Appendix 2

Stage B
Assessment Schedule
Appendix 2

Stage B
Assessment Schedule
A stream flows alongside the north western boundary of the site to the north east. Part of the stream lies underground which may pose a constraint to development of the site. However the Environment Agency have not indicated that a flood risk assessment is required.

Although there are some identified adverse impacts in terms of natural environment, there is the possibility of mitigation. Derbyshire Wildlife Trust have assessed the site to have low to medium nature conservation value. Main concern would be in regard to the watercourse which flows into the Via Gellia SSSI.

High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement. Landscape Consultants have assessed the site and identified that development would have low visual prominence in the northern half of the site and would be screened from the majority of views by the surrounding topography and vegetation. However in the southern half of the site visual prominence would increase as the land rises. The surrounding trees, particularly the tree belt on the southern edge of the site, should be retained in order to maintain low visual prominence. Development of the flat area of the site could have the potential to improve local landscape character through the removal of the disused building and construction materials. Landscape consultants conclude there is capacity for development in the northern half of the site, consideration needs to be given to increased visual prominence in the southern half of the site. Potential to improve local landscape character. There is limited capacity for development subject to consideration of increased visual prominence in the southern half of the site.

Development of the site may result in harmful impact to/on the significance / setting of the designated heritage asset. The site abuts the Bonsall Conservation Area to its north east. The Conservation Officer has concluded that development of the site should have due regard to the setting of the designated heritage assets and the historic form /pattern of traditional development in this part of the Conservation Area.

There is considerable tree cover to the southern area of the site that would restrict development. No opportunities for mitigation/ enhancement in this area of the site.

Site may have impacts on the purposes of the National Park, however these impacts may be overcome/ mitigated.

Close to the National Park Boundary, at Bonsall Dale. Site may have impacts on the purposes of the National Park, however these impacts may be overcome/ mitigated.

There are no known contamination or unstable land issues or risks of the need for remediation.

The topography of the site is critical and would have a significant adverse impact on the local character which cannot be mitigated.

There would be an adverse impact on the existing character of the settlement, however this could be mitigated. The Conservation Area Appraisal identifies long-range / panoramic views from Arter Hill across The Dale and also identifies the general layout of historic development along The Dale which follows the linearity of the road system apart from Dale Close which presents a late 20C incursion. Development of the site may result in harmful impact to/on the significance / setting of the designated heritage asset, the Bonsall Conservation Area, which would need to be mitigated.
### SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

#### Settlement: Bonsall

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highway Infrastructure</td>
<td>Red</td>
<td>There are significant issues with access. The road is single track and very narrow in places with limited passing places. The Highway Authority have advised that at present no satisfactory access can be achieved to and from the site. The site has a limited roadside frontage available and given the perceived vehicle speeds and alignment of the public highway in the vicinity of the site it is unlikely acceptable access arrangements, with adequate visibility sightlines, could be provided to serve the site as drawn. The site promoter would need to prepare detailed access designs, based on captured vehicle speeds and accurate survey information to demonstrate that acceptable access arrangements could be provided to serve the site, for it to remain acceptable in highway safety terms.</td>
</tr>
<tr>
<td>Public Transport</td>
<td>Green</td>
<td>Within 5-10 minutes walk of a bus stop (approx 220m to nearest bus stop).</td>
</tr>
<tr>
<td>Services and Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk to children's playground, pub, delicatessen, school, church.</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Green</td>
<td>Less than 10 minute walk (approx 760m to Bonsall CE Primary School).</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Red</td>
<td>Over 20 minute walk. There is no convenience shop in Bonsall.</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Over 20 minute walk. There is no GP surgery in Bonsall the nearest is Wirksworth.</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Red</td>
<td>Very limited pedestrian access. There are no pavements abutting or adjacent to the site.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Amber</td>
<td>Part Brownfield/ Part Greenfield. The northern half of the site comprises a flat area adjacent to the road which has been previously developed, containing a disused building and construction materials. The southern half of the site comprises vegetation on the steep valley side, sloping up towards a tree belt on the southern site boundary.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Green</td>
<td>There would be no loss of recreation or open space facilities.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrastr. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>There are no issues that would constrain development. One single owner.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
<tr>
<td>Summary</td>
<td></td>
<td>The site is located south-west of Bonsall in Bonsall Dale, bounded by The Dale road to the north, tree belts to the east and south and properties on Dales Close to the west. The site consists of a small site located adjacent to The Dale, which is located at the bottom of a small, steep sided valley. The northern half of the site comprises a flat area adjacent to the road which has been previously developed, containing a disused building and construction materials. The southern half of the site comprises rural vegetation on the steep valley side, sloping up towards a tree belt on the southern site boundary. The Highway Authority have advised that currently no satisfactory access can be achieved, however the site promoter would need to prepare detailed access designs, based on captured vehicle speeds and accurate survey information to demonstrate their acceptable access arrangements could be provided to serve the site, for it to remain acceptable in highway safety terms. There are a number of constraints to developing this site, and therefore it is considered only 25% of the site is developable. The main issues include, poor access to the site in terms of narrow country lane with little passing places, no pavements; the steepness of the site; high tree cover across the site; rock stability issues with the cliff face; and potential impact upon the adjacent conservation area and landscape character.</td>
</tr>
</tbody>
</table>
### Parts of the site area is affected by Flood Zone 2 & 3 and would require further investigation. The Environment Agency have advised that it must be demonstrated in a clear and transparent manner, that development sites located in Flood Zones 2 and 3 have passed/are likely to pass the Sequential and/or the Exception Test as stated in the NPPF. The NPPF, paragraph 103 requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is located in Flood Zone 2 and 3 defined as having a medium/high probability of flooding.

### 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 to have medium to low nature conservation value. Their main concern would be in regard to the impact on the watercourse present.

### High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement. Landscape assessment conclude there is capacity for development across the site subject to constraints. There is potential adverse impacts on local landscape character, visual amenity and the settlement approach which would need to be considered.

### Development of the site may result in harmful impact to/on the significance /setting of the designated heritage asset and should have due regard to the designated heritage asset and the Conservation Area. Development of the site should have due regard to the historic form /pattern of traditional development in this part of the Conservation Area.

### Although there are trees on the site, this would not hinder development. Mitigation may be achieved.

### Site will have no impact upon the purposes of the National Park.

### Site will have no impact upon the purposes of the National Park.

### There are no known contamination or unstable land issues or risks of the need for remediation.

### The topography of the site would have an adverse impact, although it could be mitigated and the site developed. The site is set on varying ground levels. It is very steep towards the cliff face to the north east of the site and inappropriate for development.

### There would be an adverse impact on the existing character of the settlement, however this could be mitigated.

### Safe access can be achieved with localised highways improvements. The Highway Authority have advised that a satisfactory access can be achieved to serve the site. The site has a considerable roadside frontage to the adjoining public highway in which to locate an access meeting current safe minimum criteria. There is an existing vehicular access to the north western site boundary (as drawn), however, this may not be in the optimum position to maximise and balance emerging and forward visibility sightlines, within the constraints of the controlled site frontage as drawn. The access may therefore need to be relocated and detailed access designs provided to demonstrate that safe minimum visibility criteria can be achieved, to serve the site. Development of the site is unlikely to cause an adverse impact upon the surrounding highway network. Whilst the majority of roads within Bonsall are rural in nature, with limited, intermittent or no pedestrian margins, given the scale of development they already serve it is unlikely the anticipated scale of development would have an adverse highway impact. There is a pedestrian footway on the opposite side of the road and a rural bus service on Clatterway. There are some differences in levels between the site and the public highway. Mature trees on the site frontage – possibly may require removal for.
**Public Transport** | Green | Within 5-10 minutes walk of a bus stop (110m bus stop).
---|---|---
**Services and Facilities** | Green | Less than 10 minutes walk to children's playground, pub, delicatessen, school, church.
---|---|---
**Educational Facilities** | Green | Less than 10 minutes walk. 720m to Bonsall Primary School.
---|---|---
**Retail Facilities** | Red | Ove 20 minute walk. There is no convenience shop within Bonsall.
---|---|---
**Health Facilities** | Red | Over 20 minutes walk. There is no GP Surgery in Bonsall.
---|---|---
**Pedestrian and cycling** | Amber | Limited accessibility, whilst there are pavements opposite the site, there are none immediately adjacent to the site boundary. There is little room for improvement given that there is a stream on the south western boundary of the site. Access to public transport is available (albeit a rural service) with bus stops within reasonable walking thresholds. However, street lighting may need improving to encourage future residents to undertake walking trips to access bus stops.

**Previously Developed Land** | Red | Predominantly greenfield, more than 70%.
---|---|---
**Open Space or Recreational** | Red | Open space would be lost. An attractive publically accessible garden land which would be be lost through development.
---|---|---
**Material policy** | Green | Site is in accordance with material policy considerations and designations.
---|---|---
**Infrast. Capacity or Utilities** | Green | There is sufficient infrastructure in place to serve development. No capacity constraints.
---|---|---
**Bad Neighbour Impact** | Amber | Moderate adverse effect for occupiers, constraints may be overcome by design/ mitigation. There is a cliff face to the north eastern boundary of the site leading to potentially rock instability issues and over shadowing issues, thus affecting amenity.
---|---|---
**Other Issues** | Green | There are no other issues that would constrain development.
---|---|---
**Land Availability** | Green | Landownership known, single ownership, no issues.
---|---|---
**Land Achievability** | 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).

**Summary**
A greenfield site, currently used as domestic garden land, located adjacent to the existing settlement of Bonsall. The site is currently a publicly accessible garden, comprising individual trees, areas of grassland, planting, waterbodies and gravel pathways. There is a small woodland block in the northern corner. The site is enclosed by trees, woodland and dry stone walling. There are a number of constraints that prevent development of this site. The cliff face to north east of site may lead to rock instability issues. Possible flooding issues are identified on the south western boundary, where part of site lies within Flood Zone 2 & 3. The developability of the site is subject to the receipt of a satisfactory FRA which demonstrates in a clear and transparent manner that the site has passed/likely to pass the sequentinal/exception test. Highways improvements are required to achieve a safe and adequate access. The sites sits on different ground levels, with limited accessibility; and large tree cover to north of site. Development of the site could potentially have an adverse impact on local landscape character and visual amenity with the removal of an attractive garden space. Therefore it is concluded that the site is undevelopable.
**Settlement: Brassington**

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
<th>Site Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA306</td>
<td>Undevelopable Constrained</td>
<td>0 - 5:</td>
<td></td>
<td></td>
<td>Land adjacent to Brookfields Farm, West End</td>
</tr>
</tbody>
</table>

- **Flood Risk**: Green
  - The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

- **Environment Ecology**: Green
  - There are no known natural environment related constraints and there is opportunity to enhance the natural environment. There is a small brook along the southern edge of the site, whereby species may be present. However, Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.

- **Landscape**: Red
  - Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation. Development of the site could result in significant impacts on the settlement edge, local landscape character, visual amenity, the Conservation Area and adjacent listed building. No capacity for development.

- **Historic Environment**: Red
  - Development is likely to result in harmful impact on designated heritage assets, including the Conservation Area and listed buildings. Development will result in harmful impact on identified historic landscape setting. Site is adjacent to the conservation area of Brassington. Site adjacent Grade II Listed Building (Brookfield Farmhouse). The Derbyshire County Archaeologist notes that the site is outside the historic settlement core and archaeological interest could be managed through a planning condition.

- **Trees and Hedgerows**: Green
  - There are no trees present on the site. Opportunities for improvement and enhancement.

- **National Park status**: Green
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **National Park extent**: Green
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **Contamination**: Green
  - There are no known contamination or unstable land issues, or risks of the need for remediation.

- **Topography**: Amber
  - The topography would have an adverse impact, although it could be mitigated and the site developed. Ground slopes gradually in a north to south direction. Land is lower than the adjacent public highway.

- **Local Character**: Red
  - There would be significant adverse impact on the local character which cannot be mitigated. Development of the site could potentially replace a well-defined, partially vegetated edge with a poorly defined edge, which could encourage further development of surrounding, visually prominent land generating further adverse impacts. In addition development of the site could potentially adversely impact upon the setting of the adjacent Conservation Area and listed building. Potential adverse impacts on long distance views from and towards the existing settlement edge.

- **Highway Infrastructure**: Amber
  - Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part. Site has an existing gated field access off the public highway. The Highway Authority have advised that a satisfactory access can be achieved given the controlled roadside frontage available. It is considered an access meeting current safe minimum geometry and visibility criteria can be met. Individual access points may be considered, subject to meeting acceptable visibility criteria, although care would be required in siting accesses at the eastern and western boundaries of the site. The potential for an adverse impact upon the surrounding network is dependent on the scale of development. The majority of streets in Brassington are typically narrow, heavily parked on with limited and intermittent footway provision. The streets in this area may therefore be sensitive to the movement increases associated with residential development (vehicular and pedestrian).
### SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

#### Settlement: Brassington

<table>
<thead>
<tr>
<th>Category</th>
<th>Colour</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Transport</td>
<td>Green</td>
<td>Within 5-10 minutes walk of a bus stop (420m to the nearest bus stop).</td>
</tr>
<tr>
<td>Services and Facilities</td>
<td>Green</td>
<td>Less than 10 minute walk to Church, school, Miners Arms Public House, Brassington Village Hall, Childrens Play Area.</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Green</td>
<td>Less than 10 minute walk (approx 600m to Brassington Primary school).</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Red</td>
<td>Over 20 minute walk. There is no shop or post office in Brassington.</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Over 20 minute walk. There is no GP Surgery in Brassington.</td>
</tr>
<tr>
<td>Pedestrian and Cycling</td>
<td>Amber</td>
<td>Limited accessibility. There are no pavements directly adjacent to the site or leading onto it, however there are pavements opposite the site on West End. The Highway Authority have advised that limited infrastructure and crossing opportunities are available for pedestrians. Rural bus service into Brassington, although walking route to stops may discourage use. Very limited residential facilities within the village itself – nearest residential facilities would be Wirksworth and Ashbourne, therefore, residents may be reliant on the private motor car.</td>
</tr>
</tbody>
</table>

| Previously Developed Land       | Red    | Site predominantly greenfield, more than 70%.                                                                                                                                                          |
| Open Space or Recreational      | Amber  | Some open space would be lost. Visual amenity affected and long distance views lost which are an important feature with the local and historic landscapes.                                                   |
| Material policy                 | Red    | Site seriously conflicts with a material policy consideration, Policy NBE16 - Development affecting listed building. Any development of the site would need to take account of potential impacts. |
| Infrastr. Capacity or Utilities| Green  | There is sufficient infrastructure in place to serve development. No capacity constraints.                                                                                                               |
| Bad Neighbour Impact           | Green  | No known constraints, amenity unaffected.                                                                                                                                                                 |
| Other Issues                    | Green  | There are no other issues that would constrain development.                                                                                                                                             |
| Land Availability               | Green  | Landownership known, single ownership, no issues.                                                                                                                                                       |
| Land Achievability              | 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). |

**Summary**: This is a greenfield site adjacent to the built up settlement of Brassington. The site comprises a single field of improved grassland currently in use as pasture which slopes down from the settlement edge and is enclosed by fencing, low hedgerows and dry stone walls. The site is located within the south-west of Brassington, bounded by Well Street to the north, an access road to the east, agricultural land to the south and Brookfield Farm to the west. The site falls within an area of high landscape sensitivity. The site is open and predominant in the landscape and has long distance views to the south. Development of the site is likely to result in harmful impact on designated heritage assets, and identified historic landscape setting. The Highway Authority have advised that a satisfactory access can be achieved given the controlled roadside frontage available it is considered an access meeting current safe minimum geometry and visibility criteria can be met. Development of the site would have significant adverse impacts upon the local character of the settlement, local landscapes and would likely result in harmful impact on the setting of a listed building and Conservation Area. It is therefore considered undevelopable.
The site is not affected by identified areas of indicative flood mapping or is located within Flood Zone 1.

Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation. Derbyshire Wildlife Trust have advised that the site lies within an area of medium nature conservation value. The site is on semi-improved acid grassland which may support some conservation interest. There is potentially UK BAP priority habitats present upon the site, within the semi-natural grassland lowland meadow.

High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement. The Landscape Officer has assessed the site and identified there could be potential adverse impact on landscape character with key features at risk in the south of the site.

Potential adverse impact on historic environment, including the setting of the Conservation Area. There is potential impact upon visual amenity, within wide ranging views. Potential adverse impact on settlement pattern, particularly over-extension of development southwards, far removed from the village centre. The Landscape Officer concludes there is capacity for development in the site north of Bakers Lane and within the area of the car park. Any development of the site, should include appropriate and sufficient measures to mitigate any adverse impact on the setting of the Conservation Area and visual amenity. There is no capacity for development elsewhere within the site where it is likely to have significant adverse impact on landscape character, the historic environment, visual amenity and settlement pattern.

Development is likely to result in harmful impact to/on the significance and setting of designated heritage assets and it is unlikely that the impact can be mitigated. The site falls within the World Heritage Buffer Zone and Cromford Conservation Area. Development of land to the east and south of the electric sub-station 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. Development of land to the west of the electricity sub-station 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. Development of this land would be particularly sensitive to housing density, layout, scale and design. Development of land to the north of Bakers Lane 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. With regard to land to the west of the electricity sub-station development should have due regard to the identified pattern of rural dispersed development within this part of Cromford.

There are limited trees on the site and none are designated as TPO. Opportunities for improvement and enhancement. Scattered trees across parts of the site.

The site will have no impact on the purposes of the National Park.

The site will have no impact on the purposes of the National Park.

The site is potentially contaminated or unstable and requires further investigation and remediation. Possible contamination from nearby HGV depot. Environmental Health have advised that there is possible contamination, dust, noise and vibration from quarrying locally. An assessment would be required for planning purposes.

The topography would have an adverse impact, although it could be mitigated and the site developed. The site has an elevated and prominent position high up the slope with wide ranging views to the north to features such as Riber Castle and High Tor on high ground and Willersley Castle in the valley below.
### Settlement: Cromford

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red</td>
<td>Local Character</td>
</tr>
<tr>
<td>Amber</td>
<td>Highway Infrastructure</td>
</tr>
<tr>
<td>Green</td>
<td>Public Transport</td>
</tr>
<tr>
<td>Green</td>
<td>Services and Facilities</td>
</tr>
<tr>
<td>Green</td>
<td>Educational Facilities</td>
</tr>
<tr>
<td>Green</td>
<td>Retail Facilities</td>
</tr>
<tr>
<td>Red</td>
<td>Health Facilities</td>
</tr>
<tr>
<td>Amber</td>
<td>Pedestrian and cycling</td>
</tr>
<tr>
<td>Amber</td>
<td>Previously Developed Land</td>
</tr>
<tr>
<td>Amber</td>
<td>Open Space or Recreational</td>
</tr>
<tr>
<td>Red</td>
<td>Material policy</td>
</tr>
<tr>
<td>Green</td>
<td>Infrast. Capacity or Utilities</td>
</tr>
<tr>
<td>Amber</td>
<td>Bad Neighbour Impact</td>
</tr>
<tr>
<td>Amber</td>
<td>Other Issues</td>
</tr>
</tbody>
</table>

There would be significant adverse impact on the local character which cannot be mitigated. The buildings to the north of the site were included in the Conservation Area boundary following review of the boundary in 2007 (Conservation Area Appraisal 2007). The inclusion of the buildings was then on the basis that they represent historic estate cottages and their smallholding setting and outbuildings - thus relevant to the Conservation Area.

Approaching Cromford from the south the land forms a gently sloping plateau, sparsely habituated and providing a rural context prior to entering the village proper. Particularly to the north, north-east and east there are both localised and panoramic views across open land (including views of Riber Castle as an iconic structure on the horizon) which contributes to the rural setting / context of the village. This is an important and intrinsic character feature of the setting of the Conservation Area, the World Heritage Site and its Buffer Zone.

Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part. The Highway Authority have advised that a satisfactory access can possibly be achieved from the Hill (B5036). The site as drawn encompasses land to the north and south of Baker’s Lane. The existing junction of Baker’s Lane with The Hill has some limitations, however, with the controlled roadside frontage shown it is likely that improvements could be made. It is unlikely that individual access points would be achievable to The Hill and access would need to be derived around the Baker’s Lane route (or some modified version of it). Whilst the site has a reasonable frontage to Baker’s Lane in which to physically accommodate an access with appropriate visibility sightlines, Baker’s Lane does not form part of the adopted highway network, is narrow in parts, has no pedestrian margins, drainage or street lighting and may therefore be potentially unsuitable to safely cater for any increases in residential traffic (vehicular and pedestrian), in its current form. However, given the controlled land shown it would seem feasible to provide significant improvements to accommodate development. No access could be achieved from The Hill (B5036 south).

Within 5 - 10 minute walk of bus stop. The site is opposite Dene Quarry bus stop

Less than 10 minute walk. There are many shops and services in Cromford within walking distance including shops, Public Houses, restaurants, Cromford CE Primary School, playing fields, Church, Train Station,

Less than 10 minute walk (approx 690m to Cromford CE Primary School).

Less than 10 minute walk (approx 600m to local shopping centre in Cromford).

Over 20 minute walk. There is no GP Surgery in Cromford.

Limited accessibility. There are pavements off Cromford Hill, adjacent to the site. Public footpath runs along Bakers Lane. The Highway Authority have advised that the site sits on the edge of existing residential area with street lighting and footways present on The Hill (B5036), but not on Baker’s Lane. Nearest centres for residential facilities would be Cromford or Wirksworth, however, the distances and gradients involved may present a barrier in terms of walking / cycling trips. Bus service on The Hill (B5036) with bus stops within reasonable walking thresholds, however, measures to assist pedestrians crossing the B5036 may be required, to access northbound bus stops.

60/40 Brownfield/ Greenfield

Part of the site would result in loss of open space

Site seriously conflicts with a material policy consideration or plan designation. Site falls within the World Heritage Buffer Zone and therefore Policy NBE25 applies.

There is sufficient infrastructure in place to serve the development. No capacity constraints.

Moderate adverse effect for occupiers, constraints may be overcome by design/ mitigation. An electricity substation sits central to the site.

There are other issues that would constrain development. The existing established business that occupies the north of the site would require re-location to another suitable location.
**SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement**

**Settlement: Cromford**

<table>
<thead>
<tr>
<th>Land Availability</th>
<th>Green</th>
<th>Landownership known, single ownership, no issues.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

**Summary**

The site is located to the south of Cromford. The site sits either side of Bakers Lane on the eastern side of Cromford Hill. This is a part brownfield, part greenfield site, which abuts the settlement of Cromford to the north. This site consists of an existing business premises and haulage yard to the north of the site and open fields reaching far into the countryside to the south of the site. The site is within easy reach of a range of services and facilities within Cromford local shopping centre.

The site is of high historic importance to the setting and character of the settlement and key buildings and features within the site represent its industrial legacy. The site is within the World Heritage Site Buffer Zone and is in close proximity to the World Heritage Site boundary. The Buffer Zone is statutorily recognised as a fundamental part of the inscribed Derwent Valley Mills World Heritage Site. Part of the site to the north, also sits within the Cromford Conservation Area.

Approaching Cromford from the south the land forms a gently sloping plateau, sparsely habituated and providing a rural context prior to entering the village proper. Particularly to the north, north-east and east there are both localised and panoramic views across open land (including views of Riber Castle as an iconic structure on the horizon) which contributes to the rural setting / context of the village. This is an important and intrinsic character of the setting of the Conservation Area, the World Heritage Site and its Buffer Zone and should be retained where possible.

Development of the site may have potential adverse impacts on settlement pattern and would lead to over-extension of development southwards, far removed from the village centre. The Highways Authority have advised that a satisfactory access could possibly be achieved from the Hill (B5036). The site is considered viable. It is a brownfield site, with some possible contamination issues to address, however the site is deemed viable.

It is considered that land to the north of the site, where the existing haulage business sits could accommodate residential development providing the important historic features are retained and any adverse impacts upon the setting of the Conservation Area is reduced. Providing that the existing haulage business currently occupying the site can be suitably relocated to new premises, the site is assumed 25% developable within 6-10 years.
## Flood Risk
- **Category:** Amber
- **Description:** Parts of the site are affected by Flood Zone 2. The Environment Agency have advised that it must be demonstrated in a clear and transparent manner, that development sites located in Flood Zones 2 and 3 have passed/are likely to pass the Sequential and/or the Exception Test as stated in the NPPF. The NPPF, paragraph 103 requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is located in Flood Zone 2 and 3.

## Environment Ecology
- **Category:** Green
- **Description:** There are no known natural environment related constraints and/or there is opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site as an area of low nature conservation value.

## Landscape
- **Category:** Green
- **Description:** Low landscape sensitivity and no adverse impact upon landscape setting. Opportunities for improvement and enhancement. Landscape Officer concludes there is capacity for development.

## Historic Environment
- **Category:** Amber
- **Description:** Development may result in a harmful impact on/to the significance /setting of heritage assets. The site lies adjacent to Grade II Listed Buildings (Potters Cottage & The Three Stags Head) to the west of the site and Scheduled Monuments (MDR3853 & MDR3885). The Conservation Officer has advised that development should have due regard to the significance /setting of the heritage assets. Derbyshire County Archaeologist considers that this brownfield site has little archaeological potential and considers the setting of the Scheduled Bridge to north of site should be assessed.

## Trees and Hedgerows
- **Category:** Green
- **Description:** There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement.

## National Park status
- **Category:** Green
- **Description:** Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

## National Park extent
- **Category:** Green
- **Description:** Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

## Contamination
- **Category:** Amber
- **Description:** The site is potentially contaminated or unstable and requires further investigation and remediation. Environmental Health have advised that contamination, dust, noise and odour issues may be present from nearby industrial uses. An assessment would be required for planning purposes.

## Topography
- **Category:** Green
- **Description:** Site is predominantly flat with no known topography constraints.

## Local Character
- **Category:** Amber
- **Description:** There would be an adverse impact on the existing character of the settlement, however this could be mitigated. Development should have due regard to the significance /setting of the heritage assets. The Landscape Officer has advised that the tree screen should be retained.

## Highway Infrastructure
- **Category:** Amber
- **Description:** Safe access can be achieved with localised highway improvements. The Highway Authority have advised that a satisfactory access can possibly be achieved, the site has an existing access to Wenslees, however, access arrangements are not ideally located, being on the outside of a significant bend, on a road junction (between Wenslees and Main Road) and immediately south of a bridge which limits forward visibility to approaching and turning vehicles. It is likely some access improvements could be undertaken to support development of the site. This could include altering vehicle priorities into the site with Wenslees forming a side road junction off the re-prioritised route (subject to the internal estate street being put forward for adoption). Alternative junction designs may also be considered. Given the existing commercial use of the site some level of development of the site will be acceptable. Development of the site is unlikely to cause an adverse impact upon the surrounding highway network. A transport statement identifying existing and proposed traffic generating uses should accompany any development proposals for the site. Residential development is however likely to increase pedestrian demands to and from the site.

## Table
<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
<th>Site Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA216</td>
<td>Developable</td>
<td>0 - 5:</td>
<td></td>
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<td>6 - 10:</td>
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<td></td>
<td></td>
<td>Bridge Garage, Darley Bridge</td>
</tr>
</tbody>
</table>

## Site Details
- **Site Reference:** SHLAA216
- **Site Area (Ha):** 0.6
- **Capacity:** 13 dwellings
- **Site Address:** Bridge Garage, Darley Bridge
- **Anticipated timeframe:** 2021
- **Number of Dwellings:** 13

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12 January 2016
**Settlement: Darley Bridge**

<table>
<thead>
<tr>
<th>Category</th>
<th>Assessment</th>
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<tbody>
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<td>Green</td>
</tr>
<tr>
<td><strong>Services and Facilities</strong></td>
<td>Green</td>
</tr>
<tr>
<td><strong>Educational Facilities</strong></td>
<td>Green</td>
</tr>
<tr>
<td><strong>Retail Facilities</strong></td>
<td>Amber</td>
</tr>
<tr>
<td><strong>Health Facilities</strong></td>
<td>Amber</td>
</tr>
<tr>
<td><strong>Pedestrian and cycling</strong></td>
<td>Amber</td>
</tr>
</tbody>
</table>

- **Public Transport**: Within 5 - 10 minutes walk of a bus stop (170m to nearest bus stop).
- **Services and Facilities**: Primary school, Church, Two Public Houses, Club House.
- **Educational Facilities**: Less than 10 minutes walk (730m to South Darley CE Primary School).
- **Retail Facilities**: 10-20 minute walk (1120m to nearest local shopping centre in Two Dales. There are no shops in the village of South Darley).
- **Health Facilities**: 10-20 minute walk (1310m to nearest GP Surgery, Darley Dale Medical Centre, located at Two Dales).
- **Pedestrian and cycling**: Limited accessibility. Pavements are opposite the site, but not directly adjacent, therefore some improvements would be required. Highway Authority have advised that the site lies on a bus route on Main Road (B5057) with bus stops within reasonable walking thresholds – although the walking route available for pedestrians to reach the stops is very limited in parts. Public rights of way in close proximity to the site.

**Preceding Developed Land**: Brownfield more than 70%. currently occupied by business

**Open Space or Recreational**: There would be no loss of recreation or open space facilities.

**Material policy**: Site is in accordance with material policy considerations and designations.

**Infrast. Capacity or Utilities**: There is sufficient infrastructure in place to serve development. No capacity constraints.

**Bad Neighbour Impact**: No known constraints, amenity unaffected.

**Other Issues**: There are other issues that would constrain development of the site. The site is currently used as an employment site for Matlock Transport Haulage Business. The business would need to relocate to another suitable site within the Deryshire Dales. The loss of any employment opportunities should be given due consideration.

