metres away. Matlock town centre is approximately 1600 metres away.
<b>Educational Facilities</b>	Green	Nearest primary school (Allsaints CE) less than 10 minute walk approximately 700 metres away.
<b>Retail Facilities</b>	Amber	Within 10 -20 minutes walk. Approx 1250m to Smedley Street West Local Shopping Centre
<b>Health Facilities</b>	Amber	Nearest GP surgery (Lime Grove Medical Centre) between 10-20 minute walk away, approximately 2000 metres away.
<b>Pedestrian and cycling</b>	Amber	Limited accessibility. Intermittent and limited width footways. When accessing the two fields from Old Hackney Lane there is a narrow pavement on the opposite side to the site. When accessing from Boam lane there is no pavement Opportunities for improvement and enhancement.
<b>Previously Developed Land</b>	Green	Site predominantly greenfield more than 70%.
<b>Open Space or Recreational</b>	Amber	Some open space would be lost.
<b>Material policy</b>	Green	Site is in accordance with material policy considerations and designations.
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve development. No capacity constraints.
<b>Bad Neighbour Impact</b>	Green	No known constraints, amenity unaffected.
<b>Other Issues</b>	Green	there are no other issues that would constrain development.
<b>Land Availability</b>	Green	Landownership known, single ownership, no issues.
<b>Land Achievability</b>	Green	Site is viable- developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions)
<b>Summary</b>	<p>This is a greenfield site, located on the north western edge of Matlock between Hackney Road and Old Hackney Lane to the back and either side of properties at Winton and The Firs. The site comprises steeply sloping ground. Two agricultural fields of pasture divided by a dry stone wall. The southern boundary with Old Hackney Lane is defined by a stone wall, woodland and the grounds of two detached properties. To the east there is a strong boundary hedge with nursery beyond. There is also a nursery to the west.</p> <p>The settlement pattern is characterised by fragmented blocks of development interspersed with substantial areas of agricultural land/ open countryside. The site forms part of a "green finger" of land comprising a mix of agricultural fields, nursery developments and woodland that extends eastward across – and largely</p>	



# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Matlock

occupies – the slope, between development on Hackney Road and Hackney Lane. This is a feature which characterises the landscape and settlement pattern of this area on the north eastern edge of Matlock where development has started to break up on the urban/ rural fringe. Development of the site would have an significant adverse impact upon the local character of the area which cannot be mitigated against.

Landscape sensitivity to housing is high. The Landscape Officer has assessed the site to have potential adverse impact on landscape character with loss of agricultural fields and key features at risk (“green finger” between Matlock and Upper Hackney, dry stone wall). Potential adverse impact on settlement pattern due to coalescence of Matlock and Upper Hackney. Potential adverse impact on visual amenity with adverse effects on local views from the north, long views from the south west and the Peak District National Park, concluding that there is no capacity for development, with development likely to result in significant adverse impact on landscape character, settlement pattern and visual amenity. Overall given these constraints the site is assessed as undevelopable.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Middleton

Site Reference	SHLAA471	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2021				
Site Area (Ha)	1.16				Developable	0 - 5:	<input type="checkbox"/>	Site Address	Land to the north of Porter Lane, east of Main Street, Middleton by Wirksworth	
Capacity	24					6 - 10:	<input checked="" type="checkbox"/>			24
Include within SHLAA	<input checked="" type="checkbox"/>					11 - 15:	<input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>					15 Plus:	<input type="checkbox"/>			

Map

Image

<b>Flood Risk</b>	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1
<b>Environment Ecology</b>	Green	Derbyshire Wildlife Trust state that they are not aware of any nature conservation features or biodiversity interest associated directly with the site. However fields such as this will support a variety of more common and widespread species and the site is likely to have hedges and trees. If development were to take place further surveys and suitable mitigation would be needed. Overall Derbyshire Wildlife Trust conclude the site is low nature conservation value/interest.
<b>Landscape</b>	Amber	The landscape assessment states that the site falls within an area of medium landscape sensitivity. The site comprises a long rectangular site, agricultural pasture with occasional field trees. The site is separated from existing development in the north by an extensive and mature tree belt planted on sloping ground. The site is low lying within the surrounding landscape and is generally not prominent. It is overlooked in long views from the highest ground in the west and most particularly by dwellings either side of Main Street. Otherwise the site is substantially screened by woodland in the north, new development in the south and views from the east are set against high ground and existing development. The site falls within the Middleton Conservation Area and enjoys a medium level of tranquillity. Landscape sensitivity 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 assessment concludes development may have a potential adverse impact on landscape character - loss of agricultural field and key features (field trees) at risk. Potential adverse impact on visual amenity - existing properties to the west. The assessment concludes there is capacity for development across the site. On the western and eastern boundaries appropriate and sufficient measures should be included to mitigate any adverse visual impact. Furthermore as part of any development existing field trees should be retained. In the west planting designed to retain long distance views from existing properties while screening/filtering views of development should be