**Land Availability**: Landownership known, single owner, no issues.

**Land Achievability**: Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).

**Summary**: The site is located the eastern side of Main Road, South Darley, (B5057) at the bridge crossing on the southern side of the River Derwent. This is a brownfield site, currently occupied by a local business, it consists of a haulage yard, small offices and garage buildings. The site is well contained and immediately associated with existing development close to the centre of the village. Housing would represent a replacement of existing development on the same footprint and would not encroach on the surrounding countryside. Existing trees and other vegetation help to substantially screen the site particularly in the view from open countryside. The site lies within Floodzone 2 and therefore the developability of the site is subject to the receipt of a satisfactory FRA which demonstrates in a clear and transparent manner that the site has passed/likely to pass the sequential/exception test. The Highway Authority have advised that a satisfactory access could be achieved with alternative road junction and pedestrian use improvements. Environmental Health have advised that there may be some contamination issues to be addressed on site as part of any development. Despite possible contamination matters the site is deemed viable. The site is assessed as suitable providing that, the local business currently occupying the site can be relocated to another suitable site within the District, and to ensure that existing employment opportunities are not lost. Appropriate mitigation measures are to be applied to reduce any impact upon the existing character of the settlement. The site is considered 75% developable, and assumed that development will come forward over 6-10 years.
## SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

### Settlement: Darley Dale

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated Timeframe</th>
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<td>11 - 15:</td>
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<td>15 Plus:</td>
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</tr>
</tbody>
</table>

### Flood Risk
- **Green**: The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

### Environment Ecology
- **Green**: Derbyshire Wildlife Trust states the site is of low nature conservation value. There are no known natural environment constraints and/or there is the opportunity to enhance the natural environment.

### Landscape
- **Amber**: The site is within a landscape area identified as having a high sensitivity to housing development. Landscape Officers assessment states there is potential for adverse impact on landscape character and visual amenity. Concluding there is capacity for development on the site. Appropriate and sufficient measures should be included to mitigate any adverse visual impact. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.

### Heritage Environment
- **Green**: Heritage Officer concludes development is likely to result in no impact on heritage assets. Development of the site is likely to result in no impact on heritage assets.

### Trees and Hedgerows
- **Green**: There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement.

### National Park Status
- **Green**: Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

### National ParkExtent
- **Green**: Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

### Contamination
- **Green**: There are no known contamination or unstable land issues of risks of the need for remediation.

### Topography
- **Green**: Site is gently sloping with a gradual change in levels between properties to the south of the site at Blackrocks Avenue and northwards to Old Hackney Lane. Not considered that this will cause topography constraints.

### Local Character
- **Amber**: Landscape Officer describes local character as, edge of Matlock where development is becoming fragmented with sporadic mixed development interspersed with agricultural land and nurseries. Landscape Officer assessment states potential for adverse impact on local character - key features at risk. Potential adverse impact on visual amenity, however capacity for development on the site subject to mitigation measures. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.

### Highway Infrastructure
- **Amber**: Highway Authority comments state that a safe access may possibly be achieved from Old Hackney Lane, stating the site has a relatively limited frontage to Old Hackney Lane and given the perceived vehicle speeds on this part of the network and horizontal/vertical highway alignments, it will be necessary to undertake further speed surveys and detailed design work (based on accurate survey data) to confirm acceptable access arrangements and visibility sightlines could be achieved within the constraints of the site frontage available. Access may also be possible from Black Rocks Avenue - it may be possible to extend Blackrocks avenue subject to land control and no ransom element, however access via this route would need to overcome the obvious level differences between Black Rocks Avenue and the site. If developed from Old Hackney Lane the site would be relatively remote from any form of residential facilities / public transport access and the residents would be likely to be reliant on the private motor vehicle for everyday facilities / trips.

### Public Transport
- **Green**: Nearest bus stops are on A6 approx 280m away. Within 5 - 10 minutes walk of a bus stop i.e. less than 800m.

---

12 January 2016
## Services and Facilities
- Amber: A wide range of services and facilities are available in nearby Darley Dale and Matlock.

## Educational Facilities
- Green: Nearest primary school is All Saints CE School approx 750m away. Less than 10 minute walk i.e less than 800m.

## Retail Facilities
- Red: Retail facilities in Matlock are approx 1750m away, whilst Darley Dale Post Office is approx 1950m away. Over a 20 minute walk i.e. over 1600m.

## Health Facilities
- Red: Over 20 minute walk over 1600m.

## Pedestrian and cycling
- Amber: Limited accessibility e.g. pavement, edge of settlement. Opportunities for improvement and enhancement.

## Previously Developed Land
- Red: Predominantly greenfield more than 70%

## Open Space or Recreational
- Amber: Some open space would be lost.

## Material policy
- Green: Site is in accordance with material policy considerations and designations.

## Infrast. Capacity or Utilities
- Green: There is sufficient infrastructure in place to serve the development. No capacity constraints.

## Bad Neighbour Impact
- Green: No known constraints, amenity unaffected.

## Other Issues
- Green: There are no other issues that would constrain development.

## Land Availability
- Green: Landownership known, single ownership, no issues.

## Land Achievability
- Green: Site viable - developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions).

### Summary
The site comprises greenfield land to the southern eastern side of Brook House on Old Hackney Lane, Darley Dale. To the south of the site lies the residential development at Blackrocks Avenue, with a change in levels between properties on Blackrocks Avenue and north east towards Old Hackney Lane. A shallow stone wall runs along the roadside boundary to Hackney Lane. To the south east/east of the site lies residential development and areas of tree cover/woodland. A drainage ditch runs along the sites south eastern boundary. Due to the change is levels long range views across the site and beyond are obtained from Hackney Lane.

The landscape assessment concludes development may have the potential for adverse impacts on landscape character and visual amenity, however there is capacity for development on the site subject to appropriate and sufficient mitigation measures to overcome any adverse visual impact. The site has low nature conservation value and will not lead to harm to heritage assets. The site is within 10 minutes walk of a bus stop and has reasonable access to services and facilities within Darley Dale.

Highway Authority comments confirm that a satisfactory access to serve the site may possibly be achieved from Old Hackney Lane/ Blackroths Avenue, further work to demonstrate appropriate access will be required (i.e detailed speed surveys/design work).

The site is considered viable, available, suitable and achievable. Therefore included within the SHLAA as developable.
The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.

There are no known natural environment related constraints and there is opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site as an area of low nature conservation value.

High landscape sensitivity, however opportunities to mitigate impacts and for further enhancement. Landscape Officer concluded that development of the site is likely to have a moderate adverse impact on landscape character due to loss of countryside and have a moderate adverse impact on visual amenity for users of the lane and some residents of the Darley House Estate. Adverse impact might be mitigated by including a landscape buffer zone on the north eastern and south eastern boundaries and retaining the hedge/ trees that currently divide the site. The Landscape Officer has concluded that there is capacity for development across the site. Key landscape features should be retained and appropriate and sufficient mitigation measures should be included to reduce adverse impacts.

Heritage assessment concludes development is likely to result in no impact to/on the significance/setting of the heritage assets.

There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement. One large mature tree to the eastern boundary of the site, scattered smaller trees to northern and eastern boundary of the site.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

Services and Facilities

<table>
<thead>
<tr>
<th>Service</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
<th>Site Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Transport</td>
<td>Green</td>
<td>6 - 10:</td>
<td>27</td>
<td>2021</td>
<td>Land off Old Hackney Lane, Darley Dale</td>
</tr>
<tr>
<td>Services and Facilities</td>
<td>Amber</td>
<td></td>
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</tbody>
</table>
**Settlement: Darley Dale**

<table>
<thead>
<tr>
<th>Category</th>
<th>Rating</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Facilities</td>
<td>Amber</td>
<td>10 - 20 minute walk. Distance is 1040m to All Saints Junior School, Matlock, 1300m to Darley Dale Primary School.</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Amber</td>
<td>10 - 20 minute walk. The nearest local shopping centre is 1400m at Two Dales.</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Amber</td>
<td>10 - 20 minute walk. Distance is approx 1500m to Darley Dale Medical centre.</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Amber</td>
<td>Limited accessibility, but opportunities exist for improvement and enhancement. Site fronts onto pavement along Old Hackney Lane. The Highway Authority have advised that there are intermittent and limited width footways. Crossing the busy A6 is likely to be a barrier for pedestrians. Pedestrian crossing facilities may need to be installed to assist crossing manoeuvres across the A6 to access northbound bus services.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Site predominantly Greenfield, more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Amber</td>
<td>Some open space would be lost.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, Single ownership, no issues.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
<tr>
<td>Summary</td>
<td></td>
<td>This is a greenfield site and consists of an agricultural field and part of another adjoining field immediately adjoining development at Darley House Estate, Hackney on the north eastern side of Old Hackney Lane. Both fields are down to pasture. The site consists of part of an area which generally slopes from high, wooded ground in the north east down to the River Derwent in the south west. A stone wall marks the boundary with the lane. The sites has been assessed as suitable for development, although a number of improvements and mitigation measures are to be undertaken. The site has been assessed as an area of high landscape sensitivity, but the Landscape Officer has concluded that there is capacity for development across the site if key features are retained as part of any development. The Highways Authority have advised that safe and adequate access can be achieved to and from the site with improvements made to access arrangements as part of a planning application. The site is within reasonable walking distance to local services and facilities. The site has been assessed to be viable with reasonable profits and no abnormal costs for development. The site is deemed developable within 6-10 years.</td>
</tr>
</tbody>
</table>
**Settlement: Darley Dale**

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
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</table>

**Site Address:** Land off south of Oake Estate, Darley Dale

**Flood Risk:** Green
The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1

**Environment Ecology:** Amber
The site contains a significant number of mature trees, a number of which are protected by tree preservation orders. The loss of any mature trees may adversely impact upon ecology and habitat. Derbyshire Wildlife Trust consider that the site to be of medium to high nature conservation value. The site has been planted with trees and may be former parkland. Development is likely to require removal of at least some of the trees. Considered development would have a locally significant impact. Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation.

**Landscape:** Red
Landscape Officer states potential for adverse impact on landscape character and ecology with key features at risk. Potential adverse impact on the historic environment - part of a registered park and garden at risk. Potential adverse impact on visual amenity in local and longer distance views. Potential adverse impact on settlement pattern - loss of important open space at the heart of the community. There is no capacity for development; it would result in significant adverse impact on landscape character, ecology, the historic environment, visual amenity and settlement pattern. Landscape sensitivity to housing development is high. Significant impact upon landscape character. High landscape sensitivity, unable to overcome through mitigation.

**Historic Environment:** Red
The site retains its original open character, the avenue of trees and remaining individual trees and therefore development is likely to result in harmful impact to this designed landscape. Potential impact on the setting of designated heritage assets (Whitworth Institute / Hotel) and non-designated heritage asset (Dale Road Methodist Church). Heritage Officer concludes development is likely to result in harmful impact to/on the significance/setting of the designated heritage assets - Whitworth Park and associated buildings.

**Trees and Hedgerows:** Red
There is considerable tree cover across the site and there are a large number of group/individual TPO's that would restrict development. No opportunities for mitigation/enhancement

**National Park status:** Green
Site will have no impact on the purposes of the National Park and presents opportunities for enhancement

**National Park extent:** Green
Site will have no impact on the purposes of the National Park and presents opportunities for enhancement

**Contamination:** Green
There are no known contamination of unstable land issues or risks of the need for remediation

**Topography:** Green
Gradual fall in levels across the site, with land nearest the A6 being the highest ground, with land gradually falling in a south westerly direction towards the boundary with Peak Railway line. It is not considered that this will cause topography constraints

**Local Character:** Red
Landscape Officer states the site lies in the core area of Darley Dale characterised by high density residential and other development relieved by open space associated with the Whitworth Institute of which the site is part. Key features include mature avenue parkland and roadside trees and a wooded area in the south west, which also provide habitat for wildlife and the roadside wall. It is concluded there is no capacity for development. Development also likely to result in harmful impacts to/on the significance/setting of designated heritage assets - Whitworth Park - which is a key feature of the local character of the area. There would be significant adverse impact on the local character which cannot be mitigated

**Highway Infrastructure:** Amber
Highway Authority comments state that a satisfactory access can be achieved from the A6 (subject to the scale of development). Details of
the scale of development will need to be established, to ascertain the form of junction that may be required to serve development e.g. a simple ‘T’ junction could accommodate a certain level of development, however, larger scale developments may require a right turn harbourage to be provided. Given the narrow margin fronting the site it is likely acceptable access arrangements and visibility criteria could only be achieved from a central position, within the A6 site frontage available. It is likely a simple ‘T’ junction could be easily provided, however, if a right turn harbourage junction is required to serve a larger form of development this would require the A6 to be widened, which may have an effect on visibility sightlines that can be achieved. Detailed designs for the access, based on the scale of development proposed for this site, would need to be submitted for further consideration. No satisfactory access can be achieved from Lime Grove.

Bus stops immediately adjacent to the site along the A6 corridor. Within 5-10 minute walk of a bus stop i.e. less than 800m

A good range of services and facilities are available within Darley Dale.

Darley Dale Primary School is approx 1500m away. 10-20 minute walk i.e. 800-1600m

Local centre approx 250m away. Less than 10 minute walk i.e. less than 800m

Nearest medical centre is approx 750m away. Less than 10 minutes walk i.e. less than 800m

A Public Right of Way runs to the south western boundary adjacent to the railway line. Pavements along the A6 in the vicinity of the site are very narrow - enhancements to pedestrian safety would be required. Limited accessibility e.g. pavement, edge of settlement. Opportunities for improvements and enhancement.

Greenfield site - agricultural land used for animal grazing, part of which includes land designated as historic park and gardens.

Predominantly greenfield

Site contains land identified under policy NBE23 Historic Parks and Gardens, open space would be lost.

Site designated under NBE9 - Important Open Spaces along the A6. Part of the site also falls within land designated under policy NBE23 - Historic Parks and Gardens. Site seriously conflict with material policy considerations or plan designations

There is sufficient infrastructure in place to serve the development. No capacity constraints

Site is bound by Peak Rail and falls within 200m buffer zone. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation

There are no other issues that would constrain development

Land ownership known, single ownership, no issues

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)

Site is located in the centre of Darley Dale south west of the A6 between Dale Road Methodist Church and residential development at Lime Grove. The site comprises parkland/agricultural grazing land sloping gently from the road to the railway in the south west. Mature parkland trees and roadside trees are a characteristic and distinctive feature of the site. Significant areas of the site are included within the Registered Park and Gardens associated with the Whitworth Institute. Numerous trees are protected by TPO’s.

The assessment concludes that the site is environmentally constrained and unsuitable for development. Despite being in a sustainable location well related to services and facilities the development of the site is likely to have significant adverse impacts on landscape character, ecology, visual amenity, settlement pattern and the historic environment in terms of loss of open space, TPO’s and affect on land designated as Historic Park and Gardens to the Whitworth Institute. Site therefore not considered suitable and not currently developable.
### SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

#### Settlement: Darley Dale

<table>
<thead>
<tr>
<th>Site Reference</th>
<th></th>
<th>Final Assessment</th>
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<th>Anticipated timeframe</th>
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| Site Area (Ha) | 1.43 | Capacity | 20 | Include within SHLAA | Yes | Discount from SHLAA | No |

| Site Address | Land off Normanhurst Park, Darley Dale |

#### Flood Risk
- **Green**
  - The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

#### Environment Ecology
- **Amber**
  - Derbyshire Wildlife Trust state the site is of medium nature conservation value, with semi natural wet grassland/tall herb and semi natural grassland present. Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation.

#### Landscape
- **Amber**
  - Landscape Officer states development may lead to potential for adverse impacts on landscape character, through intrusion of development into countryside and open space protected by NBE9 and key features at risk. Potential adverse impact on local visual amenity also identified. Concluding there is capacity for development. The site is small and well contained and screened from the wider surroundings. The site lies adjacent to existing development, appropriate and sufficient measures should be included to mitigate potential adverse visual impact. Landscape sensitivity to housing development is high. High to medium landscape sensitivity. Opportunities to mitigate impacts and for further enhancement.

#### Historic Environment
- **Green**
  - Heritage Officer concludes development is likely to result in minimal impact on to the significance/setting of the non designated heritage asset.

#### Trees and Hedgerows
- **Amber**
  - The site includes a number of trees protected by TPOs notably towards site boundaries. Groups TPO’s are also present to the north east and south western extents of the site. Although there are trees on the site and some of them have TPOs on them this would not hinder development. Mitigation may be achieved.

#### National Park status
- **Green**
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### National Park extent
- **Green**
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### Contamination
- **Green**
  - There are no contamination or unstable land issues or risks of the need for remediation.

#### Topography
- **Green**
  - Gradual fall across the site in a south westerly direction towards the adjacent railway line, not considered that this will cause topography constraints.

#### Local Character
- **Amber**
  - Landscape Officer describes local character as comprising part of the settlement on the edge of open countryside characterised by sporadic mixed office, residential and other uses on the south eastern side of the A6 between the road and the railway. Potential for adverse impact on landscape character; intrusion of development into countryside and open space protected by Policy NBE9 and key features at risk. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.

#### Highway Infrastructure
- **Green**
  - Highway Authority state a satisfactory access to the site can be achieved, it would appear a circa 9.5m wide corridor has been protected (potentially an easement corridor for the surface water sewer system) which is likely to be sufficient to accommodate an adoptable estate street extension to Normanhurst Park, to serve further development. Based on the proposed scale of development it is not considered likely that development will cause adverse impact on the surrounding highway network. There is sufficient access to the site. No adverse impact on the highway network.

#### Public Transport
- **Green**
  - Nearest bus stops available on A5 aprox 320m away. Within 5 -10 minute walk of a bus stop i.e. less than 800m.

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**SHLA 15 Plus: 11 - 15: 6 - 10: 0 - 5:**

- **15+**
- **11 - 15:**
- **6 - 10:**
- **0 - 5:**

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**Settlement: Darley Dale**

<table>
<thead>
<tr>
<th>Services and Facilities</th>
<th>Amber</th>
<th>A good range of services and facilities are available in Darley Dale.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Facilities</td>
<td>Green</td>
<td>Nearest school is Darley Dale Primary School aprox 910m away. 10-20 minute walk away i.e. 800-1600m</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Amber</td>
<td>Darley Dale Post Office is aprox 1050m away and the local shopping facilities aprox 1650m away. Up to 20 minute walk i.e 800-1600m</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Amber</td>
<td>Darley Dale Health centre is aprox 1250m away - 10-20 minute walk i.e 800-1600m</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Green</td>
<td>Existing residential estate street with footways and street lighting. Bus stops on A6 within reasonable walking thresholds. Safe walking and cycling access links and opportunities for enhancement.</td>
</tr>
<tr>
<td>Previsouly Developed Land</td>
<td>Red</td>
<td>Site is solely greenfield. Site predominantly greenfield more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Red</td>
<td>Agent infers that land is currently rented to neighbouring properties as informal amenity land. Accordingly open space/recreation facilities would be lost.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Amber</td>
<td>Site falls within land designated under local plan policy NBE9 - Important open spaces along the A6. Site has a a degree of impact on material policy considerations and designations</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Amber</td>
<td>Peak Rail runs along the south western boundary of the site - possible amenity issues may arise but may be mitigated. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, single ownership, no issues.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>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).</td>
</tr>
<tr>
<td>Summary</td>
<td></td>
<td>Area of greenfield grassland to the south western side of existing modern residential development and Shand House offices off the A6 in Darley Dale, adjacent to existing development. Site appears to be used for open pasture with some informal recreation use by neighbouring residents. The site has a low lying position within the valley and is well contained on three sides. Assessment concludes site is suitable and developable and therefore included within the SHLAA. Highways confirmed that a safe and secure access to the site can be achieved with limited impact on the surrounding highway network (subject to the scale of development). The landscape assessment considers, as a small well contained site screened from the wider surroundings there is capacity for development. Appropriate and sufficient measures however needed to mitigate any adverse impact on visual amenity. The site is of medium nature conservation value due to the presence of semi natural wet grassland/tall herb and semi natural grassland. Development is likely to result in minimal impact on the historic environment. Site is in close proximity to public transport with reasonable access to services and facilities. Site is viable and has been suggested by the landowner. Assessment concludes site is developable and suitable for inclusion in the SHLAA.</td>
</tr>
</tbody>
</table>
Environment Agency states the proposed development site is located Flood Zone 2/3, it must therefore be demonstrated in a clear and transparent manner, that development sites in Flood Zone 2/3 have passed/are likely to pass the Sequential and/or exception test as stated in the NPPF. In order to progress the site and demonstrate deliverability the landowner has been asked to submit a preliminary FRA to illustrate the site is developable. Information currently outstanding. The majority of the site is within Flood Zone 2 or 3 and not suitable for development.

Derbyshire Wildlife Trust consider the site to be of low nature conservation value, noting possible hedgerows to site boundaries. There no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.

Landscape Officer concludes there is capacity for some development. This should be restricted to the northern part of the site. Landscape sensitivity to housing development is high. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.

Heritage Officer concludes development may result in harmful impact on the significance and setting of the grade II* Holt House and associated parkland, development may result in harmful impact on the setting of Ladygrove House. Development may result in harmful impact on/to the significant/setting of the heritage assets.

A prominent belt of mature trees run along the southern boundary of the site. Although there are trees on the site this would not hinder development. Mitigation may be achieved.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

Highways comments state a satisfactory access to Chesterfield Road can be achieved, given the straight highway alignment it is likely that acceptable levels of visibility will be achievable from the site frontage although the Highway Authority would recommend access be restricted to the central area, to provide separation from the Ladygrove Road junction and to ensure satisfactory visibility sightlines from any access points are maintained. Single or possibly multiple access points may be possible subject to meeting visibility requirements. No satisfactory access to Ladygrove Road. Development may have an adverse impact on the surrounding highway network in terms of impact on the Ladygrove Road/Chesterfield Road junction which is likely to be sensitive to increased in levels.
## SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

### Settlement: Darley Dale

<table>
<thead>
<tr>
<th>Category</th>
<th>Assessment</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Transport</td>
<td>Green</td>
<td>Bus stops are immediately adjacent to the site - within 5-10 minutes walk.</td>
</tr>
<tr>
<td>Services and Facilities</td>
<td>Amber</td>
<td>A good range of services and facilities are available within Darley Dale.</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Amber</td>
<td>Nearest primary school is Darley Dale Primary approx 1080m away 10-20 minute walk.</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Amber</td>
<td>Darley Dale Post Office is approx 570m away. Less than 10 minutes walk. Aprox 1180m away is the local shopping centre. 10-20 minute walk (i.e. 800-1600)</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Green</td>
<td>Darley Dale medical centre is approx 500m away. Less than 10 minute walk (i.e. less than 800)</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Green</td>
<td>Highway comments state pedestrian footway fronting the site, public right of way on the western site boundary. Site is some distance from local residential facilities. Safe walking and cycling access links and opportunities for enhancement.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Site predominantly greenfield, more than 70%</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Red</td>
<td>Open space would be lost.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known contraints amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, single ownership, no issues.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs and avlues of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

### Summary

Site is at the junction of Ladygrove Road with Chesterfield Road between existing development and Warney Brook. Site is greenfield land with a stone boundary wall to the road frontage and belt of trees and a brook to the southern boundary.

Assessment concludes sites is unsuitable and therefore undevelopable due to a number of constraints. Comments from Landscape Officer conclude that landscape sensitivity to housing is high and the loss of open space as a consequence of development will result in some adverse impacts on landscape character, this would be compounded by the scale of development should it extend across the entire site. Possible impacts on designated heritage assets also identified. The site provides a prominent area of open space within the street scene and an open character. Comments from the Environment Agency state that the sites location within Flood Zone 2/3 will require the sequential and/or exception test to be passed, a request for further information has been made to land owner. Derbyshire Wildlife Trust conclude site is of low nature conservation value. On balance based on constraints and visual prominence of the site in the street scene and flood risk matters it is concluded that the site is not suitable, therefore not currently developable.
**Settlement: Darley Dale**

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA213</td>
<td>Developable</td>
<td>0 - 5:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>11 - 15:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>15 Plus:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Site Address:** The Bungalow, Wheatley Road, Darley Dale

**Site Reference:** SHLAA213

**Site Area (Ha):** 0.3

**Capacity:** 2

**Flood Risk:** Green

The site is not affected by indicative areas of flood mapping or is located in Flood Zone 1.

**Environment Ecology:** Green

Derbyshire Wildlife Trust state the site is of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.

**Landscape:** Amber

Landscape Officer states development may result in potential adverse impact on landscape character – intrusion of development into open countryside with key features at risk. Potential adverse impact on ecology and potential adverse impact on local visual amenity. Impacts on settlement pattern noted by extension of development beyond Wheatley Road/ Hall Moor Road which forms a boundary to high density development on this side of the settlement west of Hall Dale Brook. As part of any development key features should be retained. Concluded that the site is located in an area of high landscape sensitivity to housing, however there is some capacity for low density development. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.

**Historic Environment:** Green

Heritage Officer states development is likely to result in minimal impact on the setting of the listed building to the west. Development would have negligible impacts on the former forestry site, concluding development is likely to result in minimal impact on the setting of the listed building. Therefore development likely to result in minimal or no impact on/to the significance/setting of heritage assets.

**Trees and Hedgerows:** Amber

Site boundaries are characterised by mature trees and hedgerows. Although there are trees on the site this would not hinder development, mitigation may be achieved. Landscape Officer requests key features "roadside wall and planting and boundary vegetation" be retained.

**National Park status:** Green

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

**National Park extent:** Green

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

**Contamination:** Green

There are no known contamination or unstable land issues or risks of the need for remediation.

**Topography:** Green

Gradual fall in levels across the site from north west to south east. It is not considered that this will cause topography constraints.

**Local Character:** Amber

Landscape Officer states that Wheatley Road marks the limit of high density residential development which extends up to it in the south west. Development on the north eastern side is more fragmented in nature with open countryside rising up to wooded high ground beyond. Discrete well enclosed site part way up the valley side, concluding there is potential for adverse impact on landscape character - intrusion of development into open countryside, stating there is some capacity for low density development. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.

**Highway Infrastructure:** Amber

The site is currently accessed from Wheatley Lane, which is a very narrow lane with no opportunity for vehicles to pass. Either side of the lane run stone walls and high hedges, there are no public footways. Access to the site to serve residential development may therefore be constrained. There are significant issues with access. Highways authority comments state as drawn it would appear the site has an adequate frontage to Wheatley Road to provide visibility sightlines commensurate with passing vehicle speeds (restrained by layout and geometry), it would however require virtually all the controlled frontage to be cleared and lowered to maximize visibility from an approximate centralised access point. Single point of access only to serve development – it is unlikely independent direct frontage access points could be provided with acceptable visibility sightlines. The surrounding roads have limited geometry (primarily single track roads) and lack adequate pedestrian facilities to support additional sustainable residential development. Little or no opportunities for vehicles to pass and
### Settlement: Darley Dale

#### Public Transport
- **Rating:** Green
- **Details:** Nearest bus stop approx 250m away. Within 5-10 minutes walk of a bus stop

#### Services and Facilities
- **Rating:** Amber
- **Details:** A good range of services and facilities are available within Darley Dale.

#### Educational Facilities
- **Rating:** Amber
- **Details:** Nearest Primary School is Darley Dale Primary approx 1250m away. 20 minutes walk. (i.e. 800-1600m)

#### Retail Facilities
- **Rating:** Amber
- **Details:** Darley Dale Post office is approx 550m away, the local shopping centre on Dale Road is approx 1200m away. 10-20 minute walk 800-1600m.

#### Health Facilities
- **Rating:** Green
- **Details:** Health facilities are approx 530m away less than 10 minute walk i.e. less than 800m

#### Pedestrian and cycling
- **Rating:** Red
- **Details:** Limited pedestrian and cycle links. Highway Authority comment there are no footways and only very limited street lighting in the vicinity. Single carriageway width road with little / no opportunities for vehicles to pass. Isolated from residential facilities and whilst some facilities may be within theoretical walking thresholds, the walking route is restricted.

#### Previously Developed Land
- **Rating:** Red
- **Details:** Site is currently used for the grazing of animals. Site predominantly greenfield more than 70%

#### Open Space or Recreational
- **Rating:** Amber
- **Details:** Some open space would be lost.

#### Material policy
- **Rating:** Green
- **Details:** Site is in accordance with material policy considerations and designations.

#### Infrastr. Capacity or Utilities
- **Rating:** Green
- **Details:** There is sufficient infrastructure in place to serve the development. No capacity constraints.

#### Bad Neighbour Impact
- **Rating:** Green
- **Details:** No known constraints amenity unaffected.

#### Other Issues
- **Rating:** Green
- **Details:** There are no other issues that would constrain development.

#### Land Availability
- **Rating:** Green
- **Details:** Site has been suggested by the landowner for consideration, no agent. Landownership known, single ownership, no issues

#### Land Achievability
- **Rating:** Green
- **Details:** Site viable - developer able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions).

### Summary
Site lies to the north eastern edge of the settlement of Darley Dale, close to the junction of Wheatley Road with Hall Moor Road.

Site comprises an agricultural field in open countryside used as pasture. Access is directly off Wheatley Road which is a narrow lane. A stone wall with well established – mainly evergreen – planting forms the boundary with the road. To the north west the site is overlooked by two dwellings including The Cottage.

The landscape assessment concludes development may have the potential for adverse impact on landscape character through intrusion of development into open countryside. However, the site would have some capacity for low density development. As part of any development key features should be retained. Development is likely to result in minimal impact on the setting/significance of heritage assets. The site is not in an area at risk of flooding and Derbyshire Wildlife Trust consider the site to be of low nature conservation value. Highway Authority comments indicate that a satisfactory access may be achieved to serve the site, however this would require virtually all the controlled frontage to be cleared/lowered to maximise visibility.

The site has been suggested by the landowner and is therefore deemed available. Supporting evidence indicates the site would be viable and thus achievable. On balance it is considered that the site may be suitable for small scale low density development and considered developable.
The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

Environment Ecology

Amber

The site contains a significant number of mature trees, a number of which comprise distinctive areas of woodland within the site and are protected by TPOs. Development of the site may impact upon the trees and associated ecology/habitat. Derbyshire Wildlife Trust consider the site to be of low-medium nature conservation value. Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation.