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Middleton

		introduced. Medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.
<b>Historic Environment</b>	Amber	Comments from the Derbyshire Archaeologist state the site lies within Middleton Conservation Area and there is the potential for prehistoric and lead -mining remains. The historic environment assessment states development of the site may result in harmful impact to/on the significance/setting of the Conservation Area. As potential cumulative development associated visually and physically with the site to its immediate south such intensification of development may also result in harmful impact to/on the significance/setting of the Conservation Area. Development is unlikely to have a harmful impact on other identified, surrounding heritage assets. Overall the historic environment assessment concludes development of the site may result in harmful impact to/on the significance / setting of the Conservation Area.
<b>Trees and Hedgerows</b>	Amber	A substantial tree belt runs adjacent to the sites northern boundary. Although there are trees to the site boundaries and within the site it is not considered that this would hinder development. Mitigation may be achieved.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement
<b>Contamination</b>	Green	There are no known contamination or unstable land issues or risks of the need for remediation.
<b>Topography</b>	Green	The site is predominatly flat, with a slight rise in a westerly and northerly direction. Site is predominatly flat with no known topography constraints.
<b>Local Character</b>	Amber	The site lies within the Middleton Conservation Area and the historic environment assessment concludes development of the site may result in harmful impact to/on the significance / setting of the Conservation Area, accordingly resulting in potential impacts on the surrounding prevailing character. The landscape assessment identifies that development may result in potential adverse impacts on landscape character due to the loss of the agricultural field, field trees and may lead to impacts on visual amenity, notably to existing properties in the west. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
<b>Highway Infrastructure</b>	Amber	The Highway Authority comments state that as currently drawn the site boundary does not have a frontage or vehicular access point to a public highway. However a statisfactory access may possibly be achieved, the adjoining site is currently being developed for residential purposes and derives access via Porter Lane. It is likely the access arrangements would be suitable to serve further residential development from a capacity perspective, however the geometry of the internal estate streets have been reduced within the site and laid out to serve a small cul de sac only. In addition it may require additional works to be undertaken (increased carriageway widths) to accommodate the increased level of traffic associated with further residential development. Detailed access designs would need to be provided identifying acceptable access arrangements could be provided to serve the site from the existing development. The development may possibly have an adverse impact on the surrounding highway network. The nearby crossroads junction of Porter Lane and Main Street also has limitations and has been the source of a number of accidents in recent years. Improvements may be required to this junction to offset any potential vehicle impact associated with further residential development. Safe access can be achieved with localised highway improvements, impacts on the highway network can be mitigated in part.
<b>Public Transport</b>	Green	The nearest bus stops are situated on Main Road. Temporary bus stops also currently available on Porter Lane. Site is within 5-10 minutes walk of a bus stop i.e less than 800m.
<b>Services and Facilities</b>	Amber	Services and facilities in Middleton include the Village Hall, Primary School, Public House and Post Office. Services and facilities within Middleton are limited and to access a wider range of services travel to higher order settlements may be required.
<b>Educational Facilities</b>	Green	Middleton primary School is located on Main Street, approximately 670m away to the north of the site. Less than 10 minute walk (i.e less than 800m)
<b>Retail Facilities</b>	Red	There are currently no retail facilities within the village, travel to Wirksworth would be required to access retail facilities. Over a 20 minute walk to the town centre.
<b>Health Facilities</b>	Red	There are no medical facilities within the village of Middleton. The nearest facilities are within Wirksworth which would be over a 20 minute walk.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Middleton

<b>Pedestrian and cycling</b>	Amber	Pedestrian links to the site are currently limited. Pavements along Porter Lane are only present in part. Pedestrian accessibility is likely to improve as a result of the development of the adjacent site being completed. Comments from the Highway Authority state that new residential estate streets being provided on adjacent development - linking pedestrian footways being provided and speed limit reduced on Porter Lane to improve the connectivity and environment for pedestrians. Bus route on Porter Lane, bus stops likely to be within reasonable walking distance/thresholds from extremities of the site. Limited accessibility e.g. edge of settlement. Opportunities for improvement and enhancement.
<b>Previously Developed Land</b>	Red	Site predominantly greenfield, more than 70%.
<b>Open Space or Recreational</b>	Amber	There would be some loss of open space
<b>Material policy</b>	Green	Site is in accordance with material policy considerations and designations.
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
<b>Bad Neighbour Impact</b>	Amber	Possible noise/amenity issues from nearby works site to the north. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation.
<b>Other Issues</b>	Amber	Electricity cables cross the site, this may present a constraint to development. There are other issues that would constrain development, however mitigation is possible.
<b>Land Availability</b>	Green	Site is being suggested by agent/promoter, therefore considered that the site is available and landownership known/willing to release.
<b>Land Achievability</b>	Green	Site is viable, developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and contributions).
<b>Summary</b>	<p>The site 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.</p> <p>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 and on the western and eastern boundaries and appropriate and sufficient measures should be included to mitigate any adverse visual impact.</p> <p>The site lies within the Middleton Conservation Area, accordingly the historic environment assessment identifies that development may result in harmful impacts to / on the significance of the Conservation Area. Derbyshire Wildlife Trust conclude that on balance the site is of low nature conservation interest/value.</p> <p>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.</p> <p>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.</p> <p>The site is predominantly flat and low lying. Electricity cables cross the site to the nearby sub-station beyond the sites northern boundary - this may present a constraint to development. The site is considered viable and available for development.</p>	

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Middleton

In conclusion the site is considered suitable, available and achievable and identified as developable within years 6-10.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Northwood

Site Reference	SHLAA468	Final Assessment Category	Undevelopable Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	0.78			0 - 5: <input type="checkbox"/>		Site Address	Land at Thorntree Recreation Ground, Northwood
Capacity\				6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>			11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus: <input type="checkbox"/>			

Map

Image

<b>Flood Risk</b>	Green	The site is not affected by identified areas of indicative flood mapping or is located within flood zone 1.
<b>Environment Ecology</b>	Green	Derbyshire Wildlife Trust state that there are no known nature conservation features or biodiversity interest associated directly with this site. However, fields such as this will support a variety of more common and widespread species and the site is likely to have hedges and trees. If development were to take place further surveys and suitable mitigation would be needed.
<b>Landscape</b>	Green	Landscape sensitivity to housing development in low. The Landscape Officer has identified potential adverse impact on visual amenity and local views. As part of any development measures to mitigate the likely impact on the visual amenity of local residents should be implemented. Capacity for development.
<b>Historic Environment</b>	Green	Development of the site is likely to result in minimal impact to/on the significance/ setting of heritage assets. Small site with no known archaeological issues.
<b>Trees and Hedgerows</b>	Amber	Although there are trees on the site and some of them mature, this would not not hinder development. , Mitigation may be achieved. A mature belt of trees that widens into a copse defines the southern boundary.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>Contamination</b>	Green	Site is former recreational space therefore unlikely to be contaminated. There are no known contamination or unstable land issues, or risks

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Northwood

		of the need for remediation.
<b>Topography</b>	Amber	The topography would have an adverse impact, although it could be mitigated and the site developed. The site slopes steeply to the Westwards with some parts of the site particularly in North East corner particularly steep, however residential development on The Avenue and Northwood Lane is built upon a similar slope indicating that this could be mitigated against.
<b>Local Character</b>	Green	There is either opportunity to enhance the local character or there is no adverse impact.
<b>Highway Infrastructure</b>	Red	Highways Authority state that the Avenue is not considered to form part of the publicly maintained highway network, the site therefore does not demonstrate a controlled link to the public highway as drawn. The Avenue is an un-made road with poor surface quality in parts with no drainage or turning provision. Some street lighting is evident. The Highways Authority indicate that it is difficult to see how acceptable access arrangements and infrastructure improvements could be provided to support additional residential development. The site boundary as drawn also has a very limited frontage available to The Avenue. The site promoter would need to prepare detailed access designs based on accurate topographical surveys, to confirm acceptable access arrangements and visibility sightlines could be provided to serve the site. Improvements to The Avenue would be required to support further development, which could include surface quality improvements, improved street lighting / drainage and turning provision for refuse / service vehicles. Permissions are likely to be required from the road owner or 'street managers' / frontagers to carry out such works.
<b>Public Transport</b>	Green	Within 5-10 minute walk of a bus stop. Nearest bus stop approximately 750 metres away.
<b>Services and Facilities</b>	Red	Services and facilities in Northwood are limited, the nearest services are in Darley Dale which would be in excess of a twenty minute walk.
<b>Educational Facilities</b>	Red	Over twenty minutes walk to the nearest primary school, Rowsley CE is around 2360 metres away and Darley Church twon CE is approximately 2450 metres away.
<b>Retail Facilities</b>	Red	Retail facilities in Northwood are limited, the nearest retail services in Darley Dale would be in excess of a 20 minute walk.
<b>Health Facilities</b>	Red	Nearest GP surgery (Darley Dale Medical Centre) over a 20 minute walk away approximately 3180 metres away.
<b>Pedestrian and cycling</b>	Green	Safe walking and cycling access links and opportunities for enhancement. The entrance to the site is through the avenue which has pavements on both sides of the road.
<b>Previously Developed Land</b>	Red	Site predominantly greenfield more than 70%
<b>Open Space or Recreational</b>	Red	Open space or recreational facilities would be lost.
<b>Material policy</b>	Green	Site is in accordance with material policy considerations and designations.
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
<b>Bad Neighbour Impact</b>	Green	No known constraints, amenity unaffected.
<b>Other Issues</b>	Green	There are no other issues that would constrain development.
<b>Land Availability</b>	Green	Land ownership known, single ownership, no issues.
<b>Land Achievability</b>	Green	Site is viable- developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions)
<b>Summary</b>	<p>This is a greenfield site which comprises of sloping ground. The eastern half of the site is an existing recreation ground which abuts the remainder on its western side with residential development associated with Northwood Lane and The Avenue to the north and east. A mature belt of trees that widens into a copse defines the southern boundary. Edge of settlement location where residential development gives way to agricultural land which extends to the south.</p> <p>Landscape sensitivity to residential development is low. The Landscape Officer has identified potential adverse impact on visual amenity and local views. As part</p>	

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Northwood

of any development measures to mitigate the likely impact on the visual amenity of local residents should be implemented.

Part of the site to the east forms part of an existing recreation ground, any development of the site would include a potential loss of open space and recreation ground which would need to be taken into consideration at the planning application stage.