Landscape

Amber

The landscape has been substantially modified in order to accommodate the sports facilities, however, development will result in some adverse impact on landscape character with the loss of open space. This can be mitigated by retaining surrounding belts of woodland and trees and retaining open space and substantial planted areas within any design. There is likely to be little adverse impact on local visual amenity. Existing screening can be reinforced with additional planting. There is likely to be little adverse impact on settlement pattern in this location. Landscape Officer concludes there is capacity for development. Key landscape features should be retained and appropriate and sufficient mitigation measures should be included to reduce adverse impacts. Landscape sensitivity to housing development is high. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.

Historic Environment

Red

Listed Building include Stancliffe Hall; West Lodge; The Grouse Inn (PH); Boundary walls to former Whitworth Estate; walls to Highlands (all grade II). Heritage Officer concludes development is likely to result in harmful impact on the significance and setting of Stancliffe Hall and its associated parkland and context. Development is likely to result in harmful impact on/to the significance and setting of heritage assets. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.

Trees and Hedgerows

Red

There is considerable tree cover across the site and large number of group TPOS that would restrict development. No opportunities for mitigation/enhancement.

National Park status

Green

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

National Park extent

Green

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

Contamination

Green

There are no known contamination or unstable land issues or risks of the need for remediation.

Topography

Amber

The topography would have an adverse impact although it could be mitigated and the site developed.

Local Character

Amber

Landscape Officer states there is likely to be little adverse impact on local visual amenity. Existing screening can be reinforced with additional planting. There is likely to be little adverse impact on settlement pattern in this location. Development likely to result in harmful impact on/to the significance and setting of heritage assets - principally Stancliffe Hall and listed boundary walls. Development deemed likely to result in harmful impacts on the significance and setting of Stancliffe Hall and its associated parkland and context. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.

Highway Infrastructure

Amber

Highway Authority comments state that a satisfactory access can be achieved, stating the site has a significant roadside frontage available, where an access meeting current safe minimum could be provided to serve the site. However, not all the site frontage may be capable of providing acceptable access arrangements or estate street gradients to the land beyond, this may therefore restrict any access location to the southern part of the site only – e.g. south of the Moor Lane junction. Given the alignment...
of Whitworth Road and the sites location on the inside of a bend it is likely that the formation of an access with acceptable visibility sightlines would require the loss of a number of mature roadside trees and / or affect the ‘listed’ boundary wall (depending on access location). Detailed designs would need to be submitted to ascertain any impact on the site frontage in this respect. Unlikely to be a vehicular impact, based on the proposed scale of development indicated. Residential development will however increase pedestrian demands for linking footways and access to existing bus stops - a pedestrian audit should therefore be undertaken to ensure acceptable pedestrian infrastructure and crossing facilities are in place to accommodate any increased demands e.g. crossing facilities across the A6 to northbound bus stops. linking footways to southbound stops on the A6.

Nearest bus stop aprox 270m away. 5-10 minutes walk of a bus stop i.e. less than 800m

A good range of services and facilities are available within Darley Dale, nearby Molyneux Park offers local employment opportunities.

Nearest Primary School- Darley Churchtown CE Primary aprox 900m away. 10 -20 minute walk i.e 800-1600m

Local shops and convenience store on Dale Road aprox 600m away. Less than 10 minute walk i.e. less than 800m walk

Health facilities over 20 minute walk.

Pavements to site boundary to Whitworth Road are limited eg only to western side of the road, opportunities for enhancement. Limited accessibility e.g. pavement. Edge of settlement. Opportunities for improvement and enhancement

Predominantly greenfield more than 70%

A greenfield site in a sustainable location to relation to services and facilities of Darley Dale. Site is not subject to flood risk nor at risk of contamination. Located within an area of high landscape sensitivity to housing development. The landscape assessment concludes there is capacity for development however key landscape features would need to be retained.

A large site forming part of the grounds of Stancilffe Hall at Whitworth Road, Darley Dale. Open space with playing fields including a cricket square. Substantial belts of surrounding woodland are protected by Tree Preservation Orders as are some individual trees within the site. The woodland serves to substantially contain and screen the site from surrounding view. Site is laid as grassland, Derbyshire Wildlife Trust consider the site to be low to medium nature conservation value..

A greenfield site in a sustainable location to relation to services and facilities of Darley Dale. Site is not subject to flood risk nor at risk of contamination. Located within an area of high landscape sensitivity to housing development. The landscape assessment concludes there is capacity for development however key landscape features would need to be retained.

Site comprises land deemed 'curtilage' to Stancilffe Hall and in that regard awarded statutory protection. Within the surrounding area are a number of heritage assets. The historic environment assessment concludes that development is likely to result in harmful impact on the significance and setting of Stancilffe Hall and its associated parkland context, with no opportunities for mitigation. Highway Authority comments confirm that due to the site frontage available a satisfactory access to serve development can be achieved. On balance due principally to the sensitivity of the site in respect of the historic environment the site is considered unsuitable for development.
Parts of the site are affected by Flood Zone 2 & 3. A fairly large proportion of the site falls within Flood Zone 3, following the watercourse of Warney Bridge which runs east to west through the site. The Environment Agency have given the advice that it must be demonstrated in a clear and transparent manner, that development sites located in Flood Zones 2 and 3 have passed/are likely to pass the Sequential and/or the Exception Test as stated in the NPPF. The NPPF, paragraph 103 requires applicants for planning permission to submit a Flood Risk Assessment (FRA).

There are no known natural environment related constraints and there is the opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value. Derbyshire Wildlife Trust have recorded UK BAP species locally, but stated that they are probably not dependant upon the habitats present within this site.

Some parts of the site have low landscape sensitvity and other parts have high landscape sensitvity. The Landscape officer concludes there is capacity for development across the site. Key landscape features should be retained and appropriate and sufficient mitigation measures should be included to reduce adverse impacts. This should include the retention of an open frontage to the A6; a wide corridor associated with Warney Brook; trees on the south western boundary; the feature tree in the north/ central area and strengthening of the hedgerow on the south eastern boundary.

Development may result in harmful impact to/on the significance/setting of heritage assets. The Conservation Officer has identified development may have a potential impact on remains of the 19th century Warney Mill building(s) development may have a potential impact on the site of the former millpond & sluice (which may remain as archaeological deposits/elements) and the mill lade. Development should have due regard to the course of the Warney Brook & mill lade and to any resultant archaeological interest.

There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement. One large mature tree central to the site.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

There is no known contamination or unstable land issues, or risks of the need for remediation.

Site is predominantly flat with no known topography constraints. Site is gently sloping south east to north west.

There would be an adverse impact upon the existing character of the settlement, however this could be mitigated. Key features of the site should be retained as part of any development including the Warney Brook and Mill lade, open frontage onto the A6 and trees on the western boundary.

Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part. The Highways Authority have advised that a new access direct to A6 can be provided with adequate visibility sightlines given controlled site frontage, although may require some relocation of existing highway/ street furniture. No access can be provided from DFS as this is a private drive— no control over land to the south east to secure adequate visibility sightlines from the existing access point. There would be no adverse impact upon the surrounding network.
**Settlement: Darley Dale**

<table>
<thead>
<tr>
<th>Public Transport</th>
<th>Green</th>
<th>With 5 -10 minutes walk of a bus stop. Site adjacent to bus stop.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services and Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk. Site is adjacent to Two Dales Local Shopping Centre.</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk. Approx 760m to Darley Dale Primary School.</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk. Site is adjacent to Two Dales Local Shopping Centre.</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk. Approx 160m to Darley Dale Doctors Surgery.</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Green</td>
<td>Safe walking and cycling access links and opportunities for enhancement. Pavements fronting onto the A6. The Highway Authority have advised that the site is in close proximity to some residential facilities via linked footways. Bus stops easily accessible, although may require some pedestrian assistance to cross the busy A6 to reach the southbound bus stop (controlled crossing further north but unlikely to be convenient to use).</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Site predominantly greenfield, more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Red</td>
<td>Open space would be lost.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Amber</td>
<td>Site has neutral impact on material policy considerations and designations. The site is designated as Policy NBE9 - Important Open Space alongside A6.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Amber</td>
<td>Moderate adverse effect for occupiers, constraints may be overcome by design / mitigation. Site within 200m Railway Buffer zone</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Amber</td>
<td>There are other issues that would constrain development however mitigation is possible. Discussions held between landowner, agent and local GPs to relocate Darley Dale Medical Practice to part of the site, therefore reducing overall capacity of the site for housing development. The existing employment/retail site to the south, currently occupied by DFS would need some consideration, as to whether this could easily be integrated within the scheme or whether to current use is to be retained. Further discussions may be required with the District Council's Economic Development Manager to discuss options for DFS and the potential loss of employment land.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Amber</td>
<td>Multiple landowners to the site, currently drawing up a landowners agreement, however not yet legal and finalised.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
<tr>
<td>Summary</td>
<td></td>
<td>This is a greenfield site that immediately abuts the existing built up settlement. The site is on land associated with DFS and adjoining agricultural fields fronting the A6 through Darley Dale close to its junction with Station Road and Chesterfield Road. The site has various existing uses. Large areas on the north western and north eastern sides comprise open agricultural land. Central and southern areas are occupied by development associated with DFS (furniture retail warehouse). There are three residential properties on site. The site is close to the “centre” of Darley Dale/ Two Dales. Housing development here is unlikely to have an adverse impact on settlement pattern, particularly if it was contained in the north west - which would remain compact and focussed. There would be the loss of a substantial area of open space in the A6 corridor but, in mitigation, it is large enough to accommodate a substantial open frontage to the road. Due to parts of the site being assessed as high landscape sensitivity development should be concentrated with the north west of the site. A fairly large proportion of the site falls within Flood Zone 3, following the watercourse of Warney Bridge which runs east to west through the site. The developability of the site is subject to the receipt of a satisfactory FRA which demonstrates in a clear and transparent manner that the site has passed/likely to pass the sequential/exception test. Any development of the site should also have due regard to the course of the Warney Brook &amp; mill lade and to any resultant archaeological interest. Discussions have taken place between the landowner and local GPs to relocate the medical practice onto part of the site, which will reduce the overall capacity for housing. Further discussions with the landowner have established that there are intentions to retain retail on part of the site currently occupied by DFS.</td>
</tr>
</tbody>
</table>
Therefore taking these three matters into account when assessing potential capacities on site, 50% of the site could potentially be developed. There has been recent pre-application discussions between the prospective purchaser and the District Council, and the developer has indicated that a planning application will be submitted on the site in the immediate future. It is therefore assumed that the site is deliverable and developable and will come forward over the next five years subject to a satisfactory FRA being submitted for the site.
**Settlement: Darley Dale**

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>SHLAA252</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
<th>Site Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity</td>
<td>0</td>
<td>Undevelopable Constrained</td>
<td></td>
<td></td>
<td></td>
<td>Old Road adjacent to the Red House, Darley Dale</td>
</tr>
</tbody>
</table>

- **Environmental Impact:**
  - **Flood Risk:** Green
    - The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
  - **Environment Ecology:** Green
    - There are no known natural environment related constraints and there is opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.
  - **Landscape:** Red
    - Significant impact upon landscape character. High landscape sensitivity. Landscape Officer has assessed the site to have a potential adverse impact on landscape character – intrusion of development into the countryside and key features at risk. Potential adverse impact on ecology – key features at risk. Potential adverse impact on visual amenity in local and long distance views. Potential impact on settlement pattern – loss of open space and amalgamation of settlements. As part of any development key features should be retained, the open space on the north eastern boundary must be protected, footpath links should be through open space to the wider footpath network should be developed. Landscape officer concludes there is little capacity for development. It is likely to result in significant adverse impact on landscape character, visual amenity and settlement pattern.
  - **Historic Environment:** Green
    - Development is likely to result in minimal impact on the setting of the non-designated heritage assets.
  - **Trees and Hedgerows:** Red
    - Tree-lined avenue which abuts the north and eastern boundary of the site and also continues west along Old Road as far as the railway line. Large mature tree groupings beyond the northern boundary of the site, alongside the main point of access to the site which could cause problems to developing the site. Trees bound the site access point, one mature tree central to site and no TPOs on site.
  - **National Park status:** Green
    - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
  - **National Park extent:** Green
    - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
  - **Contamination:** Green
    - There are no known contamination or unstable land issues, or risks of the need for remediation.
  - **Topography:** Green
    - Site is predominantly flat with no known constraints.
  - **Local Character:** Amber
    - There would be an impact upon the existing character of the settlement, however this could be mitigated in part.
  - **Highway Infrastructure:** Red
    - There are significant issues with access. The main point of access from Old Road and the A6 crosses over Council owned ransom strip land. The Highway Authority have advised that no satisfactory access can be achieved from the site from either Old Road as there is no direct frontage to a public highway. Old Road is subject to a 60mph speed limit and it has not been demonstrated that adequate visibility sightlines could be achieved to serve the site, as drawn. Any junction would require adequate separation from the junction with the A6 and visibility sightlines commensurate with captured vehicle speeds. No satisfactory access to the A6 as there is no direct frontage to a public highway. It is unlikely satisfactory access arrangements could be provided direct to the A6, given the separation required from the Old Road junction and visibility splay requirements.
  - **Public Transport:** Green
    - Within 5-10 minutes walk of a bus stop. Site sits adjacent to a bus stop, nearest 150m
  - **Services and Facilities:** Green
    - Less than 10 minutes walk. 680m to Two Dales Local Shopping Centre

### Site Details:
- **Site Reference:** SHLAA252
- **Site Area (Ha):** 4.8
- **Capacity:** 0
- **Include within SHLAA:** [ ]
- **Discount from SHLAA:** [ ]

### Anticipated timeframe:
- Old Road adjacent to the Red House, Darley Dale

### Final Assessment:
- **Category:** Undevelopable Constrained
### SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

#### Settlement: Darley Dale

<table>
<thead>
<tr>
<th>Category</th>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk. 560m to Darley Dale Primary School</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk. Approx 680m to Two Dales Local Shopping Centre</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk. Approx 680m to Darley Dale Medical Practice</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Amber</td>
<td>Limited accessibility. No pavement access directly to the site, however there are two footpaths that run across the site. There is a public footpath along the north western boundary and another routed along the south western side of the railway. The Highway Authority have advised that footway provision is limited immediately adjacent to the site. Limited residential facilities nearby. A6 is on a bus route and bus stops are located in close proximity to the site. Public rights of way are located along the site boundary, however, it is unlikely they would have meaningful destinations, other than for leisure purposes.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Site predominantly greenfield, more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Red</td>
<td>Open space would be lost.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Amber</td>
<td>Site has neutral impact on material policy considerations and designations. The site sits within Policy Designation NBE9 - Important Open spaces alongside the A6.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Amber</td>
<td>There are infrastructure constraints, however they can be overcome by developer contributions.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Amber</td>
<td>Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation. The sites within the 200m Railway Buffer zone.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Red</td>
<td>There are other issues that would constrain development and are unlikely to be overcome. There is a ransom strip of land beyond the north western boundary of the site, which is the main point of access to the site from the main adopted highway. Unless the Council sells or give up the piece of land, no access to the site can be achieved.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, single ownership, no issues.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

**Summary**

The site is located south east of Darley Dale centre close to the junction of Old Road with the A6. The site is greenfield and consists of two agricultural fields in open countryside used for pasture. The site is gently sloping towards the south west. The boundary in the north east comprises, in part, a stone wall beyond which there is open space characterised by an avenue of lime trees. In the north west there is a hedgerow and public footpath with existing residential development beyond. In the south west lies the railway. In the south east there is a hedgerow with trees, beyond which there is an agricultural field and office development at Shand House. The site is within easy reach of key services and facilities. However a couple of significant constraints exist on site. Notably there is a ransom strip of land beyond the north western boundary of the site, which is the main point of access from the adopted highway. Unless the Council sells or gives up the piece of land, no access to the site can be achieved. The Highway Authority have advised that no safe or satisfactory access can be achieved from the site presently. Secondly within this strip of land is a tree-lined avenue which abuts the north and western boundary of the site and also continues west along Old Road as far as the railway line, which is a significant locally distinctive feature in the landscape. The site has been assessed as high landscape sensitivity. Therefore there is potential for adverse impact on visual amenity and landscape character. Therefore the site has been assessed as undevelopable.
Settlement: Darley Dale

The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

The site contains woodland which may be habitat rich - Derbyshire Wildlife Trust state the site is of medium to high nature conservation value and includes broad leaved /wet woodland/UK BAP Lepidoptera. Development would almost certainly result in the loss of the woodland on the site. There are significant adverse impacts in terms of the natural environment that cannot be mitigated against.

Landscape Officer concludes there is little capacity for development on the site. It is likely to result in significant adverse impact on landscape character, ecology and visual amenity. Landscape sensitivity to housing development is high. Significant impact upon landscape character. High landscape sensitivity. Unable to be overcome through mitigation.

Heritage Officer concludes development is likely to result in no impact on heritage assets.

The site is covered by mature trees and woodland. A TPO runs adjacent to the south eastern boundary between the site and Stanton Moor View DDDCTPO/094/A1. There is considerable tree cover across the site that would restrict development. No opportunities for mitigation/enhancement

The site will have no impact in the purposes of the National Park and presents opportunities for enhancement

There are no known contamination or unstable land issues or risks of the need for remediation.

Gradual rise in levels from the south western boundary to the north eastern boundary on Old Hackney Lane. It is not considered that this will cause topography constraints

Landscape Officer describes character of the area as the edge of Matlock where development is becoming fragmented with sporadic mixed development interspersed with agriculture and plant nurseries. The assessment concludes potential for adverse impact on landscape character and ecology with, key features at risk. Potential adverse impact on visual amenity. There would be significant adverse impact on local character which cannot be mitigated

Highway Authority comments state that a satisfactory access may possibly be achieved from Old Hackney Lane and Stanton Moor View. Further speed surveys and detailed design work would be required to confirm suitability. Dependent on the scale of development adverse impacts on the surrounding network may arise, particularly in respect of Old Hackney Lane. The Highway Authority state whilst Old Hackney Lane is a relative well used vehicular route, given the highway geometry / alignment constraints and limited pedestrian facilities, it is likely to be sensitive to the increases in new residential development traffic (vehicular and pedestrian). If developed from Old Hackney Lane the site would be relatively remote from any form of residential facilities / public transport access and the residents would be likely to be reliant on the private motor vehicle for everyday facilities / trips.

Nearest public transport is available on A6 approx. 300m away. 5-10 minutes walk of a bus stop.

A good range of services and facilities are available within Darley Dale and Matlock.
### SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

#### Settlement: Darley Dale

<table>
<thead>
<tr>
<th>Category</th>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Facilities</td>
<td>Green</td>
<td>Nearest Primary School All Saints CE Primary is approx 600m away. Less than 10 minute walk i.e. less than 800m</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Red</td>
<td>Retail facilities are available in Matlock approx 1700m away and Darley Dale approx 2000m away</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Over 20 minute walk</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Amber</td>
<td>Limited accessibility e.g. pavements edge of settlement. Opportunities for improvement and enhancement</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Site is greenfield - covered in trees, predominantly greenfield, more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Amber</td>
<td>There would be some loss of open space.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, single ownership, no issues.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>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).</td>
</tr>
</tbody>
</table>

**Summary**

Site comprises an area of greenfield land densely covered by trees/woodland. The site is gently sloping with the highest part of the site running against the boundary to Old Hackney Lane. A stream/drainage channel runs along the eastern boundary of the site against the boundary with properties to Stanton Moor View. A shallow stone wall runs along the site boundary to Hackney Lane, to the south west of the site is an area of public open space associated with nearby residential development. A public right of way runs just beyond the south eastern boundary.

As a sloping site used as woodland in open countryside the site has a number of environmental assets which when assessed result in the site not being deemed suitable for development. Derbyshire Wildlife Trust consider the site to have medium to high nature conservation value, resulting from the presence of broad leaved/wet woodland and UK BAP Lepidoptera (butterfly). The landscape and visual impact assessment concludes there is the potential for adverse impact on landscape character, ecology and visual amenity. The landscape assessment concludes there is little capacity for development. On balance the site is not considered suitable for development due to the predicted impacts on woodland, nature conservation assets, landscape character and amenity.
### Final Assessment Category

- **Deliverable**

### Time Period (Years)

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 5:</td>
<td>100</td>
</tr>
<tr>
<td>6 - 10:</td>
<td></td>
</tr>
<tr>
<td>11 - 15:</td>
<td></td>
</tr>
<tr>
<td>15 Plus:</td>
<td></td>
</tr>
</tbody>
</table>

### Anticipated timeframe

- **2016**

### Site Address

- **Land at Stancliffe Quarry, Darley Dale**

---

#### Flood Risk

- **Green**

The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

#### Environment Ecology

- **Amber**

The site contains a large area of protected woodland, designated by TPOs and policy NBE6 of the adopted Local Plan. The loss of woodland as a consequence of development may result in adverse impacts for wildlife habitat and ecology. Derbyshire Wildlife Trust consider the site to be of medium to high nature conservation value, stating development is likely to have some impact on protected species and potentially broad leaved woodland. Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation.

#### Landscape

- **Amber**

Landscape Officer assessment states a considerable area of the site comprises protected woodland the loss of which, as a consequence of development, would have a high adverse impact on landscape character. Quarry faces and embankments combined with the woodland create an effective screen to all views from the surroundings. Development is likely to have no adverse impact on local visual amenity as long as these elements (quarry face, embankments, woodland) remain in place. Concluding there is capacity for development of the quarry floor, the protected woodland must be retained. Site considered to have a high landscape sensitivity to housing. High to medium landscape sensitivity. Opportunities to mitigate impacts and for further enhancement.

#### Historic Environment

- **Red**

As a result if the altered character of this space (i.e. extensive quarrying and the creation of a large sunken space) the impact of development within the quarry site itself may not be adversely harmful to the setting of Stancliffe Hall and its associated estate. Development of the remaining part of the site is likely to result in a harmful impact on the identified significance of this land and its relationship to Stancliffe Hall. Any potential access into the site is likely to have an impact on the significance of the designated heritage asset (i.e. the listed wall). Development is likely to result in harmful impact on the significance and setting of that part of the site beyond the former quarry. Development is likely to result in minimal impact on the significance / setting of the former quarry site and its relationship to Stancliffe Hall (approval for access through the listed wall, has previously been approved).

Derbyshire County Archaeologist considers that the quarry floor has no archaeological potential.

#### Trees and Hedgerows

- **Red**

The site contains a significant area of mature woodland protected by TPO and designated under policy NBE6 of the adopted Local Plan. There is considerable tree cover across the site and/or there are a larger number of group TPOs that would restrict development. No opportunities for mitigation/enhancement.

#### National Park status

- **Green**

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### National Park extent

- **Green**

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### Contamination

- **Amber**

Comments from Environmental Health state the site may have possible contamination issues and an assessment would be required for planning purposes. Site is former Stancliffe Quarry and is potentially contaminated or unstable and requires further investigation and remediation.

#### Topography

- **Amber**

The site contours vary significantly across the site with changes in site levels between the site and A6. The quarry although predominantly flat in places is much disturbed, levels can vary quite dramatically and is characterised by substantial piles of large dimension stone and individual rocks. The topography would have an adverse impact although it could be mitigated and the site developed.
### Settlement: Darley Dale

#### Local Character
- **Amber**
  - The Landscape Officer states a considerable area of the site comprises protected woodland, the loss of which as a consequence of development would have a high adverse impact on landscape character. The quarry faces and embankments combined with woodland create an effective screen to all views from the surroundings. Development is likely to have no adverse impact on local visual amenity as long as these elements (quarry faces, woodland, embankments) remain in place. The historic environment assessment concludes that the development of the site is likely to result in harmful impact on the significance/setting of the part of the site beyond the former quarry, therefore leading to impact on the local character. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.

#### Highway Infrastructure
- **Amber**
  - The Highway Authority state that a satisfactory access can be achieved from the A6 stating - the site has a significant roadside frontage available, however, given the alignment of the A6, the speed of passing vehicles and the topography within the site locations of where an access could be provided are relatively limited. Acceptable access arrangements from the A6 have however been previously approved as part of the planning consent issued for a hotel and holiday accommodation on this site – application reference 08/00311/FUL refers. However, certain concessions were made regarding access gradients, given the internal estate streets would remain private – for residential environments and the increased pedestrian and vehicular movements that this may generate, estate street gradients would need to be reduced. The approved access arrangements required the A6 to be widened slightly and the ‘listed’ wall to be taken down and realigned to provide acceptable visibility sightlines. Any proposed access to serve the residential development should be based on the already approved location and details. There has been a more recent planning application submitted for residential use on the site, under application reference 15/00640/OUT (for up to 60 No dwellings). Whilst the principle is likely to be acceptable further details were required to be submitted to support the application before informed highway comments could be provided. The application has not currently been determined. Access from Sir Joseph’s Lane would not be supported. In respect of impact of development on the surrounding network - whilst the alternative residential use is likely to increase traffic generation over the consented tourist accommodation, it is unlikely the potential ‘up-lift’ in traffic would be a material highway consideration, based on the volume of traffic already on the network at this location.

#### Public Transport
- **Green**
  - Nearest bus stops on A6 approx 500m away. Within 5-10 minute walk (i.e. less than 800m)

#### Services and Facilities
- **Amber**
  - A good range of services and facilities are available within Darley Dale

#### Educational Facilities
- **Amber**
  - Nearest Primary School is Darley Churchtown Primary approx 980m away. 10-20 minute walk (i.e. 800-1600m).

#### Retail Facilities
- **Amber**
  - Shopping facilities at Darley Dale local centre are approx 1000m away, a convenience store located on the A6 is slightly closer. 10 -20 minute walk i.e. 800-1600m walk

#### Health Facilities
- **Red**
  - Over 20 minute walk to Darley Dale Medical Centre i.e over 1600m

#### Pedestrian and cycling
- **Green**
  - Safe walking and cycling access links and opportunities for enhancement

#### Previously Developed Land
- **Green**
  - Site is predominantly a former quarry, therefore predominantly brownfield

#### Open Space or Recreational
- **Green**
  - There would be no loss of recreation or open space facilities

#### Material policy
- **Red**
  - Part of the site falls within the area designated as NBE9 - Protecting Important Spaces along the A6. The site is also allocated under policy L5 of the adopted Local Plan as ‘Safeguarding Tourism/Leisure Potential of Stancliffe Quarry’. Site seriously conflicts with a material polict consideration or plan designation

#### Infrast. Capacity or Utilities
- **Green**
  - There is sufficient infrastructure in place to serve the development. No capacity constraints

#### Bad Neighbour Impact
- **Green**
  - No known constraints, amenity unaffected.

#### Other Issues
- **Amber**
  - There are other issues that would constrain development however mitigation is possible. As a former quarry site a degree of remedial works will be required.

#### Land Availability
- **Green**
  - Landownership known, single ownership no issues.
VIABILITY OF SITE MAY BE MARGINAL - COSTS OF DEVELOPMENT MAY BE SLIGHTLY HIGHER THAN VALUE OF DEVELOPMENT, AND MORE DETAILED VIABILITY ASSESSMENT MAY BE REQUIRED TO DETERMINE SITE VIABILITY.

**Summary**

Brownfield site comprising a former quarry and surrounding woodland abutting the A6 between Darley Dale and Northwood. The quarry is contained within an area which was formerly part of the grounds of Stancliffe Hall (Grade II Listed) which is located just to the north east. Site contains a considerable area of protected woodland covered by group TPOs and policy NBE6 of the Adopted Derbyshire Dales Local Plan 2005. Levels within the site vary considerably, with the quarry floor also including large piles of dimension stone and individual rocks.

As a brownfield site and former quarry the site is likely to require remediation. The site contains considerable valuable tree cover, with Derbyshire Wildlife Trust regarding the site as medium to high nature conservation value. The site’s landscape sensitivity to housing development is considered high, with the assessment concluding a considerable area of the site comprises protected woodland the loss of which, as a consequence of development would have a high adverse impact on landscape character and ecology. There is however capacity for development on the site in the quarry floor, and the protected woodland must be retained. Development within the quarry site itself may not lead to harmful impacts on the setting of Stancliffe Hall, however development of the remaining part of the site is likely to result in harmful impacts on the identified significance of this land and its relationship to Stancliffe Hall.

Highway Authority comments state a satisfactory access to serve development can be achieved from the A6. The site is within 10 minutes walk of a bus stop and has reasonable access to facilities within Darley Dale. The site is considered achievable and available.

On balance it is considered that the site is suitable for development, subject to mitigation to overcome constraints identified through the assessment.
The site is not affected by indicative areas of flood mapping or is located in Flood Zone 1. Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation. Whilst there are no designations within or adjacent to the site, there is considerable tree cover across the site, which may be valuable habitat. Derbyshire Wildlife Trust have assessed the site to have high to medium nature conservation value. Development may result in the loss of the woodland and potential impact upon particular species including slow worm and reptiles within the vicinity of the site. Significant impact upon landscape character identified. High landscape sensitivity. Unable to overcome through mitigation. Landscape Officer states the development of the “green finger” will result in high adverse impact on landscape character and the character of Hackney Lane. There will also be adverse impact on settlement pattern and visual amenity within both close views from Hackney Lane and Hackney Road and in views from the west and south west. Development would compromise the integrity and effectiveness of the “green finger” to an unacceptable degree. Landscape Officer concludes there is considered to be no capacity on site for development. It is likely to result in significant adverse impact on landscape character, visual amenity and settlement pattern. Development may result in harmful impact on / to the significance / setting of the heritage asset. Any development should have due regard to the significance / setting of the heritage asset (subject to archaeological evaluation). The Derbyshire County Archaeologist recognises the ‘enclosure’ visible on aerial photographs and recommends an archaeological evaluation as part of any planning application. The topography of the site is critical and would have an adverse impact and cannot be mitigated. Very steep site sloping north east to south west. There would be a significant adverse impact on the local character which cannot be mitigated. Landscape officer has concluded that development of the “green finger” in this locality will result in high adverse impacts on landscape character and the character of Hackney Lane. There will also be adverse impact on settlement pattern and visual amenity within both close views from Hackney Lane and Hackney Road and in views from the west and south west. Impacts on landscape character cannot be mitigated. Safe access could be achieved with localised highway improvements. The Highway Authority have advised that a safe and adequate access can be achieved from Old Hackney Lane. Based on the available frontage indicated for this site it is considered an access could be created and provided with acceptable visibility sightlines in each direction. However, the access may need to be relocated from its current position and achieving visibility sightlines is likely to have an impact on the roadside boundary walls. Development of this site could present opportunities to improve the road geometry at this limited part of the public highway.