There are considerable issues concerning access to and from the site. The Highways Authority have advised that the Avenue is not considered to form part of the publicly maintained highway network, the site therefore does not demonstrate a controlled link to the public highway as drawn. The Avenue is an un-made road with poor surface quality in parts with no drainage or turning provision. Some street lighting is evident. The Highways Authority have advised that it is difficult to see how acceptable access arrangements and infrastructure improvements could be provided to support additional residential development. The site boundary as drawn also has a very limited frontage available to The Avenue. The Highways Authority have advised that the site promoter would need to prepare detailed access designs based on accurate topographical surveys, to confirm acceptable access arrangements and visibility sightlines could be provided to serve the site.

Overall given the highway constraints, the site is currently considered as undevelopable.



# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Tansley

Site Reference	SHLAA467	Final Assessment Category	Developable	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2021	
Site Area (Ha)	1.09			0 - 5:	<input type="checkbox"/>		Site Address	Land at Tansley House Gardens, Tansley, Nr Matlock, Derbyshire
Capacity	15			6 - 10:	<input checked="" type="checkbox"/>	15		
Include within SHLAA	<input checked="" type="checkbox"/>			11 - 15:	<input type="checkbox"/>			
Discount from SHLAA	<input type="checkbox"/>			15 Plus:	<input type="checkbox"/>			

Map

Image

<b>Flood Risk</b>	Green	The site is not affected by areas of indicative flood mapping or is located in flood zone 1.
<b>Environment Ecology</b>	Amber	Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation. Derbyshire Wildlife Trust have assessed the site as medium nature conservation value. Derbyshire Wildlife Trust have concluded that the site forms the remainder of two fields that supported moderately diverse hay meadow habitat. Further development would result in loss of meadows and be difficult to mitigate or compensate. However, the vegetation is not, as far as we are aware, Local Wildlife Site quality so impacts should be viewed in a local context.
<b>Landscape</b>	Green	Low landscape sensitivity. The Landscape Officer has assessed the site to have potential adverse impact on landscape character and ecology with key features at risk. Potential adverse impact on visual amenity exists for residents to the east of the site. Potential adverse impact on settlement pattern - western parts far removed from the main part of the village, erosion of green buffer zone. Potential adverse impact on the historic environment of the Lumsdale Conservation Area. As part of any development retain and extend existing hedgerows and hedgerow trees. Extend woodland planting along the western edge. Extend tree planting along the eastern boundary. Retain a green buffer zone respecting the historic environment of the Conservation Area. 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.
<b>Historic Environment</b>	Amber	Development of the site may result in harmful impact on the the significance of heritage assets. The Derbyshire County Archaeologist has assessed the site to have a significant adverse impact and concluded that the site is adjacent to the Lumsdale Conservation Area, with

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Tansley

		potential impacts to setting and amenity value. The site is within an area of fossilised medieval strip fields, and therefore of high historic landscape value, mitigation may be achieved through the planning process. The Conservation Officer has assessed that development of the site may have a harmful impact upon the adjacent conservation area.
<b>Trees and Hedgerows</b>	Amber	Land to the south western boundary is densely wooded with some mature trees which lies adjacent to Tansley Brook. Although there are trees on the site this would not hinder development across the whole site and mitigation may be achieved.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>Contamination</b>	Green	There are no known contamination or unstable land issues, or risks of the need for remediation. Environmental Health have assessed the site to have low level of contamination.
<b>Topography</b>	Amber	The topography of the site would have an adverse impact, the site slopes north west to south east, with steeper gradients towards the brook.
<b>Local Character</b>	Amber	There would be an adverse impact on the existing character of the settlement, however this could be mitigated. The Derbyshire County Archaeologist has assessed the site to be within an area of fossilised medieval strip fields, and therefore of high historic landscape value, however this could be mitigated against through the planning process. There is the potential for other adverse impacts including adverse impacts upon the Lumsdale Conservation area, local landscape character and settlement pattern, however these impacts can be mitigated.
<b>Highway Infrastructure</b>	Amber	The Highways Authority have advised that currently no satisfactory access serves the site. There is no direct frontage or point of vehicular access to a public highway available to serve the site. They have advised that the site access could possibly be achieved, the site directly abuts another SHLAA site (SHLAA277), which already has outline planning consent for residential development (14/000097/OUT – allowed at appeal). It may be possible to provide a road connection via this site and Tansley House Gardens, subject to obtaining the relevant landowners consent. The site promoter would need to submit detailed designs of how access could be achieved for the site to remain viable.
<b>Public Transport</b>	Green	Within 5-10 minutes walk of a bus stop. (Approx.225m to the nearest bus stop at Goldhill)
<b>Services and Facilities</b>	Green	Less than 10 minutes walk. Three public houses, village hall, church, Tansley primary School, playground.
<b>Educational Facilities</b>	Green	Less than 10 minutes walk (approx. 365m to Tansley Primary School).
<b>Retail Facilities</b>	Red	Over 20 minute walk. There is no shop in Tansley. The nearest shop in at Matlock Green.
<b>Health Facilities</b>	Red	Over 20 minute walk. The nearest GP Surgery is in Matlock Town Centre.
<b>Pedestrian and cycling</b>	Amber	Limited pedestrian and cycle links. There are no pavements that abut the site, however there is a public footpath that runs to the far eastern boundary of the site down to the Brook and up to Church Street. Great Improvements would be required as part of any development of the site.
<b>Previously Developed Land</b>	Red	Site predominantly greenfield, more than 70%.
<b>Open Space or Recreational</b>	Red	Open space facilities would be lost. The footpath to the east of the site is used by existing residents.
<b>Material policy</b>	Green	Site is in accordance with material policy considerations and designations.
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
<b>Bad Neighbour Impact</b>	Amber	Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation. Potential adverse impact on visual amenity to properties on the eastern boundary of the site, but could be mitigated by additional planting and screening. Environmental Health Officer concludes potential adverse impact from nearby industrial estate, potential for noise and nuisance.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Tansley

<b>Other Issues</b>	Amber	There are other issues that would constrain development. Electricity polylines run through the centre of the site east to west. These would need to be run underground or re-routed as part of any development of the site.
<b>Land Availability</b>	Green	Landowner known and willing to develop.
<b>Land Achievability</b>	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
<b>Summary</b>	<p>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.</p> <p>The fields currently form a green buffer zone between the village, impending development and the brook. This buffer was highlighted within the Inspectors report to be of high significance to reduce any adverse impact of the impending development upon the landscape, character and setting of the village. The potential loss of this open space could have adverse impacts upon the setting of the Conservation Area and its recreational use by local residents.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 legal issues to providing 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.</p> <p>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.</p> <p>Overall, 50% of the site is assessed as 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.</p>	

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Tansley

Site Reference	SHLAA478	Final Assessment Category	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	1.03		0 - 5: <input type="checkbox"/>		Site Address	Whitelea nursery, Whitelea Lane, Tansley
Capacity	0		6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>		11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input checked="" type="checkbox"/>		15 Plus: <input type="checkbox"/>			
Undevelopable Constrained						

Map

Image

<b>Flood Risk</b>	Green	The site is not affected by areas of indicative flood mapping or is located in flood zone 1.
<b>Environment Ecology</b>	Green	There are no known natural environment related constraints and there is the opportunity to enhance the natural environment. Comments pending from Derbyshire Wildlife Trust.
<b>Landscape</b>	Amber	High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement. The Landscape Officer has assessed the site to have high landscape sensitivity. Development of the site may have potential impact adverse on landscape character, ecology and visual amenity on the boundaries - existing hedgerows at risk. Potential adverse impact on settlement pattern - extension of residential development onto higher ground in the countryside. As part of any development retain boundary hedgerows as a visual screen and as important ecological features. Consider removal of cypress hedge should the resultant visual impact be acceptable. The Landscape Officer concludes there is capacity for development across the site.
<b>Historic Environment</b>	Green	The Conservation Officer has assessed the site and concluded that development is likely to result in no impact to/on the significance/setting of heritage assets. The Derbyshire County Archaeologist has assessed the site to have no remaining archaeology interests within the vicinity.
<b>Trees and Hedgerows</b>	Amber	Although there are trees on the site, this would not hinder development and mitigation may be achieved. There are conifer trees to all boundaries of the site. There are also a number of hedgerows to the boundaries which are significant for ecological features and should be retained where possible.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Tansley

<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>Contamination</b>	Green	There are no known contamination or unstable land issues, or risks for the need for remediation.
<b>Topography</b>	Green	Site slopes slightly east to west, but is predominantly flat with no known topography constraints.
<b>Local Character</b>	Amber	There would be an adverse impact on the existing character of the settlement, however this could be mitigated. The Landscape Officer identifies potential adverse impact on landscape character, ecology and visual amenity on the boundaries and settlement pattern, which can be mitigated through design.
<b>Highway Infrastructure</b>	Red	The Highways Authority have advised that currently no satisfactory access can be achieved to and from the site. Whitelea Lane is a rural road subject to a 60mph speed limit with limited geometry, street lighting and no pedestrian margins. It is considered there is an insufficient controlled roadside frontage available in which to form an acceptable access meeting current safe minimum criteria, to serve residential development. The existing access has very limited visibility in either direction. The Highways Authority have advised that no access could potentially serve the site due to the constraints, potentially outside the site promoter's control, it is unlikely acceptable access arrangements could be provided to serve the site without the control over third party land.
<b>Public Transport</b>	Green	Within 5-10 Minutes walk of a bus stop (approx.225m to nearest bus stop at the Village Green, Church Street).
<b>Services and Facilities</b>	Green	Less than 10 minutes walk. There are reasonable level of services and facilities within Tansley. There is a Primary School, Three Public Houses, Church, Village Hall and Childrens Playground.
<b>Educational Facilities</b>	Green	Less than 10 minutes walk (approx. 330m via Green Lane to Tansley Primary School).
<b>Retail Facilities</b>	Red	Over 20 minutes walk. There is no shop in Tansley, the nearest is in Matlock Green.
<b>Health Facilities</b>	Red	Over 20 minutes walk. There is no GP surgery in Tansley. The nearest is in Matlock.
<b>Pedestrian and cycling</b>	Red	Limited accessibility. There are no pavements adjacent the site on Whiteleas Lane. There is a public footpath that runs to the southern boundary of the site from east to west and joins Green lane which could be utilised as part of any development of the site to allow links to be made with the village.
<b>Previously Developed Land</b>	Red	Site predominantly greenfield more than 70%.
<b>Open Space or Recreational</b>	Green	There would be no loss of recreation or open space facilities.
<b>Material policy</b>	Green	Site is in accordance with material policy considerations and designations.
<b>Infrast. Capacity or Utilities</b>	Amber	There are infrastructure constraints, however, they can be overcome through developer contributions. Moderate capacity constraints.
<b>Bad Neighbour Impact</b>	Green	No known constraints, amenity unaffected.
<b>Other Issues</b>	Red	There are other issues that would constrain development by way of obtaining relevant legal agreements with neighbouring properties to address issues over pedestrian access.
<b>Land Availability</b>	Green	Landownership known, single ownership, no issues.
<b>Land Achievability</b>	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development ( including relevant planning obligations and other contributions).