5. Settlement: Darley Dale

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA284</td>
<td>Undevelopable Constrained</td>
<td>0 - 5:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
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<td>11 - 15:</td>
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<tr>
<td></td>
<td></td>
<td>15 Plus:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Address</td>
<td></td>
<td></td>
<td></td>
<td>Land between Old Hackney Lane and Hackney Road, Darley Dale</td>
</tr>
</tbody>
</table>
that whilst the site has a physically large enough roadside frontage in which to create an access and appropriate visibility sightlines the land levels and gradients within the site would be a barrier to achieving acceptable access arrangements from Hackney Road for any part of the development. Development of the site may cause adverse impact on the surrounding highway network as Old Hackney Lane has restricted geometry in parts and the junction with the A6 is limited – the route is likely to be sensitive to increases in vehicular traffic. Narrow and intermittent footways are likely to be a barrier to encouraging pedestrian movements.

<table>
<thead>
<tr>
<th>Public Transport</th>
<th>Green</th>
<th>Within 5-10 minutes walk of a bus stop. There are two bus stops within easy reach from the site to the north on Hackney Road. The nearest bus stop is within 30m to the north of the site along Hackney Road.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services and Facilities</td>
<td>Amber</td>
<td>Within 10-20 minutes walk. Approx 1000m to Smedley Street West Local Shopping Centre. 500m the Matlock Leisure Centre and approx 1300m to Matlock Town Centre</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk. Approx 385m to All Saints Junior School and 940m to All Saints Infants School.</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Amber</td>
<td>Within 10 -20 minutes walk. Approx 1000m to Smedley Street West Local Shopping Centre</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Amber</td>
<td>10-20 minutes walk. Approx 1300m to Imperial Road Doctors Surgery, Matlock</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Amber</td>
<td>Limited accessibility. There are no pavements and cycling routes on site, however there are pavements adjacent to the site off Hackney Lane and Hackney Road. The Highway Authority have advised that there is a pedestrian link to the Moreledge development on the opposite side of Old Hackney Lane, which could provide alternative pedestrian routes to the leisure centre and the A6 bus route corridor.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Previously Developed Land</th>
<th>Amber</th>
<th>Site Brownfield/ Greenfield 40/60</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space or Recreational</td>
<td>Red</td>
<td>Open space would be lost</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, single ownership, no issues.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

| Summary | The site is located to the north western side of Matlock lying between Hackney Road and Hackney Lane north east of Moreledge Farm. The site abuts the existing settlement of Matlock. The area forms part of a “green finger” of land comprising a mix of agricultural fields, nursery developments and woodland that extends eastward across and largely 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 western edge of Matlock where development has started to break up on the urban/ rural fringe. Landscape sensitivity to residential development is high. The Highway Authority have advised that a satisfactory access can be achieved from Old Hackney Lane based upon the frontage available with acceptable visibility sightlines in each direction. Development of the site could present opportunities to improve the road geometry at this limited part of the public highway, however the route is likely to be sensitive to increases in vehicular traffic. Narrow and intermittent footways are likely to be a barrier to encouraging pedestrian movements. In conclusion there are a number of constraints that restricts development of the whole site, site is very steep and would have a significant impact upon the local landscape character, visual amenity and settlement pattern. There is also considerable tree cover on the site which supports local species and habitat. Derbyshire Wildlife Trust have assessed the site to have high to medium nature conservation value. Due to these constraints the site has been assessed as undevelopable. |
Settlement: Darley Dale

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
<th>Site Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA285</td>
<td>Undevelopable Constrained</td>
<td>0 - 5:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<td>15 Plus:</td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td></td>
<td>Land off Old Hackney Lane north east of Abbey Brook Nurseries, Darley Dale</td>
</tr>
</tbody>
</table>

- **Flood Risk**: Green
  - The site is not affected by identified areas of indicative flood mapping or is located in Food Zone 1.

- **Environment Ecology**: 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 to have high to medium nature conservation value as any development of the site could lead to the loss of woodland and the impact upon particular species including possibly reptiles within the vicinity.

- **Landscape**: Red
  - Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation. Landscape Officer has assessed the site to have potential adverse impact on landscape character and ecology with key features at risk (woodland). Potential adverse impact on visual amenity (loss of woodland will open up the site to local view). As part of any development retain significant areas of woodland. Landscape Officer has concluded there is no capacity for development on site without detriment to the local character and visual amenity of the area.

- **Historic Environment**: Green
  - Development is likely to result in no impact on heritage assets. The Derbyshire County Archaeologist notes this is a small site with no archaeological issues.

- **Trees and Hedgerows**: Amber
  - There is considerable tree cover across the site. Whilst none have TPO status, Derbyshire Wildlife Trust have identified that the woodland may support species within the vicinity of the site.

- **National Park status**: Amber
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **National Park extent**: Green
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **Contamination**: Green
  - There are no known contamination or unstable land issues, or risks of the need for remediation.

- **Topography**: Amber
  - The topography would have an adverse impact, although it could be mitigated and the site developed.

- **Local Character**: Red
  - There would be significant adverse impact upon the local character which cannot be mitigated. Landscape Officer concluded that development would lead to potential adverse impacts on visual amenity (loss of woodland will open up the site to local view). As part of any development retain significant areas of woodland. Adverse impacts on landscape character also identified in landscape assessment.

- **Highway Infrastructure**: Amber
  - Safe access can be achieved with localised highways improvements. The Highway Authority have advised that a satisfactory access could possibly be achieved along Old Hackney Lane. The site has a considerable roadside frontage to Old Hackney Lane, however, the site is located on a series of bends in the highway alignment where there are also limitations in the highway geometry (carriageway an footway widths). Perceived vehicle speeds on this part of the network appear to be suppressed, although it will be necessary to undertake further speed surveys and detailed design work (based on accurate survey data) to confirm whether acceptable access arrangements and visibility sightlines could be achieved within the constraints of the site frontage available. It may also be necessary to carry out further highway improvements in the vicinity of the site to provide a regular carriageway width (using controlled land) and provision of a frontage footway and safe crossing facilities for pedestrians. Given the site is located on the inside of a bend it is likely that a large part of the front of the proposed site would need to be protected for visibility purposes – emerging and forward visibility. Significant impacts on the highway network can be mitigated in part. The Highways Authority have advised that whilst Old Hackney Lane is a relatively well used vehicular route, given the highway geometry / alignment constraints and limited pedestrian facilities, it is likely to be sensitive to the increases in new
### Public Transport
- **Color:** Green
- **Assessment:** Within 5-10 minute walk of a bus stop (approx 40m)

### Services and Facilities
- **Color:** Red
- **Assessment:** Over 20 minute walk to local services and facilities (approx. 1760m to Matlock Town Centre)

### Educational Facilities
- **Color:** Amber
- **Assessment:** 10-20 minutes walk (approx 700m to Allsaints Jounior school and approx 1300m to All Saints Infant schoo l).

### Retail Facilities
- **Color:** Red
- **Assessment:** Over 20 minute walk to retail facilities (approx. 1650m to Smedley Street ocal Shopping centre and approx. 1760m to Matlock Town Centre).

### Health Facilities
- **Color:** Red
- **Assessment:** Over 20 minute walk (approx. 1730m to Imperial Road Surgery).

### Pedestrian and cycling
- **Color:** Red
- **Assessment:** Very limited pedestrian and cycle links. There are no pavements directly abuting the boundary of the site, however there is a narrow pavement opposite. Given the location of the site on bad bend in the road, visibility is very poor and safety is compromised.

### Previously Developed Land
- **Color:** Red
- **Assessment:** Site is predominantly greenfield, more than 70%.

### Open Space or Recreational
- **Color:** Green
- **Assessment:** There would be no loss of recreation or open space facilities.

### Material policy
- **Color:** Green
- **Assessment:** Site is in accordance with material policy considerations and designations.

### Infrastructure Capacity or Utilities
- **Color:** Green
- **Assessment:** There is sufficient infrastructure in place to serve development. No capacity constraints.

### Bad Neighbour Impact
- **Color:** Green
- **Assessment:** No known constraints, amenity unaffected.

### Other Issues
- **Color:** Green
- **Assessment:** There are no other issues that would constrain development.

### Land Availability
- **Color:** Green
- **Assessment:** Landownership known, single ownership, no issues.

### Land Achievability
- **Color:** Green
- **Assessment:** Site is viable - developer able to realise reasonable profit taking account of all costs & values including relevant planning obligations and other contributions.

### Summary
This is a greenfield site situated on the south eastern edge of Darley Dale. It is a small site north of Old Hackney Lane on land adjacent The Firs and opposite Millcroft. The site consists of mixed woodland/plantation area in open countryside. There is a roadside wall with hedge. Hedgerow boundaries with property to the north west and agricultural field to the north east. Old Hackney Lane is very narrow at this point and the site is on the inside of a bad bend. The site has extensive tree cover and all of the site is covered by woodland. The site is an area of high landscape sensitvitv and the Landscape Officer has concluded that there is no capacity for development on site without detriment to the local character and visual amenity of the area. Derbyshire Wildlife Trust have assessed the site to have high to medium nature conservation value and any development of the site could potentially impact upon habitat and species in the surrounding vicinity of the site. The site is located on a tight, narrow bend in the road, with very limited visibility to oncoming vehicles. The Highway Authority have advised that access improvements may be possible, but further investigations are to be undertaken for speed checks and whether visibility sightlines can be achieved within the constraints of the site frontage available. The pedestrian access is also poor and safety is compromised. The site is therefore considered undevelopable due to constraints identified.
The majority of the site is within Flood Zone 3 and not suitable for development. The Environment Agency have advised that the proposed development site is shown to be within Flood Zone 3b functional floodplain as defined in the National Planning Policy Framework (NPPF). The proposed use of residential development is classified as 'more vulnerable'. National Planning Practice Guidance (NPPG) makes clear that this type of development is not compatible with this Flood Zone and that it ‘should not be permitted.

There are significant adverse impacts in terms of the natural environment that cannot be mitigated against. Derbyshire Wildlife Trust have assessed the site to have high nature conservation value and the site contributes to wider ecological networks. Development is likely to result in the loss of rare lowland fen UK BAP priority habitat within the Derwent Valley. This habitat is considered to be sufficiently diverse to meet Local Wildlife Selection guidelines for fens. The site helps to store and filter water before it reaches the Derwent and therefore plays a role in flood alleviation within the Derwent catchment. Development is likely to reduce the effectiveness of these ecosystem services.

Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation. The Landscape Officer has assessed the site to have potential adverse impact on landscape character, intrusion of development within the countryside and open space protected by Policy NBE9 with key features at risk. Potential adverse impact on ecology. Potential adverse impact on visual amenity notably local views and views from high ground in the south west. Potential adverse impact on settlement pattern, contributing to ribbon development and risk of settlement amalgamation. As part of any development key features should be retained and include land within the flood risk zone as accessible open space, wildlife habitat, SUDS. Develop footpath links through this and to wider footpath network beyond. The Landscape Officer has concluded that development of the site is likely to have significant adverse impact on landscape character, visual amenity and settlement pattern.

Development may result in harmful impact on / to the significance / setting of the non-designated heritage asset. The Derbyshire County Archaeologist considers archaeological potential is unclear and recommends a desk based assessment / geophysics as part of any planning application.

There are limited trees on the site and none are designated as TPO. Opportunities for improvement and enhancement. Key feature within the landscape are the embankment trees.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
### Settlement: Darley Dale

**Highway Infrastructure** | Amber | Safe access may be achieved with localised improvements. The Highway Authority have advised that a satisfactory access could possibly be achieved. The site appears to have a considerable roadside frontage available, however, due to level differences between the site and the public highway, potential access locations across the site frontage may in fact be very limited. There is an existing agricultural access point (currently used as a car park for the care home contractors), however, it will be necessary to provide detailed access designs, based on accurate land control plans, to ensure acceptable safe minimum geometry and visibility requirements could be met at this location (or any other prospective location), to serve residential development. There is unlikely to an adverse impact on the surrounding highway network, based on the proposed scale of development, however, residential development will certainly increase pedestrian demands for linking footways (e.g. to northbound bus stops) and crossing facilities for access to southbound bus stops, care home or hospital. A frontage footway should be provided linking to existing infrastructure and crossing facilities provided to assist pedestrians crossing the busy A6 – pedestrian refuges have been provided on the A6 south of the site, although this may require considerable widening of the existing carriageway to achieve. A controlled crossing may provide a solution. Narrowing the carriageway to reduce crossing distances would not be tolerated.

**Public Transport** | Green | Within 5-10 minutes walk. Bus stop abutting the eastern boundary of the site.

**Services and Facilities** | Amber | 10-20 minutes walk. Site sits opposite the Whitworth Hospital. Approx 1600m to Two Dales local shopping centre.

**Educational Facilities** | Amber | 10-20 minutes walk. Approx 1500m to Darley Dale Primary School

**Retail Facilities** | Amber | 10 -20 minutes walk. Approx 1600m to Two Dales local shopping centre

**Health Facilities** | Amber | 10 - 20 minutes walk. Approx 1600m To Darley Dale Medical Practice

**Pedestrian and cycling** | Red | Very limited pedestrian and cycle links and opportunities for enhancement. The site fronts onto the busy A6 and there is no pavement alongside this boundary. Busy road for pedestrians to cross. The Highway Authority have advised that no footway margin available on the development side of the A6 or convenient crossing facilities. The A6 corridor is well served by public transport, although access to bus stops from the site at present would be challenging for residents. There is a public footpath to the southern boundary of the site leading from the A6 to the railway line.

**Previously Developed Land** | Red | Greenfield site, more than 70%.

**Open Space or Recreational** | Red | Development would result in loss of open space

**Material policy** | Amber | Site has neutral impact on material policy considerations and designations. Site falls within Policy NBE9 - Important open spaces along the A6.

**Infrast. Capacity or Utilities** | Green | There is sufficient infrastructure in place to serve the development. No capacity constraints.

**Bad Neighbour Impact** | Amber | Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation. The site falls within 200m railway buffer.

**Other Issues** | Green | There are no other issues that would constrain development.

**Land Availability** | Green | Landownership known, single ownership, no issues.

**Land Achievability** | Green | Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development, (including planning obligations and other contributions).

**Summary** | | A greenfield site adjacent to the existing settlement of Darley Dale alongside the A6. The site comprises two agricultural fields in open countryside. The land slopes down from the road to the railway. The site consists of grazing pasture with wet grassland occupying lower parts of the site near the railway. A hedgerow with trees separates the fields. The site is located on the outskirts of Matlock with existing development concentrated on the north eastern side of the road. The south western side is characterised by intermittent development with, often, extensive areas of open space overlooking the Derwent valley in between. The Highways Authority have advised that a satisfactory access could possibly be achieved. The site appears to have a considerable roadside frontage available,
However, due to level differences between the site and the public highway, potential access locations across the site frontage may in fact be very limited. A frontage footway should be provided linking the site to existing infrastructure and crossing facilities provided to assist pedestrians crossing the busy A6. A controlled crossing may provide a solution.

Approximately half of the site lies within Floodzone 2 & 3 towards the south-western and south-eastern boundaries. The Environment Agency have advised that the proposed development site is shown to be within Flood Zone 3b functional floodplain as defined in the National Planning Policy Framework (NPPF). The proposed use of residential development is classified as ‘more vulnerable’. National Planning Practice Guidance (NPPG) makes clear that this type of development is not compatible with this Flood Zone and that it ‘should not be permitted’. The site has been assessed by Derbyshire Wildlife Trust to have high nature conservation value and contributes to wider ecological networks. The site has also been assessed as an area of high landscape sensitivity and any development of the site would have significant adverse impacts on the local landscape character, visual amenity and settlement pattern. For these reasons the site has been assessed as undevelopable.
### Darley Dale

#### Final Assessment Category
- **Developable.**

#### Time Period (Years)

<table>
<thead>
<tr>
<th>Capacity</th>
<th>Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 5:</td>
<td>□</td>
</tr>
<tr>
<td>6 - 10:</td>
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<tr>
<td>11 - 15:</td>
<td>□</td>
</tr>
<tr>
<td>15 Plus</td>
<td>□</td>
</tr>
</tbody>
</table>

#### Anticipated timeframe
- 2021

#### Site Address
- Land at Old Hackney Lane, Darley Dale

#### Flood Risk
- **Green**
  - The site is not affected by identified areas of mapping or is located in Flood Zone 1.

#### Environment Ecology
- **Amber**
  - Although there are some adverse impacts in terms of the natural environment, there is the possibility of mitigation. A pond lies central to the site, which may support local wildlife and habitat, this would potentially need to be retained. Derbyshire Wildlife Trust consider the site to be of low nature conservation value.

#### Landscape
- **Amber**
  - High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.

#### Historic Environment
- **Amber**
  - Development of the site may result in harmful impact to / on the significance/ setting of the heritage asset. Within the site there is a non-designated heritage asset (well as shown on OS Map). The Conservation Officer recommends that the well could be recorded and capped off (subject to archaeological evaluation/advice). the Derbyshire County Archaeologist considers that the archaeological potential is unclear and recommends a desk based assessment/ geophysics as part of any planning application.

#### Trees and Hedgerows
- **Amber**
  - Although there are trees on the site, none of them have TPOs and this would not hinder development.

#### National Park status
- **Green**
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### National Park extent
- **Green**
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### Contamination
- **Green**
  - There are no known contamination or unstable land issues, or risks of the need for remediation.

#### Topography
- **Amber**
  - The topography of the site would have an adverse impact, although it could be mitigated and the site developed. The site slopes north east to south west, with the steepest parts of the site to the north.

#### Local Character
- **Amber**
  - There would be an adverse impact on the existing character of the settlement, however this could be mitigated.

#### Highway Infrastructure
- **Amber**
  - Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part. Detailed highways comments pending.

#### Public Transport
- **Green**
  - Within 5-10 minute walk of a bus stop (approx.48m )

#### Services and Facilities
- **Amber**
  - 10-20 minute walk.

#### Educational Facilities
- **Amber**
  - 10-20 minute walk to Darley Dale Primary School (approx. 1,400m).

#### Retail Facilities
- **Amber**
  - 10-20 minute walk of Two Dales Local shopping Centre (approx.1500m)

#### Health Facilities
- **Amber**
  - 10-20 minute walk to Darley Dale Medical Practice (approx.1600m).

#### Pedestrian and cycling
- **Amber**
  - Limited accessibility. Opportunities for improvement and enhancement.

#### Previously Developed Land
- **Amber**
  - Site predominantly greenfield, more than 70%.
## SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

### Settlement: Darley Dale

<table>
<thead>
<tr>
<th>Open Space or Recreational</th>
<th>Amber</th>
<th>Some open space or recreation facilities would be lost.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, single owner, no issues.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

### Summary

This is a greenfield site, consisting of agricultural and grazing land in the open countryside off Old Hackney Lane. Open countryside surrounds the site to the north, east and west. Whitworth Hospital is adjacent the site to the south. The site has been assessed as an area of high landscape sensitivity, however if the site is developed in conjunction with neighbouring site SHLAA172, the impacts from development could be reduced and development could be accommodated to the south of the site. Comments are pending from the Landscape Officer. The topography of the site would have an adverse impact, but this could be mitigated through design of an appropriate scheme as part of a planning application on the site. There is a pond central to the site which may need to be retained as part of any development, as it may support local wildlife and habitats. However Derbyshire Wildlife Trust consider the site to be of low nature conservation value. There is a non designated heritage assest with the site boundary, however the Derbyshire County Archaeologist considers that the archaeological potential is unclear and recommends a desk based assessment/ geophysics as part of any planning application.

The site is within reasonable walking distance to local services and facilities. It is considered that a safe and accessible access can be achieved from the site subject to localised highway improvements and issues regarding gradients are addressed as part of any scheme on the site. Comments from The Highway Authority are pending. The site is greenfield with no major constraints and therefore is considered viable, and the developer is able to realise profit. Whilst the landowner has been approached by prospective buyers, no recent pre-application discussions have taken place and it is therefore assumed that 50% of the site is developable and will come forward within 6-10 years.
### Final Assessment

<table>
<thead>
<tr>
<th>Category</th>
<th>Deliverable</th>
<th>Time Period (Years)</th>
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<tr>
<td>Include within SHLAA</td>
<td>✔</td>
<td></td>
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<tr>
<td>Discount from SHLAA</td>
<td>☐</td>
<td></td>
<td></td>
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<tr>
<td>Site Address</td>
<td>Land at Park Lane, Darley Dale</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

### Site Address

- **Anticipated timeframe:** 2016.
- **Site Area:** 0.74 Ha
- **Capacity:** 13
- **Include within SHLAA:** ✔
- **Discount from SHLAA:** ☐
- **Site Reference:** SHLAA303
- **Site Address:** Land at Park Lane, Darley Dale

### Environmental Assessment

- **Flood Risk:** Green
- **Environment Ecology:** Amber
- **Landscape:** Amber
- **Historic Environment:** Amber
- **Trees and Hedgerows:** Amber
- **National Park status:** Green
- **National Park extent:** Green
- **Contamination:** Green
- **Topography:** Green
- **Local Character:** Amber
- **Highway Infrastructure:** Amber

### Detailed Assessments

- **Flood Risk:** The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
- **Environment Ecology:** Derbyshire Wildlife Trust state the site is of medium nature conservation value, due to the possible presence of grassland, bats and hedgerows to site boundaries. Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation.
- **Landscape:** Landscape officer concludes there is some capacity for development. Appropriate and sufficient measures should be included to mitigate any adverse impact on landscape character and visual amenity. Landscape sensitivity to housing development is medium.
- **Historic Environment:** Heritage comments conclude that development may result in a harmful impact on the setting of the listed building to the south. Potential impact on archaeological interest relating to the site of Darley Hall and its wider environs. Derbyshire County Archaeologist considers that an extant geo-physical survey of the site has shown little archaeological potential. Development of the site may result in a harmful impact on the setting of heritage assets.
- **Trees and Hedgerows:** Mature trees and hedgerows to site boundaries. TPO present within south western corner of the site DCCTPO/088. Adjacent to the northern boundary runs a group TPO DCCTPO/088/A17. The landscape assessment notes that the trees provide screening of the site. Although there are trees on the site and some of them have TPOs this would not hinder development. Mitigation may be achieved.
- **National Park status:** Site will have no impacts on the purposes of the National Park and presents opportunities for enhancement.
- **National Park extent:** Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
- **Contamination:** There are no known contamination or unstable land issues or risks of the need for remediation.
- **Topography:** Gradual rise in the contours of the site in a northerly direction. It is not considered that this will cause topography constraints.
- **Local Character:** Landscape assessment states development has the potential for adverse impact on landscape character through intrusion of development into the countryside and key landscape features are at risk. There is potential for adverse impact on visual amenity within local views. The assessment concludes there is some capacity for development, appropriate and sufficient measures should be included to mitigate any adverse impact. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.
- **Highway Infrastructure:** Highways comments received which state there appears to be an adequate frontage to Park Lane to create a residential estate street access meeting current safe minimum criteria. A recent planning application for development on the site was not opposed on highway safety grounds. Hallmoor Road is unlikely to have a sufficient frontage to create an access with adequate visibility sightlines. Hallmoor Road has reduced geometry, no footway provision and limited street lighting. Development may possibly cause an adverse impact on the surrounding highway network (depending on the proposed scale of development). Roads and junctions in the vicinity of the site do have limitations in terms of geometry and visibility and are likely to be sensitive to increases in traffic. However, the site is in a residential area that already serves a considerable number of dwellings. There are no accident statistics to support any perceived highway safety concerns in the vicinity. The proposed scale of development is likely to be acceptable. Safe access can be achieved with localised highway improvements. Significant impact on highway network can be mitigated in part.
Settlement: Darley Dale

**Public Transport**
- Green: Nearest bus stops approx 390m away. Within 5-10 minute walk of a bus stop (i.e. less than 800m)

**Services and Facilities**
- Amber: Good range of services and facilities available within Darley Dale

**Educational Facilities**
- Amber: Nearest primary school is approx 1000m away - Darley Dale Primary School. 10-20 minute walk i.e. 800-1600m

**Retail Facilities**
- Amber: Darley Dale Post Office approx 530m away. Darley Dale local shopping centre on Dale Road approx 1,170m away. 10-20 minute walk i.e. 800-1600m

**Health Facilities**
- Green: Darley Dale Medical Centre approx 450m away less than 10 minute walk i.e less than 800m

**Pedestrian and cycling**
- Amber: Limited accessibility, pavement to only one side of Park Lane. Comments from the Highway Authority confirm there is no footway fronting the site (Park Lane or Hallmoor Road). Limited residential facilities nearby. Nearest bus stop is on the A6, which is approximately a 5 minute walk from the development. Edge of settlement. Opportunities for improvement and enhancement

**Previously Developed Land**
- Red: Predominantly greenfield more than 70%

**Open Space or Recreational**
- Amber: Some open space would be lost

**Material policy**
- Green: Site is in accordance with material policy considerations and designations

**Infrast. Capacity or Utilities**
- Green: There is sufficient infrastructure in place to serve the development. No capacity constraints

**Bad Neighbour Impact**
- Green: No known contraints amenity unaffected

**Other Issues**
- Green: There are no other issues that may constrain development

**Land Availability**
- Green: Site promoted by prospective purchaser. Landownership known, single ownership, no issues

**Land Achievability**
- 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)

**Summary**

The site is located to the northern edge of the settlement of Two Dales to the west of the junction of Park Lane, Hall Moor Road and Wheatley Road. The site is greenfield land comprising grassland in open countryside with prominent hedgerows and hedgerow trees to site boundaries and a substantial stone wall which provides a prominent feature in the street scene.

The site does not fall within an area at risk of flooding and as greenfield land is unlikely to be at risk of contamination. The landscape assessment concludes the landscape sensitivity to housing is medium, with potential adverse impacts on landscape character with the intrusion of development into the countryside. The assessment however does conclude there is some capacity for development on the site subject to appropriate and sufficient mitigation measures to mitigate any adverse impact on landscape character and visual amenity. Development may result in a harmful impact on the setting of the listed building to the south and any resultant scheme must have due regard to the setting of the designated heritage asset. The highways authority confirm that an appropriate highway access to the site can be achieved from Park Lane and the site has reasonable accessibility to public transport, services and facilities.

The SHLAA assessment concludes the site is suitable and achievable. Recent planning applications for residential development have been made, therefore the site considered available and deliverable within the next 5 years.
The site is not affected by identified areas of indicative flood mapping or is located in Flood zone 1. There are significant adverse impacts in terms of the natural environment that cannot be mitigated. Derbyshire Wildlife Trust have assessed the site to have high nature conservation value as the site is wooded and supports wider ecological networks and corridors. Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation. Landscape Officer concludes there is no capacity for development. It is likely to result in significant adverse impact on landscape character, ecology and visual amenity. Development is likely to result in minimal impact on the significance/setting of the heritage assets. Derbyshire County Council Archaeologist notes this is a small site with no archaeological issues. He recommends that the well and trough should be retained. There is considerable tree cover across the site with little opportunity for mitigation. As the site is wooded all trees and shrubs would need to be removed to allow development. Site will have no impact on the purposes of the National Park and presents opportunities for enhancement. Site will have no impact on the purposes of the National Park and presents opportunities for enhancement. There are no known contamination or unstable land issues, or risks of the need for remediation. The topography of the site is critical and would have a significant adverse impact and cannot be mitigated. The site slopes very steeply north east to south west and is very predominant in the landscape. Development of the site would result in overlooking issues for neighbouring properties and an adverse visual impact within the landscape. There would be significant adverse impact on the local character which cannot be mitigated. Potential adverse impact on landscape character and ecology – key features at risk (woodland/ scrub). Potential adverse impact on visual amenity (overbearing on neighbouring properties and erosion of a key feature within medium and long distance views from the south west). There are significant issues with access. No safe access an be achieved. The site is accessed along Amycroft which is a narrow single vehicle lane. The Highway Authority have advised that no satisfactory access can be achieved from the site. Ameycroft Lane is a very narrow, rural lane with a tortuous alignment (both horizontal and vertical). It lacks adequate geometry, pedestrian margins or street lighting; with little prospect of any meaningful improvement (without affecting third party land). The junction with Greenaway Lane is also constrained in terms of geometry, being at an acute angle with Greenaway Lane and rising at an appreciable gradient. This makes turning movements difficult in certain directions. Emerging vehicle visibility is also limited at this junction. The site as drawn only has a very limited controlled frontage available and it is difficult to see how acceptable access arrangements could be achieved to serve the site. The site is also very steeply sloping up from the road. Within 5-10 minute walk of a bus stop (Approx 150m) Over 20 minute walk (Approx 1800m to Two Dales Local Centre and 1900m to Smedley Street Local shopping area)
### Settlement: Darley Dale

<table>
<thead>
<tr>
<th>Feature</th>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Facilities</td>
<td>Amber</td>
<td>10 -20 minute walk to Darley Dale Primary School</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Red</td>
<td>Over 20 minute walk (Approx 1800m to Two Dales Local Centre and 1900m to Smedley Street Local shopping area)</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Over 20 minute walk to nearest GP service (approx 1800m to Darley dale Medical practice)</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Red</td>
<td>Very limited accessibility. There are no pavements to and from the site along Ameycroft. Pedestrian safety is an issue.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Predominantly greenfield, more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Green</td>
<td>There would be no loss of recreation or open space facilities.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrastr. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Red</td>
<td>Unacceptable high adverse effect for occupiers, insurmountable issues. The site is very predominant in the landscape and would cause major overlooking issues and possible shadowing to adjacent properties along Ameycroft.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, single ownership, no issues.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable- developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

### Summary

This is a greenfield site, adjacent to the existing linear development alongside Greenaway Lane, at Farley Hill. The settlement is characterised by ribbon development of mixed housing types along narrow lanes traversing high ground below an extended, heavily wooded steep slope overlooking the Derwent valley to the south west. The site is a densely wooded area with a mix of rough grassland/ bracken rising up to woodland/ scrub. The site is a very steeply sloping behind a roadside stone wall and is locally prominent in the landscape and overlooking properties at Hill Crest Cottages immediately to the south west. The wooded slope is a prominent and characteristic feature of the wider landscape even in long distance views across the valley. Landscape sensitivity to housing development is high and development of the site will adversely impact upon the existing character and settlement pattern. Derbyshire Wildlife Trust have assessed the site as an area of high nature conservation value and the site supports local ecological corridors and networks in the wider vicinity. There is poor access to and from the site via a narrow, single track, country lane with no passing places and no pedestrian access. Therefore given all the constraints on this site it is considered undevelopable.
The majority of the site is within Flood Zone 2 or 3 and are not suitable for development. The Environment Agency have assessed the site and concluded that this site is located within the functional floodplain (Zone 3b) of the River Derwent. The NPPF and NPPG advise that housing development is not compatible with the Flood Zone and should not be permitted. The Environment Agency respectfully request that this site is discounted on flood risk policy grounds.