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Tansley

### Summary

This is a greenfield site which comprises the site of Whitelea Nurseries with poly tunnels, large sheds, display, grassed and servicing areas, dividing hedges and hard surfacing. Bounded on the roadside by a high coniferous hedge which effectively screens the area in most views from the wider countryside to the north. On the southern boundary the site abuts the cricket ground from which it is screened by a tall hedgerow. This hedge extends into the countryside to the east. Hedges border the area on the western and eastern sides.

The site has been assessed as high landscape sensitivity with potential adverse impacts on landscape character, ecology and visual amenity on the boundaries, and potential adverse impact on settlement pattern, through the extension of residential development onto higher ground in the countryside. The Landscape Officer concludes there is capacity for development across the site, but existing hedgerows to boundaries should be retained where possible.

The Highways Authority have advised that significant issues exist in terms of access and highways safety concerns. The Highways Authority have advised that currently no satisfactory access can be achieved to and from the site. Whitelea Lane is a rural road subject to a 60mph speed limit with limited geometry, street lighting and no pedestrian margins. It is considered there is an insufficient controlled roadside frontage available in which to form an acceptable access meeting current safe minimum criteria, to serve residential development.

Recent pre-application discussions have taken place between the the District Council and the developers promoting the site, who have indicated that they are currently in discussion and negotiations with landowners of neighbouring land to gain control of the land to allow the necessary pedestrian links to be provided to meet current safety standards for access to and from the site. Further written confirmation and proof of legal agreement is sought from the landowners/developers of the site to demonstrate they have obtained control over the neighbouring land to provide necessary pedestrian links.

Overall, untill the issues relating to access are resolved and written confirmation has been received from the developer of the site to gain control over third party land to meet minimum highways safety standards in terms of satisfactory pedestrian links, the site is assessed as undevelopable and constrained.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Wirksworth

Site Reference	SHLAA200	Final Assessment Category	Undevelopable Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe		
Site Area (Ha)	1.92			0 - 5:	<input type="checkbox"/>		Site Address	Land off Millers Green, Wirksworth
Capacity	0			6 - 10:	<input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>			11 - 15:	<input type="checkbox"/>			
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus:	<input type="checkbox"/>			

Map

Image

<b>Flood Risk</b>	Green	The site is not affected by identified areas of indicative flood mapping or is located within flood zone 1. Site lies within an SPZ, is within a secondary aquifer and within 200 metres of a historic landfill.
<b>Environment Ecology</b>	Green	The site does not have a nature conservation designation either on the land itself or on adjacent land. It is possible that there could be pockets of more diverse grassland associated with the slopes near the top (west) of the site. The site does include stands of broad-leaved woodland, bramble/tall herb and scrub and is bordered in part by hedgerows. There are no protected species records for this site. However, there is a pond adjacent to the site and the possibility of great crested newts cannot be ruled out at this stage. Further surveys would be needed to address this issue and if present mitigation would probably be required to ensure impacts were avoided. Derbyshire Wildlife indicate that if development were to impact on hedgerows, woodland or trees there could be moderate impacts that would need to be fully mitigated.
<b>Landscape</b>	Amber	Landscape sensitivity is assessed as medium. The Landscape Officer has assessed the site to have potential adverse impact on landscape character due to intrusion into the countryside, loss of part of an agricultural field, key features at risk (field boundary hedgerows and hedgerow trees). Potential adverse impact on ecology due to key features being put at risk (hedgerows and hedgerow trees). There is capacity for development on the site. Existing landscape features should be retained. Appropriate and sufficient measures should be included to mitigate any adverse visual impact.
<b>Historic Environment</b>	Green	Development is likely to result in minimal impact to/on the significance/setting of heritage assets. No known archaeological issues.
<b>Trees and Hedgerows</b>	Amber	Belt of trees run alongside the access track off Miller's Green. In the north west there is a field boundary hedgerow with hedgerow trees.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Wirksworth