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 to have medium to high nature conservation value. They have identified that Blackthorn scrub used by birds for nesting may be present. House sparrow is also likely to have bred here. Possibly other UK BAP bird species are present. Lowland fen habitat present. Development could result in the loss of the wet fen habitat and impact on UK BAP bird species.

Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation. Landscape Officer concluded that there is no capacity for development. It is likely to have significant adverse impact on landscape character, visual amenity and settlement pattern.

Development is likely to result in minimal impact on / to the significance / setting of the non-designated heritage assets.

The Derbyshire County Archaeologist considers that this site has no known interest and therefore no archaeological work is required.

There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement.

Site will have no impact on the purposes of the National park and presents opportunities for enhancement.

There are no known contamination or unstable land issues, or risks of the need for remediation.

Site is predominantly flat, slopes slightly east to west. No known topography constraints.

There would be significant adverse impacts on the local character which cannot be mitigated. Landscape Officer concluded that development may lead to potential adverse impacts on visual amenity in local views and views from higher ground in the south west. Potential adverse impact on settlement pattern, contributing to ribbon development on the south western side of the A6.

Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part. Site is accessed via a farmers gate directly onto the A6. The Highway Authority have advised that a satisfactory access can be achieved given the controlled roadside frontage and generous highway margins at this location it is considered an access meeting current safe minimum geometry and visibility requirements can be met. However, careful consideration to the precise location of the access will need to be given to avoid the existing bus lay-by and central pedestrian refuges. There are likely to be difficulties in providing access towards the northern site boundary due to land levels. The Highway Authority would discourage individual access points to the A6 from any frontage development.

Within 5-10 minutes walk of a bus stop. Site is adjacent to a bus stop.

The Environment Ecology

Red

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 to have medium to high nature conservation value. They have identified that Blackthorn scrub used by birds for nesting may be present. House sparrow is also likely to have bred here. Possibly other UK BAP bird species are present. Lowland fen habitat present. Development could result in the loss of the wet fen habitat and impact on UK BAP bird species.

Landscape

Red

Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation. Landscape Officer concluded that there is no capacity for development. It is likely to have significant adverse impact on landscape character, visual amenity and settlement pattern.

Development is likely to result in minimal impact on / to the significance / setting of the non-designated heritage assets.

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There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement.

Site will have no impact on the purposes of the National park and presents opportunities for enhancement.

There are no known contamination or unstable land issues, or risks of the need for remediation.

Site is predominantly flat, slopes slightly east to west. No known topography constraints.

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Within 5-10 minutes walk of a bus stop. Site is adjacent to a bus stop.

The Environment Ecology

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 to have medium to high nature conservation value. They have identified that Blackthorn scrub used by birds for nesting may be present. House sparrow is also likely to have bred here. Possibly other UK BAP bird species are present. Lowland fen habitat present. Development could result in the loss of the wet fen habitat and impact on UK BAP bird species.

Landscape

Red

Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation. Landscape Officer concluded that there is no capacity for development. It is likely to have significant adverse impact on landscape character, visual amenity and settlement pattern.

Development is likely to result in minimal impact on / to the significance / setting of the non-designated heritage assets.

The Derbyshire County Archaeologist considers that this site has no known interest and therefore no archaeological work is required.

There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement.

Site will have no impact on the purposes of the National park and presents opportunities for enhancement.

There are no known contamination or unstable land issues, or risks of the need for remediation.

Site is predominantly flat, slopes slightly east to west. No known topography constraints.

There would be significant adverse impacts on the local character which cannot be mitigated. Landscape Officer concluded that development may lead to potential adverse impacts on visual amenity in local views and views from higher ground in the south west. Potential adverse impact on settlement pattern, contributing to ribbon development on the south western side of the A6.

Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part. Site is accessed via a farmers gate directly onto the A6. The Highway Authority have advised that a satisfactory access can be achieved given the controlled roadside frontage and generous highway margins at this location it is considered an access meeting current safe minimum geometry and visibility requirements can be met. However, careful consideration to the precise location of the access will need to be given to avoid the existing bus lay-by and central pedestrian refuges. There are likely to be difficulties in providing access towards the northern site boundary due to land levels. The Highway Authority would discourage individual access points to the A6 from any frontage development.

Within 5-10 minutes walk of a bus stop. Site is adjacent to a bus stop.

The Environment Ecology

Green

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 to have medium to high nature conservation value. They have identified that Blackthorn scrub used by birds for nesting may be present. House sparrow is also likely to have bred here. Possibly other UK BAP bird species are present. Lowland fen habitat present. Development could result in the loss of the wet fen habitat and impact on UK BAP bird species.

Landscape

Red

Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation. Landscape Officer concluded that there is no capacity for development. It is likely to have significant adverse impact on landscape character, visual amenity and settlement pattern.

Development is likely to result in minimal impact on / to the significance / setting of the non-designated heritage assets.

The Derbyshire County Archaeologist considers that this site has no known interest and therefore no archaeological work is required.

There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement.

Site will have no impact on the purposes of the National park and presents opportunities for enhancement.

There are no known contamination or unstable land issues, or risks of the need for remediation.

Site is predominantly flat, slopes slightly east to west. No known topography constraints.

There would be significant adverse impacts on the local character which cannot be mitigated. Landscape Officer concluded that development may lead to potential adverse impacts on visual amenity in local views and views from higher ground in the south west. Potential adverse impact on settlement pattern, contributing to ribbon development on the south western side of the A6.

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Within 5-10 minutes walk of a bus stop. Site is adjacent to a bus stop.

The Environment Ecology

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 to have medium to high nature conservation value. They have identified that Blackthorn scrub used by birds for nesting may be present. House sparrow is also likely to have bred here. Possibly other UK BAP bird species are present. Lowland fen habitat present. Development could result in the loss of the wet fen habitat and impact on UK BAP bird species.

Landscape

Red

Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation. Landscape Officer concluded that there is no capacity for development. It is likely to have significant adverse impact on landscape character, visual amenity and settlement pattern.

Development is likely to result in minimal impact on / to the significance / setting of the non-designated heritage assets.

The Derbyshire County Archaeologist considers that this site has no known interest and therefore no archaeological work is required.

There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement.

Site will have no impact on the purposes of the National park and presents opportunities for enhancement.

There are no known contamination or unstable land issues, or risks of the need for remediation.

Site is predominantly flat, slopes slightly east to west. No known topography constraints.

There would be significant adverse impacts on the local character which cannot be mitigated. Landscape Officer concluded that development may lead to potential adverse impacts on visual amenity in local views and views from higher ground in the south west. Potential adverse impact on settlement pattern, contributing to ribbon development on the south western side of the A6.

Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part. Site is accessed via a farmers gate directly onto the A6. The Highway Authority have advised that a satisfactory access can be achieved given the controlled roadside frontage and generous highway margins at this location it is considered an access meeting current safe minimum geometry and visibility requirements can be met. However, careful consideration to the precise location of the access will need to be given to avoid the existing bus lay-by and central pedestrian refuges. There are likely to be difficulties in providing access towards the northern site boundary due to land levels. The Highway Authority would discourage individual access points to the A6 from any frontage development.

Within 5-10 minutes walk of a bus stop. Site is adjacent to a bus stop.
### SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

#### Settlement: Darley Dale

<table>
<thead>
<tr>
<th>Services and Facilities</th>
<th>Amber</th>
<th>10-20 minute walk. Approx. 1400m, to Matlock Town Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Facilities</td>
<td>Amber</td>
<td>Less than 10 minute walk. Approx. 720m to All saints junior school, Matlock. However steep walk up, may take longer.</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Amber</td>
<td>10 -20 minute walk. Approx. 1400m, to Matlock Town Centre</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Over 20 minute walk, Approx. 1690m to Imperial road surgery, Matlock</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Green</td>
<td>Safe walking and cycling links and opportunities for enhancement. Site fronts onto A6 and existing pavements. The Highway Authority have advised that footways and crossing facilities are available for pedestrians. Off road cycle route to Matlock available. A6 corridor has a frequent bus service and can provide access to the train station in Matlock to extend sustainable travel options. Leisure centre nearby.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Previously Developed Land</th>
<th>Red</th>
<th>Site predominantly, more than 70%.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space or Recreational</td>
<td>Red</td>
<td>Open space would be lost.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Amber</td>
<td>Site has neutral impact on material policy considerations and designations. Site falls within designation Policy NBE9 - Important open spaces alongside the A6.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Amber</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Amber</td>
<td>Moderate adverse effect for occupiers, constraints may be overcome by design/ mitigation. Site sits within the Railway line buffer zone.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Amber</td>
<td>Multiple ownership.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable -developer able to realise reasonable profit, taking account of all costs &amp; values of development(including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

**Summary**

This is a greenfield site adjacent to built up settlement of Darley Dale alongside the A6 to the west. The site comprises an agricultural field in open countryside. The land slopes down from the road to the railway. Grazing pasture with wet grassland occupying lower parts of the site near the railway. Generally open road frontage with groups of mature trees/ shrubs behind a stone wall that defines the site boundary on this side. The site is located on the outskirts of Matlock with existing development concentrated on the north eastern side of the road. The south western side is characterised by intermittent development with, often, extensive areas of open space overlooking the Derwent valley in between. There are significant constraints that exist to developing this site for residential development. The majority of the site falls within Flood Zone 2 & 3. The Environment Agency have advised that development must not be permitted on the site. The Environment Agency respectfully request that this site is discounted on flood risk policy grounds. The site is considered to be an area of high landscape sensitivity and protected area of open space which is a material policy consideration. Development of the site will cause significant impact upon landscape character, visual amenity and settlement pattern. Derbyshire Wildlife Trust have assessed the site to have medium to high nature conservation value, with particular species that could be affected through development of the site, including UK BAP bird species. Given these constraints the site has been assessed to be undevelopable.
### Settlement: Matlock

#### SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA178</td>
<td>Developable</td>
<td>0 - 5:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
<td></td>
<td></td>
</tr>
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<td></td>
<td></td>
<td>11 - 15:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>15 Plus:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Land adjacent to The Old Slaughter House, 200a Smedley Street, Matlock</td>
</tr>
</tbody>
</table>

#### Site Data

- **Site Reference**: SHLAA178
- **Site Area (Ha)**: 0.6
- **Capacity**: 8
- **Include within SHLAA**: Yes
- **Discount from SHLAA**: No

#### Detailed Assessments

- **Flood Risk**: Green - The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
- **Environment Ecology**: 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 having medium nature conservation value as there is broad leaved woodland present on the site and song thrush species within the locality.
- **Landscape**: Amber - High to medium landscape sensitivity, opportunities to mitigate impacts and for enhancements. Landscape Officer has concluded there is capacity for development on the lower grassed part of the site where housing might be successfully accommodated in close association with similar development. Elsewhere development is likely to result in significant adverse impact on landscape character and ecology and some adverse impact on settlement pattern.
- **Historic Environment**: Green - Development is likely to result in no impact on heritage assets.
- **Trees and Hedgerows**: Amber - There is considerable tree cover to the north of the site and a large number of group TPOs that would restrict development (DDDCTPO/035/W5). However the south of site has the potential for development and mitigation could be achieved.
- **National Park status**: Green - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
- **National Park extent**: Green - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
- **Contamination**: Green - There are no known contamination or unstable land issues or risks of the need for remediation.
- **Topography**: Amber - The topography would have an adverse impact, although it could be mitigated and the site developed. The site slopes north to south.
- **Local Character**: Amber - There would be an adverse impact upon the existing character, however this could be mitigated. The Landscape Officer has identified the area as largely urban character, but the woodland occupying the steeper slopes and extending laterally in a belt between the town and the higher moorland is a particular and distinctive feature of Matlock. There is the potential for adverse impact on visual amenity if woodland is removed. Potential adverse impact on settlement pattern – woodland at risk and development extending into areas which have, traditionally, remained clear. As part of any development the woodland should be retained.
- **Highway Infrastructure**: Amber - The site does not front onto a highway and is accessed via Quarry Road, off Smedley Street. The Highway Authority have concluded that currently no safe access could be achieved as the narrow footway fronts the site and it appears that visibility to the west currently relies on views over third party land. Considerable demand for roadside parking up to the side road access point means that visibility is almost permanently obscured to the east. Limited carriageway geometry on Smedley Street West in the vicinity of the access point. However satisfactory access can potentially be achieved if the landowner obtained control of adjoining third party land to secure adequate visibility sightlines from the access point. Need to consider parking restrictions on Smedley Street West to protect visibility sightlines to the east. Despite the adopted highway limitations in the vicinity of the site it is unlikely the anticipated scale of development would have an adverse impact.
- **Public Transport**: Green - Within 5-10 minutes walk of a bus stop. Two bus stops within close proximity to the site, along Smedley Street West.
### Settlement: Matlock

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Services and Facilities</strong></td>
<td>Amber</td>
<td>Matlock town centre within 10-20 minute walk from the site (463m to Smedley Street).</td>
</tr>
<tr>
<td><strong>Educational Facilities</strong></td>
<td>Green</td>
<td>All Saints Primary school within 5 - 10 minutes walk from the site (280m to infant school; 442m to junior school). Highfields upper site secondary school within 15-20 minutes walk (approx. 2100m).                                                                兹</td>
</tr>
<tr>
<td><strong>Retail Facilities</strong></td>
<td>Amber</td>
<td>Matlock Town Centre within 10-20 minute walk from the site. Small retail centre on smedley street 5 minute walk from site. Small retail centre on smedley street 5 minute walk from site (approx. 530m).                                                                兹</td>
</tr>
<tr>
<td><strong>Health Facilities</strong></td>
<td>Amber</td>
<td>Doctors surgery, Imperial Road, Matlock is a 20 minute walk from site (750m), however steep gradients would add extra time to walking thresholds.</td>
</tr>
<tr>
<td><strong>Pedestrian and cycling</strong></td>
<td>Amber</td>
<td>Limited accessibility, there are no pavements to the site. Opportunities for enhancements leading on from Smedley Street. The Highways Authority have concluded that existing residential environment with footway provision for pedestrians (albeit it limited in width in parts). Bus route on Smedley Street West, with bus stops in close proximity to the site. Lack of street lighting leading to the site would need to be addressed.</td>
</tr>
<tr>
<td><strong>Previously Developed Land</strong></td>
<td>Red</td>
<td>Site predominantly greenfield more than 70%.</td>
</tr>
<tr>
<td><strong>Open Space or Recreational</strong></td>
<td>Amber</td>
<td>There would be some loss of open space.</td>
</tr>
<tr>
<td><strong>Material policy</strong></td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td><strong>Infrastr. Capacity or Utilities</strong></td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td><strong>Bad Neighbour Impact</strong></td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td><strong>Other Issues</strong></td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td><strong>Land Availability</strong></td>
<td>Amber</td>
<td>Multiple ownership, with some issues but generally prohibitive.</td>
</tr>
<tr>
<td><strong>Land Achievability</strong></td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
<tr>
<td><strong>Summary</strong></td>
<td></td>
<td>This is a greenfield site adjacent to the existing settlement of Matlock and development of the site could easily be integrated into the settlement pattern. The site has high to medium landscape sensitivity and it is considered that only half of the site is developable, to ensure protection of the woodland and nature conservation value to the north of the site. The site is sloping, however it is considered that this could be mitigated through careful design. The site is within reasonable walking distance to local services and facilities. There are access arrangements and improvements still outstanding that are to be addressed, highlighted by the Highways Authority in terms of gaining access across third party land and improvements to increase visibility to and from the site as it does not front onto an adopted highway. Written confirmation is sought from the landowner. There have been recent pre-application discussions and the landowner has indicated that they are in the process of submitting a planning application in the near future for residential development. If the access issues can be overcome it has been assumed that the site will be developable over 6-10 years.</td>
</tr>
</tbody>
</table>
**Settlement: Matlock**

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA205</td>
<td>Undevelopable Constrained</td>
<td>0 - 5:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>11 - 15:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>15 Plus:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Site Address</td>
<td>Butts Drive / Dark Lane, Matlock</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Flood Risk**: Green
  - The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

- **Environment Ecology**: 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 to have low nature conservation value.

- **Landscape**: Red
  - Significant impact upon the landscape character. High landscape sensitivity. Unable to overcome through mitigation. Landscape Officer has concluded that there is no capacity for development. Development is likely to result in the loss of many mature trees. As a consequence there is likely to be significant adverse impact on landscape character, ecology and visual amenity.

- **Historic Environment**: Green
  - Conservation Officer has concluded that development is likely to result in minimal impact on heritage assets.

- **Trees and Hedgerows**: Red
  - There is considerable tree cover across the site. Mature woodland to the east of the site.

- **National Park status**: Green
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **National Park extent**: Green
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **Contamination**: Green
  - There are no known contamination or unstable land issues, or risks of the need for remediation.

- **Topography**: Green
  - Site is predominantly flat with no known topography constraints. Site gently slopes southwards at the far western part of the site at the access point.

- **Local Character**: Amber
  - There could be an adverse impact upon the existing character of the settlement, however this could be mitigated. Landscape officer identified potential adverse impact on landscape character and ecology with key features at risk. Potential adverse impact on visual amenity, the site is in a prominent position with respect to views from the south.

- **Highway Infrastructure**: Red
  - There are significant issues with access. Site accessed from Butts Drive which is a private road and thus narrow and inadequate for large volumes of traffic. There is no opportunity for new access from an adopted highway. Footpath access exists from Dark Lane onto Hurst Rise, however again it is poor and not suitable for traffic, only by foot. The Highway Authority have advised that currently no satisfactory access can be achieved to the site. There is no direct frontage to a public highway. Access is shown to be derived from a private ‘road / track’ that lacks adequate geometry, construction, pedestrian margins, street lighting or drainage, basic features normally associated with residential estate streets. In its current form Butts Drive/Dark Lane may not be considered suitable to cater for any increase in residential traffic. The route via Butts Drive or Dark Lane would be sensitive to increases in vehicular and pedestrian traffic.

- **Public Transport**: Green
  - Within 5-10 minute walk of a bus stop (330m to nearest bus stop).

- **Services and Facilities**: Green
  - Less than 10 minute walk (500m to nearest facilities and services at Matlock Green).

- **Educational Facilities**: Green
  - Less than 10 minute walk (780m to castleview primary school, Matlock).

- **Retail Facilities**: Green
  - Less than 10 minute walk (370m to nearest supermarket on Hurst Farm Estate, Matlock).
### Settlement: Matlock

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Facilities</td>
<td>Amber</td>
<td>10 - 20 minute walk (840m to nearest Doctors, via steep turnpike on Limetree Road, Matlock, however topography constraints).</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Red</td>
<td>Very limited pedestrian and cycle links. There are no pavements on Butts Drive/ Dark Lane. The Highway Authority have advised that the site is relatively remote with some limited nearby residential facilities. Non publicly maintained access route – limited geometry and gradients are likely to be a barrier for pedestrian movement. Public rights of way in the vicinity of the site – only likely to be used for leisure purposes.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Amber</td>
<td>Site mixed, greenfield to the east, brownfield to the west of the site.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Green</td>
<td>There would be no loss of open space/ recreation, garden land.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve any development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Land ownership known, no issues. One single owner</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
<tr>
<td>Summary</td>
<td></td>
<td>This site consists of an existing bungalow currently set within extensive woodland to the east of the site. The site is part brownfield, part greenfield and immediately abuts the existing built up settlement of Matlock. Development of the site is likely to result in the loss of many mature trees. As a consequence there is likely to be significant adverse impact on landscape character, ecology and visual amenity. Landscape sensitivity to housing development is high. Access to the site is poor, there is no adopted highway. It is accessed via a long private single track road with no stopping places and no pavement at the top of the track. Therefore the site is considered undevelopable.</td>
</tr>
</tbody>
</table>
**Settlement: Matlock**

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA211</td>
<td>Undevelopable Constrained</td>
<td>0 - 5:</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>11 - 15:</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>15 Plus:</td>
<td>□</td>
<td></td>
</tr>
</tbody>
</table>

| Site Address   | Lumsdale / Asker Lane, Matlock |

**Flood Risk**

- **Green**
  - The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

**Environment Ecology**

- **Amber**
  - Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation. Derbyshire Wildlife Site DD145 covers the majority of the site. Derbyshire Wildlife Trust have assessed the site to have medium to low nature conservation value. The site is identified as an ecological corridor and common lizard, slow worm, badger, water vole and brown hare have all been recorded in the locality.

**Landscape**

- **Amber**
  - Significant impact upon landscape character. High landscape sensitivity. Landscape Officer has concluded that there is capacity for development in the north east of the site. Elsewhere, development is likely to result in significant adverse impact on landscape character, ecology and the historic environment.

**Historic Environment**

- **Red**
  - Development of the site is likely to result in harmful impact on the significance setting of designated and non-designated heritage assets. It is unlikely that the impact can be mitigated. Conservation Officer has concluded that development is within a Conservation Area, in close proximity to a scheduled monument and it is likely to result in harmful impact with regard to the recognition of the importance of this open rural area of land to its context within the industrial archaeology of the valley. No potential for mitigation.

**Local Character**

- **Red**
  - There would be adverse impact on the existing character of the settlement which cannot be mitigated. Landscape Officer has identified that there is potential for significant adverse impact to landscape character – the site is steep and engineering work to accommodate development will have a considerable impact. Potential for significant adverse impact on ecology with part of a Local Wildlife Site at risk. Potential for significant impact on the historic environment with part of the Lumsdale Conservation Area at risk.

**Highway Infrastructure**

- **Amber**
  - Safe access can be achieved with localised highway improvements. The Highway Authority have advised that a satisfactory access can be achieved from the site given the length of roadside frontage available it is likely acceptable access geometry and visibility could be achieved, having regards to passing vehicle speeds. However, Asker Lane and Lumsdale are narrow, rural lanes, which lack adequate geometry, pedestrian margins or street lighting, normally associated with residential estate streets. The site could possibly have an adverse impact upon the surrounding highway network. Asker Lane/Lumsdale lack pedestrian margins or street lighting, normally associated with residential estate streets. Steep site gradients could present a problem, part of site sits at a considerably level above the public highway.

**Public Transport**

- **Green**
  - Within 5 - 10 minutes walk, 330m to nearest bus stop from the site

**Services and Facilities**

- **Red**
  - Over 20 minutes walk, approx.1800m to a range of facilities and services at Matlock Town Centre
### SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

#### Settlement: Matlock

<table>
<thead>
<tr>
<th>Educational Facilities</th>
<th>Amber</th>
<th>10 - 20 minutes walk, 990m to St Joesphs Primary School, Matlock</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Facilities</td>
<td>Amber</td>
<td>10 - 20 minutes walk, Approx. 1,400m to nearest shops and services along Smedley Street, Matlock</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Over 20 minutes walk, Approx. 1,800m to a nearest doctors surgery on Limetree Road, Matlock</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Red</td>
<td>Very limited pedestrian and cycle links. No pavements, single track narrow country lane. The Highway Authority have advised that the lane is a rural country lane with very limited geometry, no pedestrian footways and limited street lighting. Nearest bus route on Chesterfield Road, but not a convenient or safe route for pedestrians to use. Public rights of way in vicinity.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Previously Developed Land</th>
<th>Red</th>
<th>Site predominantly greenfield more than 70%.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space or Recreational</td>
<td>Red</td>
<td>Open space would be lost.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Red</td>
<td>Site seriously conflicts with a material policy designation. NBE 3- Wildlife site - the whole site falls within a designated wildlife site. Conflict also with NBE21 - Conservation Areas.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, one single owner.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

**Summary**

This is a greenfield site adjacent to the existing settlement of Matlock, comprising an agricultural field used as pasture. Bounded to the east by stone walls along the roadside. Residential areas and Highfields school overlooking from the north and west and woodland to the south and east. The site is steeply sloping. The site falls within the Lumsdale Conservation Area and a Local Wildlife Site. Development of the site is likely to have an significant impact upon historic environment in terms of its impact upon the Conservation Area, is in close proximity to a scheduled monument and it is likely to result in harmful impact with regard to the recognition of the importance of this open rural area of land to its context within the industrial archaeology of the valley. There is potential for significant adverse impact to landscape character, the site is steep and engineering works to accommodate development will have considerable impact. The site is not easily accessible located down a narrow country lane, with no passing places. There are no pavements leading to or adjacent to the site and the walking distance to services and facilities is over a 20 minute walk in most cases. Therefore the site is deemed undevelopable.
**Flood Risk** Green

The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

**Environment Ecology** Green

There is no known natural environment related constraints and there is opportunity to enhance the natural environment. Deryshire Wildlife Trust have assessed the site as low nature conservation value.

**Landscape** Amber

Medium to low sensitivity, opportunities to mitigate impacts and for enhancements. The area is moderately tranquil. Landscape Officer has concluded that landscape sensitivity to housing development ranges from low in the south to medium further north. Potential adverse impact on in local views from the south and west. Potential adverse impact on settlement pattern through extension of development onto the high plateau. There is capacity for development within the southern half of the site, where landscape sensitivity is low, abutting existing development and extending into land in the south between Gritstone Road and Farm Lane. Development of the remainder of the site for housing is likely to result in significant adverse impact on local landscape character, visual amenity and settlement pattern.

**Historic Environment** Amber

Development may result in harmful impact on the significance / setting of a designated heritage asset. Within the surrounding area there are a number of heritage assets. The site is adjacent/ close by to Grade II Listed Building at Wolds Farm and Site Monument (MDR5109). Any development must have due regard to the setting of the listed building. The Derbyshire County Archaeologist recognises prehistoric and find-spots in the vicinity. He attributes the site with a high historic landscape value in relation to a pre-enclosure field system, recommending an archaeological evaluation as part of any planning application. Any development must have due regard to the setting of the listed building.

**Trees and Hedgerows** Amber

Although there are trees on site, this would not hinder development. Mitigation may be achieved. Scattering of trees across the site, mix of young and mature trees and hedgerows, no TPOs. Woodland to the northern boundary of the site. Tree belt on the western boundary. Occasional woodland blocks.

**National Park status** Green

Site will have no impact on the purposes of the national Park and presents opportunities for enhancement.

**National Park extent** Green

Site will have no impact on the purposes of the national Park and presents opportunities for enhancement.

**Contamination** Green

There is no known contamination or unstable land issues, or risks of the need for remediation.

**Topography** Amber

Prominent, elevated position with open views to the site from high ground to the east and south and local views from properties to the south and informal access on the western boundary. The topography would have an adverse impact if the whole site was developed, however it could be mitigated and the site developed on only a proportion of the site.

**Local Character** Amber

There may be an adverse impact upon the existing character of the settlement, however this could mitigated. As part of any development retain dry stone walls as features within open space, use woodland planting to contain and help screen development on its northern side, develop footpath links to the surrounding countryside.

**Highway Infrastructure** Amber

Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part. The Highway Authority have advised that subject to controlling adequate land, with no ransom element, to enable the Pinewood Road ‘corridor’ to be extended into the development site with carriageway and footways. Pinewood Road is better suited to provide primary access to the site although other cul-de-sacs may be capable of serving additional dwellings or providing additional connections to provide a more...
**Public Transport** | Green | Within 5 - 10 minutes walk, 270m to the nearest bus stop via Pinewood Road.

**Services and Facilities** | Amber | 10 - 20 minute walk, 1400m to nearest facilities and services on Smedley Street, Matlock.

**Educational Facilities** | Red | Over 20 minutes walk, 1800m from site at Pinewood Road to All Saints Infants School, Matlock. 1400m to St Joseph's Primary School, Matlock.

**Retail Facilities** | Amber | 10 - 20 minute walk, 1400m to nearest facilities and services on Smedley Street, Matlock.

**Health Facilities** | Red | Over 20 minute walk, 1900m to Limetree Medical Surgery, Matlock.

**Pedestrian and Cycling** | Green | Safe walking and cycling access links and opportunities for improvements. The residential estate adjacent to the site has roads and pavements leading up to the edge of the settlement. The Highway Authority have advised that it is an existing residential environment with footway provision for pedestrians. Bus route on Cavendish Road / Wolds Rise, but bus stops are likely to be within reasonable walking thresholds from any new development (depending on any proposed site layout), especially if links can be provided via Hurker Rise / Far Cross. See also comments in connection with SHLAA225 regarding possible vehicular link between sites to alleviate traffic pressures on Cavendish Road. The site is located on the edge of existing residential development and whilst the town centre may be within a 2km walking isochrone, distance wise, the walking route is challenging in terms of gradients.