		Although there are trees on site this would not hinder development and mitigation may be achieved.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>Contamination</b>	Amber	Possible contamination.
<b>Topography</b>	Green	The topography would have an adverse impact, although it could be mitigated and the site developed. Undulating landscape. Some parts of the site towards the North of the site slope more steeply towards the South East.
<b>Local Character</b>	Amber	There would be an adverse impact on the existing character of the settlement, however this could be mitigated and key features in the landscape retained.
<b>Highway Infrastructure</b>	Red	There are significant issues with access. No safe access can be achieved, significant impact on highway network, insurmountable issues. Highway Agency indicate that no direct link or adjoining public highway can be demonstrated to serve the site. There is a private access road off Millers Green, however, this lacks adequate geometry / layout for increased residential use and the junction with Millers Green also exhibits very limited visibility (it also relies on views across potentially uncontrolled land).
<b>Public Transport</b>	Green	Within 5-10 minute walk of a bus stop. Nearest bus stop approximately 200 metres away.
<b>Services and Facilities</b>	Amber	Within 10-20 minute walk of Wirksworth Town Centre around 1160 metre.
<b>Educational Facilities</b>	Amber	Nearest school is Anthony Gell around 1200m away. Wirksworth CE also within 10-20 minutes walk approximately 1580 metres away.
<b>Retail Facilities</b>	Green	Small convenience store within 10 minutes walk of the site approx 700 metres away. Further retail facilities are available in Wirksworth town centre which can be reached within a 20 minute walk.
<b>Health Facilities</b>	Amber	Nearest GP surgery (Hannage Brook Medical Centre) between 10-20 minute walk away approximately 1250 metres from the site.
<b>Pedestrian and cycling</b>	Amber	Site is on the edge of existing residential area. Pedestrian footways available, linking the site to the centre of Wirksworth. Bus stops within reasonable walking thresholds of site.
<b>Previously Developed Land</b>	Red	Site predominantly greenfield more than 70%.
<b>Open Space or Recreational</b>	Amber	Some open space would be lost.
<b>Material policy</b>	Green	Site is in accordance with material policy considerations and designations.
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve development. No capacity constraints.
<b>Bad Neighbour Impact</b>	Green	No known constraints, amenity unaffected.
<b>Other Issues</b>	Amber	There are other issues that would constrain development however mitigation is possible. There is a telephone pole within the middle of the site.
<b>Land Availability</b>	Green	Landownership known, single ownership, no issues.
<b>Land Achievability</b>	Green	Site is viable- developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions)
<b>Summary</b>		This is a greenfield site, adjacent to an extant planning permission for residential development, off Millers Green, Wirksworth. The site comprises part of an agricultural field used for pasture in open countryside. Access is gained from Millers Green via a drive/ track which extends into the field along its north eastern boundary. Alongside the track is a belt of trees. There are well vegetated boundaries with residential development in the south east. The south western boundary with the remainder of the field is open. In the north west there is a field boundary hedgerow with hedgerow trees. The settlement pattern here is



# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

## Settlement: Wirksworth

characterised by residential estates, industrial, commercial and service developments and recreational open space.

The landscape sensitivity is assessed as medium. The Landscape Officer has assessed the site to have potential adverse impact on landscape character and ecology with key features at risk. There is capacity for development on the site providing landscape features should be retained. Appropriate and sufficient measures should be included to mitigate any adverse visual impact.

Environmental Health have assessed the site to have potential contamination issues which would need to be investigated further.

There are significant issues with access to the site. No safe access can be achieved. The Highway Agency have advised that no satisfactory access can be achieved to and from the site. The site does not front onto an adopted highway. There is a private access road off Millers Green, however, this lacks adequate geometry / layout for increased residential use and the junction with Millers Green also exhibits very limited visibility (it also relies on views across potentially uncontrolled land). Therefore, unless the District Council receives further information from the landowner to indicate they have an option to provide access off third party land the site is currently assessed as undevelopable.

# SHLAA Stage B Sites Detailed Assessments by Settlement (Post Jan 2016)

Settlement: Wirksworth

Site Reference	SHLAA473	Final Assessment Category	Developable	Time Period (Years)	Number of Dwellings	Anticipated timeframe	2021	
Site Area (Ha)	72			0 - 5:	<input type="checkbox"/>		Site Address	Land at Middle Peak Quarry and Dale Quarry
Capacity	220			6 - 10:	<input checked="" type="checkbox"/>	150		
Include within SHLAA	<input checked="" type="checkbox"/>			11 - 15:	<input checked="" type="checkbox"/>	70		
Discount from SHLAA	<input type="checkbox"/>			15 Plus:	<input type="checkbox"/>			

Map

Image

<b>Flood Risk</b>	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
<b>Environment Ecology</b>	Red	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. 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, habitat mosaic and species assemblages. 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 impacts 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.
<b>Landscape</b>	Amber	Landscape assessment comments are pending, however it is considered that parts of the site that fall within the area of former workings for the quarry may be considered suitable for development. The more sensitive parts of the site includes those field margins to the west which currently comprise agricultural land. Development of land beyond the extent of the existing worked quarry would have adverse impacts on the surrounding landscape character and visual amenity.
<b>Historic Environment</b>	Amber	The historic environment assessment states that the northern part of the site is within the Middleton Conservation Area, and the south eastern part of the site is within the Wirksworth Conservation Area. Within the surrounding area there are a number of heritage assets. The Nether Racthwood/Rantor Mines Scheduled Monument is relatively close to the eastern boundary of the site. The historic environment