**Previously Developed Land** | Red | Site is predominantly greenfield, more than 70%.

**Open Space or Recreational** | Red | There would be some loss of open space and recreation facilities. Leisure Officer has concluded that there is no record of the use of the playing fields as they are in private ownership. S106 monies would be required to be secured through any development towards new provision of leisure and recreation facilities. Development of the land would lead to loss of open space adjoining the settlement of Matlock.

**Material policy** | Red | Part of the site seriously conflicts with a material policy consideration or plan designation, Policy L3 - safeguarding recreational sites and facilities.

**Infrast. Capacity or Utilities** | Green | There is sufficient infrastructure in place to serve the development. No capacity constraints.

**Bad Neighbour Impact** | Green | No known constraints, amenity unaffected.

**Other Issues** | Green | There are no other issues that would constrain development.

**Land Availability** | Amber | Prospective purchaser submitted site.

**Land Achievability** | Amber | Viability of site may be marginal - costs of development may be 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.

**Summary**

This is a greenfield site, abutting the existing settlement of Matlock to the north of the town. The site consists of an undulating, elevated plateau. Pastoral fields bounded by dry stone walls. Playing fields are located in the south of the site. Tree belt on the western boundary. The main part of Matlock is generally contained within the valleys to the south. Newer residential development has encroached onto high ground to the south of the site.

Parts of the site are suitable for residential development, to the south abutting the existing built up area and could easily be integrated into the existing settlement pattern. Given the scale of the site suggested it would not be suitable to develop the whole site due to the high landscape sensitivity in the far northern parts of the
It is therefore considered that 75% of the site could be developed to the south of the site where landscape sensitivity is low to medium, and to reduce the potential adverse impacts upon the extensive local views and landscapes and character of the settlement pattern and the high historic landscape value identified by the County's Archeologist.

The Highway Authority have stated that a satisfactory access can be achieved to and from the site. There would be an impact upon the surrounding highway network, particularly along Cavendish Drive, however this impact could be partly mitigated. Further details on access design are to be submitted as part of a planning application. Site viability may be marginal. Developer to submit viability assessment as part of a planning application on the site. The prospective purchaser has sought recent pre-application advice from the District Council with the intentions of submitting a planning application for the site. Given the potential capacity on the site, it is assumed that the site is deliverable and will be developed over the next fifteen years.
### Settlement: Matlock

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>SHLAA225</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area (Ha)</td>
<td>4.55</td>
</tr>
<tr>
<td>Capacity</td>
<td>64</td>
</tr>
<tr>
<td>Include within SHLAA</td>
<td>✓</td>
</tr>
<tr>
<td>Discount from SHLAA</td>
<td>□</td>
</tr>
</tbody>
</table>

#### Final Assessment

- **Category**: Developable
- **Time Period (Years)**:
  - 0 - 5: □
  - 6 - 10: ✓
  - 11 - 15: □
  - 15 Plus: □
- **Number of Dwellings**: 64
- **Anticipated timeframe**: 2021
- **Site Address**: Land off Gritstone Road, Matlock (east)

#### Site Details

- **Flood Risk**: Green
  - The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

- **Environment Ecology**: Green
  - There are no known natural environment related constraints and there is opportunity for enhancement. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.

- **Landscape**: Amber
  - High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement. The Landscape Officer has concluded that there is capacity for development within a narrow strip along the southern edge of the area abutting existing development and extending into land in the south between Gritstone Road and Sandy Lane. Development of the remainder of the site for housing is likely to result in significant adverse impact on local landscape character, visual amenity and settlement pattern.

- **Historic Environment**: Amber
  - Development may result in harmful impact on the significance / setting of a designated heritage asset. The Derbyshire County Archaeologist recognises prehistoric and find-spots in the vicinity. He attributes the site with a high historic landscape value in relation to pre-enclosure field system, recommending an archaeological evaluation as part of any planning application.

- **Trees and Hedgerows**: Green
  - There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement. There are a scattering of trees at the boundary of the site.

- **National Park status**: Green
  - The site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **National Park extent**: Green
  - The site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **Contamination**: Green
  - There is no known contamination or unstable land issues, or risks of the need for remediation.

- **Topography**: Amber
  - Site slopes north to south from the east of the site. From the west of site slopes towards the east. Rolling landscape. Gradients may be difficult for highway construction.

- **Local Character**: Amber
  - There would be an adverse impact on the character of the settlement, however this could be mitigated. Development of the south- eastern aspect of the site would easily integrate into the existing settlement pattern. As part of any development retain dry stone walls as features within open space, use woodland planting to contain and help screen development on its northern side, develop footpath links to the surrounding countryside.

- **Highway Infrastructure**: Amber
  - Safe access can be achieved with localised highway improvements. Significant impacts on the highway network can be mitigated in part. The Highway Authority have advised that the primary access to the site would be Gritstone Road, subject to controlling adequate land, with no ransom element, to enable the Gritstone Road ‘corridor’ to be extended into the development site with carriageway and footways. Need to consider interaction with Bentley Close, which will form a side road junction rather than the priority at present. At present no satisfactory access could be achieved via Sandy Lane, not shown as being controlled. Single width track with verges either side – need to clarify status / ownership and whether the available corridor could be improved to provide suitable infrastructure to serve additional residential development for it remain viable as an access option. Possible issues with the topography, challenging slopes on parts of the site to provide appropriate estate street gradients. Need to ensure Gritstone Road can be extended to gain access to development site, without ransom.
## SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

### Settlement: Matlock

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Transport</td>
<td>Green</td>
<td>Within 5-10 minutes walk, 410m to nearest Bus Stop (via Gritstone Road)</td>
</tr>
<tr>
<td>Services and Facilities</td>
<td>Amber</td>
<td>10-20 minutes walk, approx. 1200m to local shopping centre on smedley street; approx. 1600m to Matlock town centre</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Amber</td>
<td>10-20 minutes walk, 810m to St Joesphs Catholic Primary School; 1120m to Castleview Primary school</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Amber</td>
<td>10-20 minutes walk, approx. 1200m to local shopping centre on smedley street; approx. 1600m to Matlock town centre</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Amber</td>
<td>Over 20 minute walk, approx 1600m to nearest doctor surgery on Limetree Road, Matlock</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Amber</td>
<td>Limited accessibility e.g. pavement, edge of settlement. Opportunities for improvement and enhancement. Site is accessed off Gritstone Road, via a farmers track. There is an existing public footpath via Sandy Lane, which could benefit from improvements and enhancement. The Highways Authority have advised that Gritstone Road – existing estate street with footways and link paths to shorten walking distances to Chesterfield Road. No bus route on Gritstone Road, but bus stops on Chesterfield Road are likely to be within reasonable walking thresholds (depending on any proposed site layout). See also comments in connection with SHLAA224 regarding possible vehicular link between sites to alleviate traffic pressures on Cavendish Road. The site is located on the edge of existing residential properties and whilst the town centre may be within a 2km walking isochrone the walking route is challenging in terms of gradients.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Site predominantly greenfield, more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Red</td>
<td>Development of the land would lead to loss of open space adjoining the settlement of Matlock.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Amber</td>
<td>Prospective purchaser submitted site, landownership unknown.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

### Summary

This is a greenfield site abutting the existing settlement to the north of Matlock. The site consists of an undulating, elevated plateau and pastoral fields bounded by dry stone walls. The site is an area of high to medium landscape sensitivity, with potential capacity immediately adjoining the existing settlement. Development of the site may be harmful to the significance and setting of a designated heritage asset. The Derbyshire County Archaeologist recognises prehistoric and find-spots in the vicinity. Attributing the site with a high historic landscape value in relation to a pre-enclosure field system, recommending an archaeological evaluation as part of any resultant planning application.

The Highway Authority have advised that safe access can be achieved with localised highway improvements, subject to controlling adequate land, with no ransom element, to enable the Gritstone Road ‘corridor’ to be extended into the development site with carriageway and footways. Local services and facilities are within reasonable distance. The site is considered viable and the developer is able to realise profit from the development. Appropriate mitigation measures are required to reduce significant impacts upon the local and high historic landscape. It has been assumed that approximately 50% of the site could be developed within 6-10 years, for residential development to the south east of the site, which could easily be incorporated into the existing settlement pattern.
The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

There are no known natural environment related constraints. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.

Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation. Landscape Officer concludes that there is no capacity for development. Development of the site for housing is likely to result in significant adverse impact on local landscape character. There is also likely to be adverse impact on site ecology.

The Conservation Officer has concluded that Development is likely to result in harmful impact on heritage assets. Development is likely to result in harmful impact on the setting of the Conservation Area and views of Riber Castle. The site falls wholly within an area identified as pre-parliamentary enclosure field system. There is potential for impact on associated archaeological interest - Corn Mill and mill pond.

The site is adjacent to / abutting the Old Matlock Conservation Area. There is no potential for mitigation or enhancement. Development is likely to result I harmful impact on the setting of the Conservation Area and views of Riber Castle.

There are a large number of group TPOs that would restrict development, particularly leading down to Brook Lea, which is the only point of access to the site. DCC TPOS(DCCTPO/035/A) are present, scattered through the site.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
## SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

### Settlement: Matlock

<table>
<thead>
<tr>
<th>Category</th>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Facilities</td>
<td>Amber</td>
<td>10 - 20 minute walk (950m to Limetree Road Doctors Surgery, Matlock).</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Red</td>
<td>Very limited pedestrian and cycle links, there are no pavements to the site, it does not front onto an adopted highway. The Highway Authority have concluded that the street is likely to be unsuitable in its existing form to support additional residential vehicular and pedestrian traffic.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Site is predominantly greenfield, more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Amber</td>
<td>Development would result in the loss of some open space.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Red</td>
<td>Site seriously conflicts with material policy consideration. NBE21 - Development affecting a Conservation area.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Amber</td>
<td>Moderate adverse effect for occupiers, constraints may be overcome by design/ mitigation. Given the topography, may be overlooking issues effecting visual amenity.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>One single owner known</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

### Summary

This is a greenfield site, which abuts the existing settlement of Matlock. The site is currently used for farming and agriculture. The site is close to local services and facilities of Matlock Green and Starkholmes. However, there are many constraints which restrict the development of this site. The site has high landscape sensitivity and is very predominant in the landscape and overlooks Matlock Green. There are many mature trees on the site many of which are protected with TPO status. The site abuts the Conservation Area and is an important landscape within the context of this appraisal. The Highway Authority have concluded that the current access to the site is unsuitable as it does not front onto an adopted highways and the steepness of the site and changes in levels of gradients would make any new access to the site very difficult. Overall the site is considered very constrained and undevelopable.
### Settlement: Matlock

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>SHLAA302</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area (Ha)</td>
<td>1.9</td>
<td>Undevelopable constrained</td>
<td>0 - 5:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<td>6 - 10:</td>
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<td>11 - 15:</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>15 Plus:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Address</td>
<td>Land off Chesterfield Road, Matlock</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Flood Risk: Green
- The site is not affected by identified areas of mapping or is located in Flood Zone 1.

#### Environment Ecology: 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 low to medium nature conservation value. The site is part of a wildlife corridor and Badger occur locally.

#### Landscape: Red
- Significant impact upon landscape character. High landscape sensitivity. Potential adverse impact on landscape character (intrusion of development into the countryside). Key features at risk (dry stone walls, open plateau). Potential adverse impact on settlement pattern (risk of sprawl, distance from centre of town, agglomeration of disparate cottage developments). Potential adverse impact on visual amenity (particularly within higher parts of the site). Landscape Officer has concluded there is no capacity for development which would likely result in significant adverse impact on landscape character, visual amenity and settlement pattern.

#### Historic Environment: Green
- Development is likely to result in minimal impact on heritage assets. The Derbyshire County Archaeologist notes that this is a greenfield site with no significant archaeological indicators.

#### Trees and Hedgerows: Green
- There are limited trees on the site and none are designate das a TPO. Opportunities for improvement and enhancement.

#### National Park status: Green
- Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### National Park extent: Green
- Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### Contamination: Green
- There are no known contamination or unstable land issues, or risks of the need for remediation.

#### Topography: Amber
- The topography would have an adverse impact, although this could be mitigated in part. The site comprises of more level ground close to the road rising up progressively steeply in the south east to a series of disused quarries which occupy the steepest slopes. High ground to the north forms part of Matlock Moor and other moorland.

#### Local Character: Red
- There would be a significant adverse impact on the local character which cannot be mitigated, particularly in relation to the adverse impact upon the local landscape and settlement pattern.

#### Highway Infrastructure: Amber
- The site fronts onto Chesterfield Road to the north west and safe access can be achieved with localised highway improvements. careful consideration to location of access point; may require loss of trees / vegetation along the site frontage to achieve satisfactory visibility sightlines. Likely to be a single point of access to serve the site – it is unlikely individual frontage access points could be provided with adequate visibility sightlines. No access to Quarry Lane.

#### Public Transport: Green
- There is a bus stop immediately adjacent to the site along Chesterfield road. Within 5-10 minutes walk.

#### Services and Facilities: Amber
- The distance to services and facilities ranges, schools are within 10-15 minute walk of the site, however the main shopping centre and doctors surgeries are over 20 minutes walk.

#### Educational Facilities: Amber
- Highfields secondary school is the closet to the site, within 5-10 minutes walk. The nearest primary school is St Joesphs catholic school at
### Settlement: Matlock

<table>
<thead>
<tr>
<th>Retail Facilities</th>
<th>Red</th>
<th>Matlock Town Centre is approx. 2100m from the site and over 20 minutes walk.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>The nearest GP Surgery is within Matlock town centre on Limetree Road, over 20 minutes walk from the site.</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Amber</td>
<td>Limited accessibility. Pavement adjacent to the site, however unmaintained in part and improvements required. The Highway Authority have advised that no footway fronting site. Bus stops within the site frontage (north and south bound). Public rights of way in the vicinity, however, it is unlikely they would be used for anything other than leisure activities (i.e. no meaningful destinations). Very limited residential facilities nearby and whilst the town centre may be at the extremity of a 2km walking threshold, distance wise, the walking route is challenging in terms of gradients.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Site predominantly greenfield, more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Green</td>
<td>There would be some loss of open space.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure constraints, however, they can be overcome through developer contribution. Moderate capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Amber</td>
<td>Prospective purchaser has submitted the site</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

### Summary

This is a greenfield site adjacent to the built up settlement of Matlock. The site is a collection of three agricultural fields used for pasture in open countryside. More level ground close to the road rising up progressively steeply in the south east to a series of disused quarries which occupy the steepest slopes. The former quarries are now densely wooded. Development here on the very edge of the town is highly fragmented though areas to the south west of cottages at Quarry Lane have planning permission for housing development. A golf course occupies an extensive tract of land on the opposite side of the A632. High ground to the north forms part of Matlock Moor and other moorland. The site is more level ground close to the road rising up progressively steeply in the south east to a series of disused quarries which occupy the steepest slopes. This has been assessed to have high landscape sensitivity and development of the site could lead to potential adverse impact on landscape character, key features at risk, potential adverse impact on settlement pattern and visual amenity. The site is a long distance from the town centre of Matlock and the majority of services and facilities are over a 20 minute walk. The site is therefore considered to be constrained and undevelopable.
### SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

#### Settlement: Matlock

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA310</td>
<td>Undevelopable Constrained</td>
<td>0 - 5:</td>
<td>□</td>
<td>Site Address</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>11 - 15:</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>15 Plus:</td>
<td>□</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Site Reference**: SHLAA310
- **Site Area (Ha)**: 1.68
- **Capacity**: 0
- **Include within SHLAA**: □
- **Discount from SHLAA**: Yes

### Flood Risk
- **Category**: Amber
- **Part of the site is affected by Flood Zone 2 & 3 and may have significant surface water flood risk and further investigation is required. Bentley Brook runs through the site. The site partially lies within Flood Zone 2 & 3. The Environment Agency have advised that it must be demonstrated in a clear and transparent manner, that development sites located in Flood Zones 2 and 3 have passed/is likely to pass the Sequential and/or the Exception Test as stated in the NPPF and NPPG. The NPPF, paragraph 103 requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is located in Flood Zone 2 and 3 defined by NPPG as having a medium and high probability of flooding. Guidance on the requirements for a FRA can be found at [https://www.gov.uk/flood-risk-assessment-for-planning-applications](https://www.gov.uk/flood-risk-assessment-for-planning-applications).**

### Environment Ecology
- **Category**: 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 to have medium nature conservation value. Bentley Brook flows through part of the site.**

### Landscape
- **Category**: Amber
- **High to medium landscape sensitivity, opportunities to mitigate impacts and for enhancement. Potential adverse impact on key landscape and ecological features. Potential adverse impact within local views from the road and public footpath. Potential adverse impact on the historic environment. Bentley Brook and associated vegetation must be retained as a valuable environmental corridor in any development plan. Existing hedgerows should be retained and managed as should the best of the scattered mature trees. Landscape Officer concludes there is capacity for development on the Alfreton Road frontage. Development of the remainder of the site for housing will result in significant adverse impact on local landscape character, ecology, the historic environment and visual amenity.**

### Historic Environment
- **Category**: Amber
- **Development may result in harmful impact on heritage assets. Development may result in harmful impact on Lumsdale Conservation Area and identified panoramic views; the setting of, and views from, St. Andrews House and associated mill buildings; Bentley Cottage and the Lodge. It is likely that the impact could be mitigated. Development of an open area of land in the Conservation Area which is associated with the western end of the Lumsdale Mills complex and which has remained undeveloped in modern times.**

### Trees and Hedgerows
- **Category**: Amber
- **Although there are trees on site this would not hinder development. Mitigation may be achieved. Young and mature trees are present to the boundaries of the site, particularly alongside Bentley Brook. There is a large mature tree to the central part of the site, however no TPOs. Hedgerows are present to east and western boundaries of the site.**

### National Park status
- **Category**: Green
- **The site will have no impact on the purposes of the National Park and presents opportunities for enhancement.**

### National Park extent
- **Category**: Green
- **The site will have no impact on the purposes of the National Park and presents opportunities for enhancement.**

### Contamination
- **Category**: Green
- **There is no known contamination or land issues, or risks of the need for remediation.**

### Topography
- **Category**: Green
- **Site is predominantly flat with no known topography constraints. Site slopes gently northwards at the southern boundary and slopes to the north east in eastern corner of the site beyond Baileys Lodge.**

### Local Character
- **Category**: Amber
- **There would be an adverse impact on the existing character of the settlement, however this could be mitigated. Site covers an area of open land in the Conservation Area. Development of this land may impact upon nearby heritage assets and identified panoramic views.**

### Highway Infrastructure
- **Category**: Amber
- **Safe access can be achieved with localised highway improvements. Significant impacts on the highway network can be mitigated in part. The site fronts onto Alfreton Road, Matlock.**
## Settlement: Matlock

<table>
<thead>
<tr>
<th>Category</th>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Transport</strong></td>
<td>Green</td>
<td>Within 5 - 10 minutes walk (the site lies opposite a bus stop on Alfreton Road).</td>
</tr>
<tr>
<td><strong>Services and Facilities</strong></td>
<td>Green</td>
<td>Less than 10 minute walk. (76m from the site to Matlock Green Local Shopping Centre).</td>
</tr>
<tr>
<td><strong>Educational Facilities</strong></td>
<td>Green</td>
<td>Less than 10 minutes walk (720m to St Giles Primary school).</td>
</tr>
<tr>
<td><strong>Retail Facilities</strong></td>
<td>Green</td>
<td>Less than 10 minutes walk (76m from the site to Matlock Green Local Shopping Centre).</td>
</tr>
<tr>
<td><strong>Health Facilities</strong></td>
<td>Amber</td>
<td>10 -20 minute walk (1,360m to nearest Doctors Surgery on Limegrove Walk, Matlock).</td>
</tr>
<tr>
<td><strong>Pedestrian and cycling</strong></td>
<td>Green</td>
<td>Safe walking and cycling links and opportunities for enhancement. There are pavements adjacent to the southern boundary of the site, alongside Alfreton Road. There is a public footpath that runs parallel to the site, next to the Brook.</td>
</tr>
<tr>
<td><strong>Previously Developed Land</strong></td>
<td>Red</td>
<td>Site predominantly greenfield, more than 70%.</td>
</tr>
<tr>
<td><strong>Open Space or Recreational</strong></td>
<td>Red</td>
<td>Development would result in loss of open countryside.</td>
</tr>
<tr>
<td><strong>Material policy</strong></td>
<td>Amber</td>
<td>Site has neutral impact on material policy considerations and designations.</td>
</tr>
<tr>
<td><strong>Infrast. Capacity or Utilities</strong></td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td><strong>Bad Neighbour Impact</strong></td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td><strong>Other Issues</strong></td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td><strong>Land Availability</strong></td>
<td>Red</td>
<td>Site ownership unknown. Site suggested from the Matlock Civic Association.</td>
</tr>
<tr>
<td><strong>Land Achievability</strong></td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of values of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

### Summary
This is a greenfield site currently used as pasture, enclosed by hedgerows and mature trees. The site lies adjacent to the settlement of Matlock bounded by the A615 to the south, housing to the west, Baileys Mill to the east and parkland to the north. The centre of Matlock Green is close by to the west offering easy access to a range of services and facilities. Part of the site is affected by flood risk to the south alongside Bentley Brook. The Environment Agency have requested that a sequential test be undertaken to assess any potential risk. Development of this site may have an adverse impact of the the setting and views of the local landscape and historic environment. It is likely that the impact could be mitigated in part. The site has been assessed to have medium landscape sensitivity with potential capacity fronting onto Alfreton Road. However the landowner is not known and the site has been suggested by a local group. Therefore the site is not currently developable and has been discounted from the SHLAA.
### Settlement: Matlock

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA316</td>
<td>Undevelopable Constrained</td>
<td>0 - 5:</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
<td>□</td>
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<td></td>
<td>11 - 15:</td>
<td>□</td>
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<td></td>
<td></td>
<td>15 Plus:</td>
<td>□</td>
<td></td>
</tr>
</tbody>
</table>

**Site Address:** Land off Butts Drive, Matlock

**Site Area (Ha):** 0.4

**Capacity:** 0

**Include within SHLAA:** ✔

**Discount from SHLAA:**

#### Flood Risk
- **Category:** Green
- **Description:** The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

#### Environment Ecology
- **Category:** Green
- **Description:** There are no known natural environment related constraints and there is opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.

#### Landscape
- **Category:** Amber
- **Description:** High to medium landscape sensitivity. The Landscape Officer has concluded that there is capacity for development within the site. It is unlikely to result in any significant adverse impact if appropriate and sufficient mitigation measures are included. As part of any development mature trees must be retained and incorporated in such a way that they can be successfully managed. The boundary treatment in place along the eastern side of development to the south should be extended northwards to define the site boundary on this side.

#### Historic Environment
- **Category:** Green
- **Description:** Development is likely to result in minimal impact on heritage assets.

#### Trees and Hedgerows
- **Category:** Amber
- **Description:** Although there are trees on the site this would not hinder development. Mitigation may be achieved. Young and mature trees within the site. Mature trees to be retained as part of any development on the site.

#### National Park status
- **Category:** Green
- **Description:** Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### National Park extent
- **Category:** Green
- **Description:** Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### Contamination
- **Category:** Green
- **Description:** There are no known contamination or unstable land issues or risks of the need for remediation.

#### Topography
- **Category:** Amber
- **Description:** The site slopes gently southwards towards the valley. The topography may have an adverse impact, particularly on far reaching views, although it could be mitigated and developed.

#### Local Character
- **Category:** Amber
- **Description:** There would be an adverse impact upon the existing character of the settlement, however this could be mitigated. The site is on rising grounds with views to it from the A615 and higher ground in the south. Views are heavily filtered by existing trees. Area of low tranquillity though distance from the A615 is likely to increase the value in this regard. The boundary treatment in place along the eastern side of development to the south should be extended northwards to define the site boundary on this side.

#### Highway Infrastructure
- **Category:** Red
- **Description:** There are significant issues with access. No safe access can be achieved, significant impact on highway network, insurmountable issues. Access to the site is poor, no adopted highway, private single track road with no stopping places and no pavement at the top of the track.

#### Public Transport
- **Category:** Green
- **Description:** Within 5-10 minutes walk of a bus stop. (Approx 160m to nearest bus stop on hurst farm estate).

#### Services and Facilities
- **Category:** Green
- **Description:** Less than 10 minutes walk (Approx 400m to Matlock Green Local shopping centre; 960m to Matlock Town Centre).

#### Educational Facilities
- **Category:** Amber
- **Description:** 10 -20 minute walk. (760m to Castle view primary school; 1030m to Matlock St Giles Primary school).

#### Retail Facilities
- **Category:** Green
- **Description:** Less than 10 minutes walk (Approx 400m to Matlock Green Local shopping centre; 960m to Matlock Town Centre).

#### Health Facilities
- **Category:** Amber
- **Description:** 10 -20 minutes walk (Approx. 900m to Limetree Road Doctors Surgery).
Settlement: Matlock

<table>
<thead>
<tr>
<th>Category</th>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian and cycling</td>
<td>Red</td>
<td>Very limited pedestrian and cycle links. There are no pavements or cycling facilities directly from the site or alongside the long private driveway to access the site.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Predominantly greenfield, more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Amber</td>
<td>There would be some loss of open space.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, single ownership, no issues.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer is able to realise reasonable profit, taking account of all costs and values of development (including relevant planning obligations and other contributions)</td>
</tr>
</tbody>
</table>

Summary

This a greenfield site that immediately abuts the existing built up settlement of Matlock. The site is sloping ground and parkland with densely scattered mature trees and grassland. Bounded by Butts Drive in the west with existing residential development beyond. There are detached properties within large gardens to the south, the grounds of Ernest Bailey House to the north and extended parkland to the east. It is considered that there are no adverse impacts in terms of local character and setting. The site is an area of high landscape sensitivity, however it is considered there is capacity for development with the site and appropriate mitigation measures will reduce any potential adverse impact. The outstanding barrier to development of the site is access. Access to the site is poor, there is no adopted highway. It is accessed via a long private single track road with no stopping places and no pavement at the top of the track. The site is therefore considered undevelopable.
Parts of the site are affected by Flood Zone 2 & 3 and/or have significant surface water flood risk and further investigation may be required. Bentley Brook runs through the western part of the site, alongside the woodland. The Environment Agency have advised that it must be demonstrated in a clear and transparent manner, that development sites located in Flood Zones 2 and 3 have passed/are likely to pass the Sequential and/or the Exception Test as stated in the NPPF. The NPPF, paragraph 103 requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is located in Flood Zone 2 and 3.

The NPPF, paragraph 103 requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is located in Flood Zone 2 and 3.

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 to have high to medium nature conservation value. Badger occur locally. The site lies either side of the Bentley Brook which is important for other habitats including running water, riparian habitats and water voles. Development could result in the loss of riparian habitat and impacts on a water course and possibly protected species.

Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation. The Landscape Officer has concluded that there is no capacity for development. Development of the site for housing is likely to result in significant adverse impact on landscape character, visual amenity and settlement pattern.

There would be significant adverse impact on the local character which cannot be mitigated. Development of the site will constitute intrusion into the countryside beyond a natural boundary of the town in this area and loss of a woodland buffer zone. As a result there will be high adverse impact on landscape character, visual amenity and settlement pattern.

Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated. The Highway Authority have concluded that satisfactory access could be achieved through existing wide highway verges and the scale of roadside frontage means it is likely an access could be formed to the A632, meeting safe minimum criteria. Careful consideration should be given to access location, given the presence of mature trees in the highway verge. Providing access and visibility splay is likely to affect some of the frontage trees, which should be demonstrated by accurate survey information.
### Settlement: Matlock

<table>
<thead>
<tr>
<th>Public Transport</th>
<th>Green</th>
<th>Within 5 - 10 minutes walking distance. A bus stop immediately adjacent the site.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services and Facilities</td>
<td>Red</td>
<td>Over 20 minute walk. 2000m to Matlock Town Centre, 1500m to Smedley Street Local Shopping Centre</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Amber</td>
<td>10-20 minute walk. 1130m to St Joesphes Primary School, 1400m to Castleview Primary School, School Road, Matlock. May be longer due to the topography.</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Red</td>
<td>Over 20 minute walk. 2000m to Matlock Town Centre, 1500m to Smedley Street Local Shopping Centre</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Over 20 minute walk. 2000m to nearest Doctors Surgery</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Amber</td>
<td>Safe access can be achieved with localised improvements. The Highway Authority have concluded that there is a footway and northbound bus stop located on the site frontage. Site is some distance away from town centre facilities and gradients are likely to be a barrier for walking / cycling trips to and from Matlock.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Site predominantly greenfield more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Amber</td>
<td>There would be some loss of open space.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, no issues. Site put forward from a prospective purchaser of the site.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>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).</td>
</tr>
</tbody>
</table>

### Summary

This is a greenfield site adjacent to the existing settlement of Matlock to the north of the town. The site consists of a wooded valley associated with the brook and one agricultural field fronting Chesterfield Road. The site sits in between the existing built up settlement edge of Matlock and Matlock Golf Club. The site has high landscape sensitivity, the brook is a distinctive and characteristic feature of the local landscape having strong associations with the industrial heritage of Matlock at Lumsdale. It provides a natural boundary to the town in this area. The distance to services and facilities is poor and in many instances over a 20 minute walk. Overall development of the site will constitute intrusion into the countryside beyond a natural boundary of the town in this area and loss of a woodland buffer zone. As a result there will be high adverse impact on landscape character, visual amenity and settlement pattern. The Environment Agency have advised that any development of the site must pass the sequential test for flood risk. Derbyshire Wildlife Trust have assessed the site to have high to medium nature conservation value with key habitat and species potentially at risk. Given these constraints the site is currently considered undevelopable.
### SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

**Settlement: Matlock**

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA344</td>
<td>Undevelopable Constrained</td>
<td>0 - 5:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>11 - 15:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>15 Plus:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Site Address:** Land at Royal Bank of Scotland/Bankhouse, 8 Snitterton Road, Matlock

<table>
<thead>
<tr>
<th>Flood Risk</th>
<th>Environment Ecology</th>
<th>Landscape</th>
<th>Historic Environment</th>
<th>Trees and Hedgerows</th>
<th>National Park status</th>
<th>National Park extent</th>
<th>Contamination</th>
<th>Topography</th>
<th>Local Character</th>
<th>Highway Infrastructure</th>
<th>Public Transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green</td>
<td>Green</td>
<td>Amber</td>
<td>Red</td>
<td>Amber</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Red</td>
<td>Amber</td>
<td>Green</td>
</tr>
</tbody>
</table>

- **The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.**
- There are no known natural environment related constraints. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.
- High to medium landscape sensitivity, opportunities to mitigate impacts and for enhancements. Landscape Officer has concluded that there is capacity for development within the southern part of the site. Development in the north is likely to have a significant adverse impact on landscape/ street scene character, the historic environment and visual amenity.
- Development of part of the site is likely to result in harmful impact to the significance / setting of the heritage assets and development of the remaining part of the site may result in harmful impact to the significance / setting of the heritage assets. Development of any land forward of the back line of the existing Bank buildings, including on the site of the terrapin is likely to result in harmful impact to the significance / setting of the heritage assets. Development of the land between the back line of the existing Bank buildings and the railway line may result in harmful impact to the significance / setting of the heritage assets. With regard to development of the remaining part of the site this needs to be considered in terms of density, scale, mass, form, layout, materials and design, in order that development will not result in harm to the significance / setting of the heritage assets.
- Although there are trees on the site that have TPOs, this would not hinder development. Mitigation may be achieved. Derbyshire County Council TPOs on site DCCTPO/131/G1 and northern boundary of the site and DCCTPO/131 to east of site.
- Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
- Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
- There are no known contamination or unstable land issues, or risks for the need for remediation.
- Site is predominantly flat with no topography constraints.
- There would be significant adverse impact on the local character which cannot be mitigated. Within the surrounding area there are a number of heritage assets. The Royal Bank of Scotland lies within the site, which is also within the Matlock Bridge Conservation Area. The contribution of buildings on the site to the character and appearance of the Conservation Area is recognised by the Conservation Area Appraisal (2003). This also applies to the stone additions to each side of the Bank and the Collonade. The parcel of land remains intact as representing the former garden and grounds to the Bank when in use as a private residence. The site has become more prominent in views from the public realm since the formation of Derwent Way. The historic cottage on Snitterton Rd is the closest asset likely to be affected by any development. Conservation Officers have concluded that development is likely to result in harmful impact to the significance / setting of the heritage assets.
- Safe access can be achieved with localised highway improvements. Significant impacts on the highway network can be mitigated in part. Site accessed off Snitterton Road, narrow in parts and limited on road parking. Entrance to front of site is very narrow and parking limited.
- Within 5 - 10 minutes walk of bus stop. site adjacent to the railway station and bus station.
## Settlement: Matlock

<table>
<thead>
<tr>
<th>Category</th>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services and Facilities</td>
<td>Green</td>
<td>Within 5-10 minutes walk. Site located within Matlock Town Centre Shopping area</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Amber</td>
<td>10-20 minute walk (950m to All saints infant school, the Dimple, Matlock; 920m to Castleview Primary School, School Rd, matlock), however consideration must be given to the topography and longer time for walking up to these schools.</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Green</td>
<td>Site located within Matlock Town Centre Shopping area</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Green</td>
<td>Less than 10 minute walk (336m to Imperial road Doctors surgery, Matlock).</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Green</td>
<td>Safe walking and cycling links and opportunities for enhancement. Pavements leading onto site from Snitterton Road.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Green</td>
<td>Site predominantly brownfield, more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Green</td>
<td>There would be no loss of recreation or open space facilities.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Amber</td>
<td>Site has neutral impact on material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrastr. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Amber</td>
<td>Moderate adverse effect for occupiers, constraints may be overcome by design/ Mitigation. Within 200m Railway buffer, adjacent to railway station</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Red</td>
<td>Landowner has not put the site forward - willingness of owner unknown</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

### Summary

This is a brownfield site, currently occupied by the Royal Bank of Scotland, which sits within the main shopping area and existing settlement of Matlock. This is a very sensitive site in terms of impact upon existing heritage assets and the setting and local character of the area. It is considered that the site does offer some potential limited capacity for residential development, however the site has been suggested by a local group and it is not clear that the landowner is willing to release the site for development, this presents a major barrier to development, and therefore the site is considered undevelopable and should be discounted from the SHLAA.
The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

The site lies within a designated RIGS site (109). Detailed ecological/botanical assessments describe a varied and biologically diverse range of habitats right across the site. A very large number of individual plant species have been identified and though few are rare they come together to form a mosaic of different plant communities that characterise the quarry. Although there are some identified adverse impacts in terms of the natural environment, there is possibility of mitigation. Derybshire Wildlife Trust comments pending.

High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement. The Landscape Officer has identified a number of potential impacts on the site including, potential adverse impact on landscape character, settlement pattern, ecology and views from the higher parts of Matlock in the north and north east and light pollution at night. As part of any development important landscape features - particularly those that help to screen the quarry within views from the surroundings - should be retained. Important ecological features should be protected. Development should be restricted to areas where it will have no significant adverse impact on the visual amenity of residents in Matlock. The potential for light pollution should be satisfactorily addressed. Opportunities for extending public access into the surrounding countryside should be realised. The Landscape Officer has concluded that there is capacity for development within the quarry in areas which do not adversely affect ecology in any significant manner, subject to landscape features important for the screening of views being retained and if development does not significantly intrude within the view of residents in Matlock.

Although there are trees on the site, this would not hinder development. Mitigation may be achieved.

The site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

The site is potentially contaminated or unstable and requires further investigation and remediation. Environmental Health comments pending.

The topography would have an adverse impact, although it could be mitigated and the site developed. The Landscape Officer has identified key features of the landscape, including topography issues that will need to be addressed as part of any development of the site. Halldale Quarry has been driven into the hillside from the north the main consequence of which is that the highest and steepest quarry faces are on its southern and south eastern sides. These limestone faces rise vertically in three lifts above the quarry floor which occupies an extensive area in the central/north western part of the site. There is a small pond at the foot of the quarry face. The quarry floor is at a similar level to the access road. On its western and south western sides quarry waste tipped against the face has created a long, steep, undulating slope which rises from the quarry floor to the quarry edge. Potential adverse impact within views from the higher parts of Matlock in the north and north east. Development should be restricted to areas where it will have no significant adverse impact on the visual amenity of residents in Matlock.

There would be adverse impact on the existing character of the settlement, however this could be mitigated. The Landscape Officer has identified potential adverse impacts on local character including, intrusion of development into the countryside and loss of key landscape features.

| Flood Risk | Green | The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1. |
| Environment Ecology | Amber | Detailed ecological/botanical assessments describe a varied and biologically diverse range of habitats right across the site. A very large number of individual plant species have been identified and though few are rare they come together to form a mosaic of different plant communities that characterise the quarry. Although there are some identified adverse impacts in terms of the natural environment, there is possibility of mitigation. Derybshire Wildlife Trust comments pending. |
| Landscape | Amber | High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement. The Landscape Officer has identified a number of potential impacts on the site including, potential adverse impact on landscape character, settlement pattern, ecology and views from the higher parts of Matlock in the north and north east and light pollution at night. As part of any development important landscape features - particularly those that help to screen the quarry within views from the surroundings - should be retained. Important ecological features should be protected. Development should be restricted to areas where it will have no significant adverse impact on the visual amenity of residents in Matlock. The potential for light pollution should be satisfactorily addressed. Opportunities for extending public access into the surrounding countryside should be realised. The Landscape Officer has concluded that there is capacity for development within the quarry in areas which do not adversely affect ecology in any significant manner, subject to landscape features important for the screening of views being retained and if development does not significantly intrude within the view of residents in Matlock. |
| Historic Environment | Amber | Development of the site may result in impact to/on the significance/setting of heritage assets. Conservation Officer comments pending. |
| Trees and Hedgerows | Amber | Although there are trees on the site, this would not hinder development. Mitigation may be achieved. |
| National Park status | Green | Site will have no impact on the purposes of the National Park and presents opportunities for enhancement. |
| National Park extent | Green | Site will have no impact on the purposes of the National Park and presents opportunities for enhancement. |
| Contamination | Amber | The site is potentially contaminated or unstable and requires further investigation and remediation. Environmental Health comments pending. |
| Topography | Amber | The topography would have an adverse impact, although it could be mitigated and the site developed. The Landscape Officer has identified key features of the landscape, including topography issues that will need to be addressed as part of any development of the site. Halldale Quarry has been driven into the hillside from the north the main consequence of which is that the highest and steepest quarry faces are on its southern and south eastern sides. These limestone faces rise vertically in three lifts above the quarry floor which occupies an extensive area in the central/north western part of the site. There is a small pond at the foot of the quarry face. The quarry floor is at a similar level to the access road. On its western and south western sides quarry waste tipped against the face has created a long, steep, undulating slope which rises from the quarry floor to the quarry edge. Potential adverse impact within views from the higher parts of Matlock in the north and north east. Development should be restricted to areas where it will have no significant adverse impact on the visual amenity of residents in Matlock. |
| Local Character | Amber | There would be adverse impact on the existing character of the settlement, however this could be mitigated. The Landscape Officer has identified potential adverse impacts on local character including, intrusion of development into the countryside and loss of key landscape features. |
features. Potential adverse impact within views from the higher parts of Matlock in the north and north east and light pollution at night. Potential adverse impact on settlement pattern, extension of the town on to high ground in the south considerably removed from the town centre. As part of any development important landscape features, particularly those that help to screen the quarry within views from the surroundings should be retained.

Highway Infrastructure: Amber

The site is accessed through a dirt track off Snitterton Road. Snitterton Road is unsuitable for high volumes of traffic in parts, however it is anticipated that the majority of traffic will flow through Matlock down onto Matlock Spa road. Safe access can be achieved with localised highway improvements. Significant impacts on the highways network can be mitigated in part. Whilst formal comments from the Highways Authority are still pending, the Highways Authority have indicated in connection with the current planning application that further information would be required to demonstrate that a satisfactory access can be provided, (although they do consider given landownership that it could be achieved) and that a Transport Assessment is likely to be required in order to assess the extent to which the development proposals have an impact upon the surrounding highways network.

Public Transport: Amber

Within 10-20 minute walk of a bus stop (approx. 1050m)

Services and Facilities: Amber

Within 10-20 minute walk of Matlock Town Centre. (Approx. 1050m)

Educational Facilities: Red

Over 20 minute walk (approx. 2080 to All Saints Infants School, 2080m to All saints Junior school and 2230m to Castle View Primary School).

Retail Facilities: Amber

With 10-20 minute walk of Matlock Town Centre. (Approx. 1050m)

Health Facilities: Amber

10-20 minute walk (approx.1500m to Matlock Imperial Road Surgery.

Pedestrian and cycling: Red

Very limited pedestrian and cycle links. There are no pavements that lead up to Halldale Quarry. A public footpath follows the top edge of the quarry quite closely in the north west. Improvements are required. Highway Authority for comments pending.

Previously Developed Land: Green

Site predominantly brownfield, more than 70%.

Open Space or Recreational: Green

There would be no loss of recreation or open space facilities.

Material policy: Amber

The site was identified as strategic employment site within the former Local Plan (EDT1). The District Council is still carrying forward this policy aspiration into preparation of a new local plan. Therefore the site is to be considered for a mixed use scheme.

Infrastr. Capacity or Utilities: Green

There is sufficient infrastructure in place to serve development. No capacity constraints.

Bad Neighbour Impact: Amber

Moderate adverse effect for occupiers, constraints may be overcome by design /mitigation. The Landscape Officer has identified potential adverse impacts upon views across to north and north east of Matlock which may affect existing residents. Appropriate mitigation measures to be implemented.

Other Issues: Amber

There is currently a planning application awaiting determination on the site (14/0000541/OUT). There are outstanding issues with reagrds to site viability that are still being negotiated to enable development of the site.

Land Availability: Green

Landowner is known, single ownership, no issues.

Land Achievability: Amber

Viability of site may be marginal - costs of development (including relevant planning obligations and other contributions) and more detailed viability assessment may be required to determine specific viability.

Summary

Hall Dale Quarry is an extensive former limestone quarry situated in an elevated location to the south west of Matlock against the wider backdrop of Masson Hill. It is accessed, at grade, via Snitterton Road the entrance being close to the junction with Matlock Spa Road. Snitterton Road runs along its northern side with Salters Lane to the south. Surrounding countryside is mainly used for grazing livestock. The nearest properties are at White House/ Gordon Lodge/ Gordon Lodge Barn, Coach House and Limestone Croft on Snitterton Road to the north east: Greenacres off Salters Lane to the south; Old Masson Farm to the west and Masson Farm and associated properties immediately to the northwest.
Whilst constraints exist on the site, many of these can be addressed through careful design and mitigation. A number of potential adverse impacts have been identified including, potential adverse impact upon local landscape, views from higher parts of Matlock in the north and north east, settlement pattern, amenity, light pollution and ecology. The Landscape Officer advises that as part of any development important landscape features, particularly those that help to screen the quarry within views from the surroundings should be retained. Important ecological features should be protected. Development should be restricted to areas where it will have no significant adverse impact on the visual amenity of residents in Matlock. The potential for light pollution should be satisfactorily addressed. Opportunities for extending public access into the surrounding countryside should be realised.

Other issues to be addressed include improvements to highway and pedestrian networks. Comments from the Highways Authority are pending, however they have indicated in connection with a current planning application that further information would be required to demonstrate that a satisfactory access can be achieved. The site is potentially contaminated or unstable and requires further investigation and remediation.

There are outstanding issues in relation to site viability. The site lies within a low value area, whereby profits from any development may be marginal, further assessment work is being carried out by the developer to try to address this constraint. There is a planning application pending on this site, and it is assumed that the site will come forward within the immediate future. The site has therefore been assumed as deliverable and developable within the next ten years.
### Settlement: Matlock Bath

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>SHLAA345</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area (Ha)</td>
<td>3.5</td>
</tr>
<tr>
<td>Capacity</td>
<td>0</td>
</tr>
<tr>
<td>Flood Risk</td>
<td>Green</td>
</tr>
<tr>
<td>Environment Ecology</td>
<td>Amber</td>
</tr>
<tr>
<td>Landscape</td>
<td>Green</td>
</tr>
<tr>
<td>Historic Environment</td>
<td>Red</td>
</tr>
<tr>
<td>Trees and Hedgerows</td>
<td>Amber</td>
</tr>
<tr>
<td>National Park status</td>
<td>Green</td>
</tr>
<tr>
<td>National Park extent</td>
<td>Green</td>
</tr>
<tr>
<td>Contamination</td>
<td>Green</td>
</tr>
<tr>
<td>Topography</td>
<td>Green</td>
</tr>
<tr>
<td>Local Character</td>
<td>Red</td>
</tr>
<tr>
<td>Highway Infrastructure</td>
<td>Green</td>
</tr>
<tr>
<td>Public Transport</td>
<td>Green</td>
</tr>
<tr>
<td>Services and Facilities</td>
<td>Green</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Green</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Green</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
</tr>
</tbody>
</table>

#### Final Assessment Category
- Undevelopable Constrained

#### Time Period (Years)
- 0 - 5: □
- 6 - 10: □
- 11 - 15: □
- 15 Plus: □

#### Number of Dwellings

#### Anticipated timeframe
- Site Address: New Bath Hotel, Derby Road, Matlock Bath

**The site is not affected by identified areas of indicative mapping or is located in Flood Zone 1.**

**There are some impacts in terms of the natural environment, there is the possibility of mitigation. Derbyshire Wildlife Site DD105 encroaches on the south western boundary of the site. The whole site falls within a designated RIGS site 86.**

**Development is likely to result in harmful impact to / on the significance and setting of the listed buildings (within the site). The Conservation Officer concludes that development may result in harmful impact on the setting of Rock Weir. Development may result in harmful impact on the setting of designated heritage assets (outside the site). Development may result in minimal impact on the significance / setting of non-designated heritage assets (outside the site). Mitigation proposals will be reliant on the extent and location of any proposed development which either affects the principal building (hotel) or the surrounding grounds.**

**Although there are trees on the site, this would not hinder development and mitigation may be achieved. Part woodland falls within the southern boundary of the site. Mature trees lie within the western boundary of the site.**

**Site will have no impact on the purposes of the national Park and presents opportunities for enhancement.**

**Site will have no impact on the purposes of the national Park and presents opportunities for enhancement.**

**There are no known contamination or unstable land issues, or risks of the need for remediation.**

**Site is predominantly flat with no known topography constraints.**

**There would be significant adverse impact on the local character which cannot be mitigated. Conservation Officer concludes that development may result in harmful impact on the setting of Rock Weir. Development may result in harmful impact on the setting of designated heritage assets (outside the site). Development is likely to result in minimal impact on the significance / setting of non-designated heritage assets (outside the site). Mitigation proposals will be reliant on the extent and location of any proposed development which either affects the principal building (hotel) or the surrounding grounds.**

**There is sufficient access to the site. No adverse impact on the highway network. Access via Drive onto A6**

**Within 5-10 minutes walk, approx 180m to the nearest bus stop on the A6.**

**Shopping centre, shops and services, school, church, play area, train station**

**Less than 10 minute walk, approx. 340m to Matlock Bath Primary school**

**Less than 10 minutes walk (approx 480m to Masson Mills shopping centre, or 560m to Matlock Bath South Parade Shopping centre).**

**Over 20 minute walk, there is no GP surgery in Matlock bath**
### SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

#### Settlement: Matlock Bath

<table>
<thead>
<tr>
<th>Category</th>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian and cycling</td>
<td>Green</td>
<td>Safe walking and cycling access links and opportunities for enhancement.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Green</td>
<td>Site predominantly brownfield, more than 70%</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Green</td>
<td>There would be no loss of recreation or open space facilities.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Amber</td>
<td>Site has a neutral impact on material policy considerations and designations. Given this is a historically and environmentally sensitive site, any development of the site will need to accord with the following Derbyshire Dales Adopted Local Plan policies. NBE3, NBE16, NBE18, NBE21, NBE24.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Red</td>
<td>Site ownership unknown. Site suggested by Matlock Civic Association.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

#### Summary

The site is known as the former New Bath Hotel, in Matlock Bath. The site consists of the former hotel buildings and its grounds. A very sensitive site both historically and environmentally. Any development of this site will have a significant adverse impact. Site undevelopable due to the site ownership being unknown, site was suggested by a local group. Site not deemed available/availability unknown, therefore discounted from the SHLAA.
Middleton By Wirksworth

The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1. There are no known natural environment related constraints and there is opportunity for enhancement. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value. Low landscape sensitivity and no adverse impact upon landscape setting. Opportunities for improvement and enhancement. Landscape Officer concludes there is capacity for development. The site is well contained and closely associated with existing residential and other development on the northern side of the village. It is outside the Conservation Area and well removed from the SSSI. It is modest in size extending across just one agricultural field and development would provide an opportunity to improve the northern boundary wall. Though there would be adverse impact on the visual amenity of residents to the south the site is generally either well screened within the view or is seen in close association with existing development.

The site lies adjacent to Middleton by Wirksworth Conservation Area. The Conservation Officer concludes that development may result in harmful impact on/to the significance / setting of heritage assets. Derbyshire County Archaeologist considers the high historic landscape value in terms of ancient enclosure and fossilised ‘strip’ system, considering there is archaeological potential from proximity to the historic village core /historic lead mining.

There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

There are no known contamination or unstable land issues, or risks of the need for remediation.

Site is predominantly flat, with no known topography constraints. Slight slope western corner of site.

There would be an adverse impact on the existing character of the settlement. Development may blur the strong transitional line between existing development and the open rural landscape.

There are significant issues with access. No safe access can be achieved. Significant impact upon on highway network. The Highway Authority have advised that no access can be achieved on to New Road (B5023) – as drawn, it is considered the site has an insufficient controlled roadside frontage to enable acceptable access arrangements to be achieved, meeting geometry and safe minimum visibility requirements. No potential satisfactory access could be achieved because the applicant would need to obtain additional land either side of the corridor shown to achieve acceptable geometry and visibility criteria. However, this appears to be in third party control and could not be relied upon at this stage. There is the possibility of an adverse impact upon the surrounding highway network. The Highways Authority have advised that the existing highway network is constrained in parts, being limited in width, has limited emerging and forward visibility and intermittent pedestrian provision.

Within 5 -10 minutes of a bus stop (40m to the nearest bus stop).
## Settlement: Middleton By Wirksworth

<table>
<thead>
<tr>
<th>Services and Facilities</th>
<th>Green</th>
<th>Post office, Primary school, two Public Houses, Millennium Gardens, playground, chapel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk (600m to Middleton by Wirksworth primary school).</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Green</td>
<td>Less than 10 minute walk (20m to the nearest Post office and Public House).</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Over 20 minute walk. There is no GP Surgery in Middleton by Wirksworth, nearest is in Wirksworth.</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Amber</td>
<td>Limited accessibility, the Highways Authority have advised that the site sits on the edge of the existing residential area. Limited pedestrian facilities in the vicinity of the site ('virtual' footway on opposite side of the road).</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Site predominantly greenfield more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Amber</td>
<td>Some open space would be lost.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrastr. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>There would be no issues that would constrain development.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

**Summary**

This is a greenfield site that abuts the existing built up settlement on the northern side of the village between New Road to the west and Duke Street to the south. The site is within a close distance to a range of services and facilities within the village. There is potential impact upon the historic environment in particular high historic landscape value in terms of archeological finds and the adjacent Conservation Area. Access to the site is a major constraint to developing this site. The Highway Authority have advised that there is insufficient controlled roadside frontage to the site and it does not meet safe minimum visibility requirements. There is no potential for a satisfactory access to be achieved as the landowner would need to obtain additional land either side of the corridor shown which is under third party control and could not be relied upon at this stage. Therefore the site is considered undevelopable and constrained.
The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

Site contains a number of group TPOs covering areas of woodland within the site as well as individual TPOs. These may provide habitats and ecological value. 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.

Landscape Officer states that the existing fields constitute a buffer zone between Northwood and Darley Dale/Stancliffe Hall which is effective in maintaining a separation between the communities in spite of the “breaching” ribbon development along the A6. Development of the whole site would compromise the buffer zone resulting in adverse impact on landscape character and settlement pattern. Development of the northern most field would not have the same impact but protected trees would be at risk though they could be retained within a well planned design. Landscape officer concludes there is capacity for some development, if restricted to the northern field and all existing TPO trees are retained, protected and properly incorporated into the design. Landscape sensitivity to housing development is high. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.

Heritage Officer states the site forms part of a larger area of land which formed the northern area of the park associated with Stancliffe Hall. The surviving parkland to the Estate in its extent is such that it can be experienced outside the site and its character is such that there is an expectation of the presence of a county house. Heritage Officer concludes development is likely to result in harmful impact on the significance and setting of designated heritage asset i.e. Stancliffe Hall.

Site contains significant areas of group TPOs which provide the site character within the wider setting of Stancliffe Hall. These areas should be protected and retained as collectively they enhance the visual amenity and character of the surrounding area. Although there are trees on the site and some of them have TPOs on them, this would not hinder development, mitigation may be achieved.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

There are no known contamination or unstable land issues or risks of the need for remediation.

The land slopes down from east to west, with areas within the site undulating and steeply sloping in places. The topography would have an adverse impact although it could be mitigated and the site developed.

Landscape Officer states the site presents a buffer zone between Northwood and Darley Dale. Development of the whole site would compromise the buffer zone resulting in an adverse impact on landscape character and settlement pattern. Development on the northern most field would not have the same impact but protected trees would be at risk, although they could be retained within a well planned design. Concluding there is capacity for some development if restricted to the northern field and all existing TPO trees are retained, protected and properly incorporated into the design. Heritage Officer concludes development is likely to result in harmful impact on the significant and setting of Stancliffe Hall, thus adverse impacts on prevailing local character. There would be an adverse impact on the existing character of the settlement, however this would be mitigated.

Highway Authority comments state that a satisfactory access to serve development cannot be achieved, stating Dungreave Ave is a narrow
private street that lacks adequate geometry, pedestrian provision, drainage or street lighting. Its construction is, at present, sound due to relatively recent surfacing works, although the route is not publicly maintained.

The street currently serves a limited number of properties and in its current form is unlikely to be suitable to safely cater for a significant increase in residential related traffic (vehicular or pedestrian) from further residential development. The junction with the A6 is also limited in terms of geometry and visibility from a 2.4m minor road distance falls below desirable minimum levels when considering controlled land and existing public highway limits. The Highway Authority do not consider that this issue can be overcome.

Nearest bus stops are on the A6 approx 240m away. Within 5-10 minute walk i.e less than 800m

A limited range of services and facilities are available in Northwood, to access a wider range of services travel to higher order settlements such as Darley Dale and Matlock would be required.

Nearest primary schools are located within Darley Dale and Rowsley both of which would be more than a 20 minute walk.

Retail facilities in Northwood are limited, access to a range of retail facilities would have to be made in Darley Dale, over a 20 minute walk away.

Nearest medical facilities are located within Darley Dale over a 20 minute walk away.

A public right of way crosses the site in the south. Limited accessibility eg. pavement, edge of settlement, opportunities to improvement and enhancement.

Site predominantly greenfield

Some open space would be lost.

Site is in accordance with material policy considerations and designations.

There is sufficient infrastructure in place to serve the development. No capacity constraints.

No known constraints, amenity unaffected.

There are other issues that would constrain development, however mitigation is possible. Telegraph poles currently cross the site.

Landownership known, single ownership, no issues.

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).

This is a greenfield site is situated off Dungreave Avenue extending along the eastern side of existing properties fronting the A6 between property boundaries and existing woodland to the east.

The site comprises agricultural fields that slope down from east to west, woodland associated with Stancliffe Quarry lies to the south with woodland block and tree groups to the east. Woodland at Stancliffe Quarry and woodland tree groups and individual trees within and bordering the site are protected with Tree Preservation Orders. Derbyshire Wildlife Trust conclude the site is of low nature conservation value. The landscape assessment concludes that there is some capacity for some development if restricted to the northern field and all TPOs are retained. Development of the site is however likely to result in harmful impact on the significance and setting of a designated heritage assets i.e. Stancliffe Hall. The site forms part of a larger area of land which formed the northern area of the park associated with the Hall. Accordingly impacts on the historic environment are considered likely.

Highway Authority comments state a satisfactory access to serve development cannot be achieved. Access to services and facilities is possible from the site with good access to public transport. Travel to Darley Dale would be required to access a wider range of services and facilities.
In assessing the site a balanced approach has been taken to consider the significant heritage constraints identified in respect of impact on Stancliffe Hall, landscape constraints in terms of loss of protected trees and wider visual character and amenity of sites context within buffer zone between Northwood and Darley Dale. Access to the site is additionally constrained with the Highway Authority stating a satisfactory access cannot be secured. On balance the site is considered to be undevelopable due to high landscape sensitivity, heritage impacts and highway contraints, therefore making the site unsuitable.
The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1. Approximately 50% of the site falls within area designated as a Local Wildlife Site reference DD114 as Northwood Carr Ancient Woodland. The site comprises a steeply side valley associated with the local stream/brook and therefore has ecology and wildlife assets. Derbyshire Wildlife Trust state the site is of high nature conservation value, part of the site lies within a Local Wildlife Site and could result in the loss of woodland and scrub habitats that form the edge of the Local Wildlife Site. Development would be highly detrimental to the existing Local Wildlife Site and erode the ecological network in this area. There are significant adverse impacts in terms of the natural environment that cannot be mitigated against.

Landscape Officer states development may lead to potential adverse impact on landscape character, through intrusion of development into open countryside and key features at risk. Potential adverse impact on ecology with key and protected features at risk. Potential adverse impact on visual amenity particularly in long views from the west. Concluding there is no capacity for development. It is likely to result in significant adverse impact on landscape character and ecology with inadequate opportunity for mitigation.

Heritage Officer concludes development of the site is likely to result in minimal impact to/on the significance/setting of heritage assets.

Site contains a significant amount of woodland, protected through Local Wildlife Site designation and NBE3 of the Adopted Local Plan. A group TPO is also present along the north western boundary. Development would significantly and adversely affect trees and the woodland characteristics of the site. Derbyshire Wildlife Trust state the site is of high nature conservation value with broad leaved present. There is considerable tree cover across the site that would restrict development.

The site will have no impact on the purposes of the National Park and presents opportunities for enhancement. There are no known contamination of unstable land issues or risks of the need for remediation. Site forms part of a steeply sided valley associated with a local brook/stream, therefore parts of the site are steeply sloping and this would significantly constrain development. The topography of the site is critical and would have a significant adverse impact and cannot be mitigated.

Highway Authority comments state that a satisfactory access to serve the site can not be achieved, stating the site appears to have 3 'connection' points to Northwood Lane, however, all are very constrained and are unlikely to be sufficient to form adequate estate street junctions or deliver adequate visibility sightlines within the constraints of the site frontage or public highway limits. A wider corridor appears to be available adjacent No 29, however, due to the alignment of Northwood Road, forward visibility for right turning vehicle is likely to be
**Settlement: Northwood**

**Public Transport**
- **Green**: Within approx 410m walk of a bus stop on A6. Within 5 -10 minute walk of a bus stop ie less than 800m

**Services and Facilities**
- **Amber**: A limited range of services and facilities are available in Northwood, to access a wider range of services travel to higher order settlements such as Darley Dale and Matlock would be required

**Educational Facilities**
- **Red**: Nearest primary schools situated in Rowsley and Darley Dale, these would be beyond a 20 minute walk

**Retail Facilities**
- **Red**: Nearest retail facilities within Darley Dale, these would be beyond a 20 minute walk

**Health Facilities**
- **Red**: Nearest medical facilities are within Darley Dale, these would be beyond a 20 minute walk

**Pedestrian and cycling**
- **Amber**: Limited accessibility eg edge of settlement, opportunities for improvement and enhancement

**Previously Developed Land**
- **Red**: Site predominantly greenfield more than 70%

**Open Space or Recreational**
- **Red**: Open space would be lost

**Material policy**
- **Amber**: Site contains land used for allotments and designated under NBE3 of the Local Plan (Wildlife Sites). Site has a degree of impact on material policy considerations and designations.