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		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, including the following; any development should have due regard to the significance and setting of both Conservation Areas and the scheduled monument; any development should have due regard to the significance and setting of heritage assets within the site and its surroundings; 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 comments states the site is high historic landscape value (ancient field system) and lead mining remains (HER 33017) in fields to west of quarry. Quarry itself (HER 28389) is 18th century and may retain historic features. Site is within setting of Scheduled Monument (Nether Ratchwood and Rantor Lead Mines). Archaeologist concludes it may be possible to allocate parts of the site but the western area at least (outside historic quarry) is inappropriate.
<b>Trees and Hedgerows</b>	Amber	Parts of the site are brownfield and former quarry workings, however the remaining parts of the site include areas of protected trees, a SSSI and a small part of Stoney Wood and other pockets of woodland. Although there are trees on the site and some of these are protected it is considered that mitigation may be achieved.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>Contamination</b>	Amber	The site comprises substantial areas of land used for former limestone quarrying, parts of the site are therefore likely to be unstable. The site is potentially contaminated or unstable and requires further investigation and remediation.
<b>Topography</b>	Amber	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, particularly in relation to the areas associated with Middle Peak Quarry. 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. Further investigation work required. The topography would have an adverse impact, although it could be mitigated and the site developed.
<b>Local Character</b>	Amber	The site comprises an extensive area of land amounting to some 72ha to the west of Middleton Road, Wirksworth. Development of this scale is likely to have a negative effect on local character and visual amenity. The Heritage assessment concludes that development may have impacts on the significance/setting of the Middleton and Wirksworth Conservation Areas which are features of the prevailing surrounding local character. Should development be limited to the areas formerly worked for Middle Peak Quarry the degree of impact on local character may be lessened. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
<b>Highway Infrastructure</b>	Amber	The Highway Authority state that a satisfactory access may possibly be achieved, the site as drawn includes the former quarry area and agricultural land on the 'upper' areas to the west. 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, it is likely 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. Development proposals would need to be submitted to see how the site could be successfully developed and on which areas. 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 is also limited and the cross-roads junction with Porter Lane to the north of the site has been the source of a number of accidents in recent years, improvements will be required to this junction to offset any potential vehicle impact associated with further residential development. The scale of the site indicated has the potential to generate a significant increase in traffic movements, in the local area. The Highway Authority also note that due to the sites former quarry use, the environment with different platform levels and rock faces may constrain development potential across the entire site. Limited access potential given level differences. It is likely the site would require significant remediation to support residential development. Development proposals would need to be submitted to see how the site could be

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		successfully developed and on which areas.
<b>Public Transport</b>	Amber	The nearest bus stops to the site are located on the B5035 or those within the centre of Wirksworth. Within a 20 minute walk of a bus stop.
<b>Services and Facilities</b>	Green	A wide range of services and facilities are available within Wirksworth Town Centre which lies to the south east of the site. A limited range of services and facilities are also available within the village of Middleton to the north.
<b>Educational Facilities</b>	Amber	The site lies between the settlements of Middleton and Wirksworth. Middleton Primary School lies to the north of the site, approximately 1300m away. Wirksworth Infant School lies to the south east of the site and is approximately 1000m away. Within a 20 minute walk of i.e. 800-1600m.
<b>Retail Facilities</b>	Amber	Retail facilities are situated within Wirksworth town centre, within a 20 minute walk.
<b>Health Facilities</b>	Red	Wirksworth Medical Centre lies off Hannage Way to the south of the town centre. The medical centre is approximately 2000m away. Over 20 minute walk i.e. over 1600m.
<b>Pedestrian and cycling</b>	Amber	Pedestrian and cycle links are limited with limited pavement to the highway network surrounding the site. High Peak Trail runs along the sites northern boundary. Highway Authority comments state the site is relatively remote and at an elevated level above Wirksworth town centre. Rural highway networks surround the site, which are constrained in parts, are subject to high speed traffic and have no pedestrian margins or street lighting (on parts). The B5023, where the site is assumed to take access, has an appreciable gradient although it does have a pedestrian footway on the opposite side of the road to the development and some limited street lighting. The site has relatively limited accessibility, opportunities for improvement and enhancement.
<b>Previously Developed Land</b>	Amber	Part greenfield, part brownfied.
<b>Open Space or Recreational</b>	Amber	There would be some loss of open space - principally should development occur on land to the west. Furthermore part of the site is allocated under policy L4 - land for sport and recreation within the 2005 Local Plan.
<b>Material policy</b>	Amber	L4 land for Sport and Recreation. Site has a degree of impact on material policy considerations and designations.
<b>Infrast. Capacity or Utilities</b>	Amber	There are infrastructure constraints, however mitigation may be achieved.
<b>Bad Neighbour Impact</b>	Green	No known constraints, amenity unaffected.
<b>Other Issues</b>	Green	There are no other issues that would constrain development.
<b>Land Availability</b>	Green	Landownership known, single ownership, no issues.
<b>Land Achievability</b>	Amber	Viability of the site may be marginal - costs of development may be slightly higher than value of development (including relevant planning obligations and other contributions) and more detailed viability assessment may be required to determine site specific viability.
<b>Summary</b>	<p>The Middle Peak Quarry site covers an 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.</p> <p>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.</p> <p>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.</p> <p>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</p>	

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protected by Tree Preservation Orders.

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.

Comprehensive landscape and visual impact assessment comments are pending, 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. Development of land beyond the extent of the existing worked quarry would have adverse impacts on the surrounding landscape character and visual amenity.

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.

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.

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.

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.

Due to the previously developed nature of the site viability may be marginal and more detailed viability assessments may be required to determine site specific viability. 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 been submitted to demonstrate the availability and suitability of the site.

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.

Based on the outcomes of the assessment it is concluded, on balance that a proportion of the site may be suitable, available and achievable for development of 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.