**Infrastr. Capacity or Utilities**
- **Green**: There is sufficient infrastructure in place to serve the development. No capacity constraints.

**Bad Neighbour Impact**
- **Green**: No known constraints, amenity unaffected

**Other Issues**
- **Amber**: Local stream/brook runs along the northern edge of the site which may constrain development. There are other issues that would constrain development however mitigation is possible

**Land Availability**
- **Green**: Landownership known, single ownership, no issues

**Land Achievability**
- **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).

<table>
<thead>
<tr>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site is constrained and assessment concludes the site is unsuitable for development. The site comprises land associated with a steep sided valley to a local brook/stream to the north of Northwood. A large proportion of the site falls within a Local Wildlife Site (Northwood Carr - ancient woodland). Development of the site would have significant adverse impacts on the woodland and its inherent ecological and wildlife features, this could not be mitigated. Furthermore the topography of the site as a steep sided valley presents further constraints to development which may not be overcome. The landscape assessment states there is no capacity for development on the site, with any development resulting in significant impact on local character, amenity and ecology with limited opportunities for mitigation. Creating a safe and secure access to the site is constrained. The Highway Authority state that a satisfactory access to serve the site cannot be achieved. Derbyshire Wildlife Trust state the site is of high nature conservation value. In light of the extent of constraints identified it is considered that the site is undevelopable and not suitable for inclusion within the SHLAA.</td>
</tr>
</tbody>
</table>

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**SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement**

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12 January 2016 Page 87 of 132
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The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

Environment Ecology: Amber

The site contains a number of individual and group TPO's along the western and southern boundary, the Landscape Officer identifies these as key features to be retained/enhanced. Although there are trees on the site and some of them have TPO's this would not hinder development. Mitigation may be achieved.

Historic Environment: Green

Site is potentially contaminated or unstable and requires further investigation and remediation. Site is currently used as a transport/haulage depot and therefore likely that ground contains contaminants. Environmental Health states that the site may possibly be contaminated and noise issues from nearby industrial units should be considered. An assessment would be required for planning purposes.

Topography: Green

Highway Infrastructure: Amber

Highway Authority comments state that a satisfactory access to serve development may possibly be achieved, stating Cote Hillloc is a rural lane with very limited geometry, it is subject to a 60mph speed limit and has an appreciable downhill gradient towards the site. The bridge to the south of the site has limited geometry between parapet walls. Based on the information available it is difficult to ascertain if acceptable access arrangements, with appropriate visibility sightlines, can be provided.
### SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

#### Settlement: Northwood

Within the constraints of the site frontage and existing highway limits. The site promoter would need to undertake a speed survey and prepare detailed access designs based on accurate topographical surveys to confirm acceptable access arrangements and visibility sightlines can be provided. Traffic generation associated with the proposed scale of development indicated is unlikely to exceed that of the current use of the site as a HGV transport yard, however, residential development is likely to increase pedestrian demands on the existing highway network. Given the absence of pedestrian facilities on Cote Hilloc, and limited provision on Northwood Lane in the vicinity of the Cote Hilloc junction, this may have an impact on pedestrian movements in this area.

<table>
<thead>
<tr>
<th>Public Transport</th>
<th>Green</th>
<th>Nearest bus stops are on the A6 aprox 320m away. Within 5 - 10 minute walk of a bus stop (i.e. less than 800m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services and Facilities</td>
<td>Amber</td>
<td>A limited range of services and facilities are available in Northwood, to access a wider range of services travel to higher order settlements such as Darley Dale and Matlock would be required</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Red</td>
<td>The nearest Primary Schools are situated in Darley Dale and Rowsley both of which would be over a 20 minute walk</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Red</td>
<td>Nearest retail facilities are located within Darley Dale and Rowsley, these would be in excess of a 20 minute walk</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Nearest medical facilities situated in Darley Dale, this is in excess of a 20 minute walk</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Green</td>
<td>Site is situated to the edge of the settlement of Northwood, there are safe walking and cycling links with opportunities for enhancement</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Green</td>
<td>Site is currently used as a transport /haulage depot and is therefore considered as brownfield land. Site predominantly brownfield more than 70%</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Green</td>
<td>There would be no loss of recreation or open space facilities</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints, amenity unaffected</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Amber</td>
<td>There are other issues that would constrain development however mitigation is possible. The need to relocate the existing business should be considered in terms of timescales of delivery and also the desire to retain and support existing employment opportunities within the District.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, single ownership, no issues</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>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). Issues of existing business needing to relocate should be borne in consideration.</td>
</tr>
<tr>
<td>Summary</td>
<td></td>
<td>The site comprises a transport depot /yard to the northern edge of Northwood Close at the junction of Northwood Lane with Cote Hilloc. The site is on sloping ground and the depot occupies much of what is otherwise an open field on the edge of countryside. Site is predominantly brownfield with prominent hedgerows and TPOs along site boundaries resulting in a discrete site closely associated with existing development and quite well screened within its surroundings. The sites landscape sensitivity to housing development is high, however there is capacity for development on the site. Appropriate measures would be required to mitigate potential impacts on landscape character and visual amenity. Development of the site is likely to result in minimal impact to/on the significance/setting of heritage assets. Relocation of the existing business operating from the site would be required, support for the retention of employment opportunities within the District should be considered. Based on the outcome of the assessment it is concluded that the site is suitable, available and achievable.</td>
</tr>
</tbody>
</table>
### Settlement: Northwood

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHIAA312</td>
<td>Undevelopable - Constrained</td>
<td>0 - 5:</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>11 - 15:</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>15 Plus:</td>
<td>□</td>
<td></td>
</tr>
</tbody>
</table>

| Site Address   | Strutt Engineering, Dale Road North, Northwood |

#### Flood Risk
Green
- The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1

#### Environment Ecology
Green
- Derbyshire Wildlife Trust state the site is of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.

#### Landscape
Amber
- Landscape Officer assessment states development may have potential for adverse impact on landscape character with key features at risk notably the trees on the eastern boundary. Potential for adverse impact on visual amenity due to possible overlooking of properties in the south. Concluding there is capacity for development on site. Appropriate and sufficient measures should be included to mitigate any adverse impact on landscape character and visual amenity.

#### Historic Environment
Green
- Heritage Officer concludes development of the site is likely to result in minimal impact to/on the significance/setting of heritage assets.

#### Trees and Hedgerows
Green
- Prominent line of mature trees to the eastern boundary which Landscape Officer states must be retained. There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement

#### National Park status
Green
- Site will have no impact on the purposes of the National Park and presents opportunities for enhancement

#### National Park extent
Green
- Site will have no impact on the purposes of the National Park and presents opportunities for enhancement

#### Contamination
Amber
- Site potentially contaminated or unstable and requires further investigation and remediation. Site is currently used by an engineering firm, accordingly there may be issues with contamination that need to be addressed. Environmental Health officer states possible contamination and noise issues from nearby industrial units may be present. Assessment would be required for planning purposes.

#### Topography
Amber
- The site is elevated from neighbouring properties to the south, with a gradual rise in site levels from Dale Road North eastwards towards Thorncliffe Avenue. Rise in levels may lead to possible amenity issues with surrounding properties. The topography would have an adverse impact, although it could be mitigated and the site developed

#### Local Character
Amber
- Landscape Officer concludes there is capacity for development, appropriate and sufficient measures should be included to mitigate any adverse impact on landscape character and visual amenity.

#### Highway Infrastructure
Amber
- The Highway Authority state that the site does not have a controlled link to the public highway, as drawn, however, access is available to the existing engineering works, from an un-made track off the A6. It is unclear if this route is controlled, although its geometry and junction with the A6, in its current form, is considered limited and unlikely to deliver acceptable visibility sightlines without affecting third party frontages either side of the access point. The Highway Authority state however that a satisfactory access could possibly be achieved, stating 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 within the constraints of the site and highway limits, for development to remain viable in highway terms. The existing engineering business operations obviously generate some traffic, which could be used to counterbalance / justify some limited scale of residential development - although further details would need to be submitted to see what scale this may be. It is likely some improvement works would still be required to the access road / junction to cater for the residual demands residential development would place on the access route.
## SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

### Settlement: Northwood

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Transport</td>
<td>Green</td>
<td>Bus services along Dale Road North are good, within approx 180m of nearest bus stop. Within 5-10 minute walk of a bus stop i.e less than 800m</td>
</tr>
<tr>
<td>Services and Facilities</td>
<td>Red</td>
<td>A limited range of services and facilities are available in Northwood, to access a wider range of services travel to higher order settlements such as Darley Dale and Matlock would be required</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Red</td>
<td>The nearest primary schools are located within Rowsley and Darley Dale and would be in excess of a 20 minute walk</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Red</td>
<td>Retail facilities in Northwood are limited, the nearest facilities are located within Darley Dale and Rowsley</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Nearest medical facilities are located in Darley Dale and are over a 20 minute walk</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Amber</td>
<td>Limited accessibility - no pavements to serve existing site, opportunities for improvement and enhancement</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Green</td>
<td>Site is currently used as an Engineering Depot, site predominantly brownfield more than 70%</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Green</td>
<td>There would be no loss of recreation or open space facilities</td>
</tr>
<tr>
<td>Material policy</td>
<td>Amber</td>
<td>Site has a degree of impact on material policy considerations and designations - development of the site for housing would result in the loss of existing employment opportunities and local business. The existing business would need to be relocated to an alternative site in the Derbyshire Dales.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints amenity unaffected. Development of the site currently used for engineering purposes for housing may present a positive improvement to the environment/amenity for existing surrounding residential properties</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Red</td>
<td>Site has been suggested by Parish Council, therefore uncertain as to whether existing owner wishes the site to be considered/willing to sell or relocate. Site ownership unknown or owner unwilling to sell. Site therefore not deemed available</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>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)</td>
</tr>
</tbody>
</table>

### Summary

The site comprises a compact brownfield industrial site surrounded by residential development to all sides, accessed from Dale Road North. The site is currently used by Strutt Engineering. An unadopted road provides the access to the site in between two residential properties. A prominent line of high and mature trees forms the boundary to the neighbouring property Meadow View. The site lies in an elevated position in relation to surrounding neighbouring residential properties and overlooks properties to the south.

The SHLAA assessment concludes that the site may be suitable for development, with minimal impact on heritage or environmental assets, with Derbyshire Wildlife Trust stating the site has low nature conservation value. The landscape and visual impact assessment concludes there is capacity for development on the site, subject to appropriate and sufficient mitigation measure to minimise any adverse impact on landscape character and visual amenity. The site is within a sustainable location with access to services and facilities in Northwood and beyond via public transport.

The site's availability status is unknown. The landowner has not suggested the site it has been suggested by the Parish Council. Accordingly the availability of the site for residential development is unknown and discounted from the SHLAA.
### Final Assessment

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA324</td>
<td>Developable</td>
<td>0 - 5:</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
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<td>11 - 15:</td>
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<td></td>
<td></td>
<td>15 Plus:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Land at 16 Thorncliffe Avenue, Northwood</th>
</tr>
</thead>
</table>

### Flood Risk
- Green: The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

### Environment Ecology
- Amber: The site contains a number of established and mature trees and an extensive area of domestic garden. It is likely to adversely affect ecology and local wildlife. Derbyshire Wildlife Trust consider the site to be of medium nature conservation value and note the site may contain broad-leaved woodland. Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation.

### Landscape
- Amber: Landscape assessment states that development may lead to potential adverse impacts on landscape character and ecology with loss of local open space and key features at risk. Potential adverse impact on visual amenity locally and within distant views. As part of any development key features should be retained. Concluding there is capacity for development.

### Historic Environment
- Green: Heritage Officer states development of the site is likely to result in minimal impact to/on the significance/setting of heritage assets.

### Trees and Hedgerows
- Amber: The site contains a number of mature trees and areas of established hedgerows both within and to the boundaries of the site. Landscape Officer identifies these as key features to be retained. Although there are trees in the site this would not hinder development, mitigation may be achieved.

### National Park status
- Green: Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

### National Park extent
- Green: Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

### Contamination
- Green: There are no known contamination or unstable land issues or risks of the need for remediation.

### Topography
- Amber: Site contours vary relatively significantly across the site, with the site being set below the level of Thorncliffe Avenue. Site gradient falls east to west, with the area on the southern side of the property sloping quite steeply to the south/south west. The topography would have an adverse impact although it could be mitigated and the site developed.

### Local Character
- Amber: Landscape Officer describes the site as a hillside site enclosed by residential and other development. Some views from local properties to the south east with views from the north west substantially screened by landform (site is sunken below the level of Thorncliffe Avenue) and existing planting. There are long distance views from higher ground in the south west. The assessment concludes that there is potential for adverse impact on landscape character and ecology through the loss of local open space. Potential adverse impacts on visual amenity locally and within distant views identified. There is capacity for development however as part of any development key features should be retained. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.

### Highway Infrastructure
- Amber: The Highway Authority state that currently a satisfactory access to Thorncliffe Avenue may be achieved, stating Thorncliffe 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. Thorncliffe Avenue is an un-made road with poor surface quality in parts with no defined pedestrian facilities, drainage or turning provision. Some street lighting is evident. It is difficult to see how acceptable access arrangements and infrastructure improvements could be provided to support additional residential development served off Thorncliffe Ave. 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. Some improvements to Thorncliffe Avenue would be required to support further residential development of this scale, which could include surface quality improvements, laying out of defined pedestrian routes, improved street lighting / drainage and turning provision for refuse / service vehicles. Permissions are likely to be required from the road owner or ‘street managers’ /frontages to carry out such works.

The nearest bus stop is approx 570m away on the main A6, within 5-10 minute walk of a bus stop i.e less than 800m.

Services and facilities within Northwood are limited, a wider range of services and facilities would need to be accessed in Darley Dale and Matlock.

The nearest primary schools are situated with Darley Dale and Rowsley, these would be in excess of a 20 minute walk.

Retail facilities in Northwood are limited, the nearest retail services in Darley Dale would be in excess of a 20 minute walk.

Nearest health facilities are situated within Darley Dale.

Limited accessibility, via an unadopted road, edge of settlement. Opportunities for improvement and enhancement.

Site is domestic garden therefore greenfield land. Site predominantly greenfield more than 70%.

Some open space would be lost.

There is sufficient infrastructure in place to serve the development. No capacity constraints.

Strutt Engineering lies immediately adjacent to the south western boundary of the site - possible issues with noise and impact on residential amenity. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation.

There are no other issues that would constrain development.

The 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).

The site has reasonable access to services and facilities in Northwood and public transport. The Highway Authority state that a satisfactory access to serve development may possibly be achieved, however further work by the site promoter to demonstrate suitable access arrangements can be provided. Improvements to Thorncliffe Avenue would be required. The site is not within the flood zone and as a greenfield site has no issues of contamination.
In conclusion the site is considered suitable, available and achievable.
The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.

Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation. The site lies adjacent to wildlife site DD116 to the east of the site. Derbyshire Wildlife Site have assessed the site to have medium nature conservation value.

High to medium landscape sensitivity, opportunities to mitigate impacts and for enhancement. Landscape consultants have concluded that development of the site could have significant adverse impacts on local landscape character, visual amenity, the setting of the Peak District National Park, the adjacent Local Wildlife Site and the Ancient Woodland. Some capacity for development within the south-east corner of the site, but consideration would need to be given to potential adverse impacts on landscape character and visual amenity. Limited capacity for development within the south-east corner of the site, where there is a greater sense of enclosure created by the surrounding woodland and built development.

Development may result in harmful impact to/on the setting of the designated heritage assets to the part of the site south of Chesterfield Road. Development is likely to result in minimal impact to/on the heritage assets to/on the part of the site north of Chesterfield Road. Site Monument (MDR10174) lies central to the site off Chesterfield Road. Development of the area of land to the south of Chesterfield Road should have due regard to the setting of East Lodge/parkland and Hall Farm and the designated heritage asset -1 &2 Midland Cottages and the Old Railway Station.

Although there are trees on the site. This would not hinder development. Mitigation may be achieved. There is considerable woodland to the north of the East Lodge border. There are scattered mature trees across the site.

Site may have impacts on the purposes of the National Park however these may be overcome/mitigated. The Landscape Consultants have advised that development would have high visual prominence, and could potentially adversely impact on views from the Peak District National Park.

There are no known contamination or unstable land issues, or risks of the need for remediation.

The topography would have an adverse impact, although it could be mitigated and the site developed.

There would be an adverse impact on the existing character of the settlement, however this could be mitigated.

Safe access can be created with localised highway improvements. Significant impact on highway network can be mitigated in part. The Highways Authority have advised that a satisfactory access could possibly be achieved. The site has several, but limited, frontages to the public highway and, due to the alignment of the road, limited width roadside margins and perceived speed of vehicles approaching / passing the site, the creation of an access(s), with appropriate visibility sightlines may be difficult to achieve, within the constraints of the site frontage(s) available and existing public highway limits.

Within 5-10 minutes walk (220m to nearest bus stop).
## SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

### Settlement: Rowsley

<table>
<thead>
<tr>
<th>Category</th>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Services and Facilities</strong></td>
<td>Green</td>
<td>Less than 10 minutes walk (approx 280m to Rowsley Retail village; 270m To Rowsley mini supermarket and 780m to Rowsey Post Office).</td>
</tr>
<tr>
<td><strong>Educational Facilities</strong></td>
<td>Green</td>
<td>Less than 10 minutes walk (approx 790m to Rowsley CE Primary School).</td>
</tr>
<tr>
<td><strong>Retail Facilities</strong></td>
<td>Green</td>
<td>Less than 10 minutes walk (approx 280m to Rowsley Retail village; 270m To Rowsley mini supermarket and 780m to Rowsey Post Office).</td>
</tr>
<tr>
<td><strong>Health Facilities</strong></td>
<td>Red</td>
<td>Over 20 minute walk, No GP Surgery in Rowsley, nearest is Darley Dale Medical Centre.</td>
</tr>
<tr>
<td><strong>Pedestrian and cycling</strong></td>
<td>Red</td>
<td>Very limited pedestrian and cycle links. There are no pavements adjacent to the site along Chesterfield Road.</td>
</tr>
<tr>
<td><strong>Previously Developed Land</strong></td>
<td>Red</td>
<td>Site predominantly greenfield more than 70%.</td>
</tr>
<tr>
<td><strong>Open Space or Recreational</strong></td>
<td>Red</td>
<td>Open space would be lost.</td>
</tr>
<tr>
<td><strong>Material policy</strong></td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td><strong>Infrast. Capacity or Utilities</strong></td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td><strong>Bad Neighbour Impact</strong></td>
<td>Green</td>
<td>There are no known constraints, amenity unaffected.</td>
</tr>
<tr>
<td><strong>Other Issues</strong></td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td><strong>Land Availability</strong></td>
<td>Amber</td>
<td>Site ownership unknown. A prospective purchaser has suggested the site for development.</td>
</tr>
<tr>
<td><strong>Land Achievability</strong></td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

### Summary

This is a large area of greenfield land comprising large fields predominantly of improved grassland, divided by hedgerows, dry stone walling and fencing. Individual mature trees are scattered across the site on field boundaries and within fields. The site is located on the eastern edge of Rowsley, Rowsley Wood is to the east, agricultural land and two hotels to the south, and Chatsworth Road (B6012) to the west. Hall Farm and linear development on Chatsworth Road is adjacent to the western site boundary. Chesterfield Road traverses the site, and properties located on it are enclosed by the site.

Landscape sensitivity to housing is high. The majority of the site is open and has very high visual prominence, sloping up from the edge of Rowsley to woodland on top of the ridge, with open views from the Peak District National Park on the opposite side of the valley. The Landscape Consultants have concluded that development of the site could have significant adverse impacts on local landscape character, visual amenity, the setting of the Peak District National Park, the adjacent Local Wildlife Site and the Ancient Woodland. The Conservation Officer has advised that any development to land south of Chesterfield Road, should have due regard to the setting of East Lodge/parkland and Hall Farm and the designated heritage asset 1&2 Midland Cottages and the Old Railway Station.

Rowsley is currently a small, valley bottom settlement predominantly comprising linear development with isolated properties beyond. The scale of development land put forward for consideration is not achievable in such a small village location and would have a significant adverse impact upon the character, setting and local landscape that could not be mitigated. The Landscape Consultants consider that a small portion of land abutting the existing built up settlement alongside Chatsworth Road, may be acceptable and suitable in terms of landscape sensitivity. However this parcel of land does not front onto the adopted highway and would mean crossing over third party land to gain access. Therefore this site is considered undevelopable.
The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1. There are no known natural environment related constraints. Whilst there is an SSSI present within 50m of the site, Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.

Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation. Landscape Officer has concluded that there is no capacity for development which would likely result in significant adverse impact on landscape character, visual amenity and settlement pattern. There is potential for adverse impact on landscape character (Proximity to the National Park, intrusion of urban development into countryside where dispersed nucleated villages and scattered farmsteads within a countryside setting are characteristic). Potential for adverse impact on settlement pattern (risk of sprawl, distance from town centre). Potential for adverse impact on visual amenity (prominent site within its surroundings).

Development is likely to result in harmful impact to/on the significance/setting of the heritage assets. Derbyshire County Archaeologist considers impact on setting of Scheduled Monument, and adjacent HER sites and recommends an archaeological evaluation as part of a planning application. He concludes that the ‘setting’ issues weigh against allocation. (MDR8433 to the west of the site)

Although there are trees on the site, this would not hinder development. Mitigation could be achieved.

Site may have impacts on the purpose of the National Park, however these impacts may be overcome/mitigated. The potential for developing the entire of the western extremity of the site is constrained by the landscape to the west, which lies within the boundary of the Peak District National Park.

Site may have impacts on the purpose of the National Park, however these impacts may be overcome/mitigated. The potential for developing the entire of the western extremity of the site is constrained by the landscape to the west, which lies within the boundary of the Peak District National Park.

There are no known contamination or unstable land issues, or risks of the need for remediation.

The topography would have an adverse impact, although it could be mitigated and part of the site developed. There are significant changes in levels across the site to the south western parts of the site. The northern part of the site is predominantly flat.

There would be significant impact on the existing character of the settlement, which cannot be mitigated. Derbyshire County Archaeologist considers impact on setting of Scheduled Monument, and adjacent Historic Environment Record sites, which outweigh allocation of the site. The site has high landscape sensitivity and no capacity for development.

There are significant issues with access which need to be overcome. The landowner has suggested that the site would be accessed through Cawdor Quarry when the adjacent site for residential permission has been implemented. However in the current situation the only access to the site is via a long private drive off Snitterton Road/Oaker Lane, which is very narrow in places and would not accommodate large volumes of traffic. The Highways Authority have advised that currently no satisfactory access can be achieved to a public highway as submitted due to the sites reliance on the neighbouring Cawdor Quarry site. Development of the site in isolation is unlikely to be possible, it
would need to rely on connections to the Cawdor Quarry site (with planning permission for residential development) or neighbouring SHLAA sites, for the site to remain viable in access terms. Access through the Cawdor Quarry site would be preferable, but would rely on a third party developer’s program. Likely issues with connection to Snitterton Road to the west of the site, due to the limited highway infrastructure to support sustainable residential development and limited visibility at its junction. Any development of the site at present would have an adverse impact on surrounding highway network. Snitterton Road - beyond Matlock Spa Road, Snitterton Road is a rural road with limited geometry and tortuous horizontal and vertical alignments in parts, with little or no prospect of improvement. If access is derived to the west of the site there are no pedestrian margins and only limited street lighting, the road may therefore not be ideally suited to cater for increases in residential related traffic (vehicular or pedestrian). If developed in isolation the site would be remote from any form of residential facilities and the residents of any development would be heavily reliant on the private motor vehicle for everyday facilities / trips. 

Within 5-10 minutes walk of a bus stop (approx. 400m).

Over 20 minute walk to Matlock Town Centre, (approx. 1600m).

Over 20 minute walk to All Saints Infant School (apprx. 1700m) and All Saints Junior School (Approx. 2000m).

Over 20 minute walk to Matlock Town Centre, (approx. 1600m).

Over 20 minute walk to GP services (Approx. 1850m to Imperial road Medical Practice, Matlock).

Very limited pedestrian and cycle links. There are no pavements adjacent the site, only a long narrow private drive to the site. There are no pavements along Oaker Lane either. However a public footpath is routed along the water course in the north.

Site is predominantly greenfield, more than 70%.

There would be some loss of open space or recreation facilities. The public footpath to the north of the site is used for recreation purposes.

Site seriously conflicts with a material policy consideration. NBE24 ‘Archeological Sites and Heritage Features’.

There are infrastructure constraints, however they may be overcome with developer contributions. Improvements to access to the site are required.

No known constraints, amenity unaffected.

There are no other issues that would constrain development however mitigation is possible.

Landowner known and willing to develop.

Site is viable- developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
boundary of the National Park and may have an impact upon its purpose. There are significant issues with access to this site. The site is accessed via a long narrow private drive leading from Snitterton Road/ Oaker Road. The Highways Authority have advised that currently no satisfactory access can be achieved to a public highway as shown. Development of the site in isolation is unlikely to be possible, it would need to rely on connections to the Cawdor Quarry site (with planning permission for residential development) or neighbouring SHLAA sites, for the site to remain viable in access terms. Access through the Cawdor Quarry site would be preferable, but would rely on a third party developer’s program. Currently the site is over a 20 minute walk to local services and facilities within Matlock Town centre, however this time could be shortened with access improvements set out.

It is considered that the site is viable and can be developed over the longer term as it is dependant upon neighbouring housing sites coming forward to enable suitable access to and from the site. It is therefore assumed that the site will be available for development in fifteen plus years time and 50% of the site could be developed reducing any adverse impact upon the landscape and historic importance of the site.
The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.

Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation. Local Wildlife Site DD121 lies directly adjacent to the southern boundary of the site. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.

Low landscape sensitivity and no adverse impact upon landscape setting. Opportunities for improvement and enhancement. The Landscape Officer has concluded that there is potential adverse impact on landscape character and ecology with key features at risk. Potential adverse impact on settlement pattern being substantially removed from town centre but site has an existing use and is immediately associated with permitted development at Cawdor Quarry. As part of any development retain existing woodland and watercourse trees and shrubs. However there is capacity for development.

Development is likely to result in minimal impact to/on the significance/setting of the heritage assets. Derbyshire County Archaeologist notes this is a former industrial site with no archaeological issues.

There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement.

There are significant issues with access. The Highways Authority have advised that no satisfactory access can be achieved currently from the site. There is no direct connection to a public highway as shown. Presumed access through Cawdor Quarry site (to Matlock Spa Road) or via un-made access road to Snitterton Road. Development of the site in isolation is unlikely to be possible, it would need to rely on connections to the Cawdor Quarry site (with planning permission for residential development) or neighbouring SHLAA sites, for the site to remain viable in access terms. Access through the Cawdor Quarry site would be preferable, but would rely on a third party developer’s program. Likely issues with connection to Snitterton Road to the west of the site, due to the limited highway infrastructure to support sustainable residential development and limited visibility at its junction. Development of the site would cause an adverse impact on the surrounding highway network via Snitterton Road. The road is a rural road, with limited geometry and tortuous horizontal and vertical alignments in parts, with little or no prospect of improvement. If access is derived to the west of the site there are no pedestrian margins and only limited street lighting, the road may therefore not be ideally suited to cater for increases in residential related traffic (vehicular or pedestrian). If developed in isolation the site would be remote from any form of residential facilities and the residents of any development would be heavily reliant on the private motor vehicle for everyday facilities / trips. The neighbouring Cawdor Quarry development proposals

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**Final Assessment Category**

- **Developable**

**Time Period (Years)**

- 0 - 5: □
- 6 - 10: □
- 11 - 15: ✔
- 15 Plus: □

**Number of Dwellings**

- 50

**Anticipated timeframe**

- 2026

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**Site Address**

- Former Perminite Site, Matlock

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**Site Reference**

- SHLAA384

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**Site Area (Ha)**

- 1.8

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**Capacity**

- 50

---

**Include within SHLAA**

- ✔

---

**Discount from SHLAA**

- □

---

**Flood Risk**

- Green

---

**Environment Ecology**

- Amber

---

**Landscape**

- Green

---

**Historic Environment**

- Green

---

**Trees and Hedgerows**

- Green

---

**National Park status**

- Green

---

**National Park extent**

- Green

---

**Contamination**

- Amber

---

**Topography**

- Green

---

**Local Character**

- Green

---

**Highway Infrastructure**

- Red

---
### SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

**Settlement: South Darley**

Take access from Matlock Spa Road, which is far superior in terms of highway infrastructure to serve residential development and would be the preferred access to serve the site; but this would rely on a third party development program coming forward for the adjacent site, for this SHLAA site to remain viable. Impacts on the existing highway network would still have to be considered.

<table>
<thead>
<tr>
<th>Public Transport</th>
<th>Green</th>
<th>Within 5-10 minutes of the nearest bus stop (approx. 400m).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services and Facilities</td>
<td>Red</td>
<td>Over 20 minute walk to Matlock Town Centre, (approx. 1630m).</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Red</td>
<td>Over 20 minute walk to All Saints Infant school (approx. 1720m) and All Saints Junior School (Approx. 2060m).</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Red</td>
<td>Over 20 minute walk to Matlock Town Centre, (approx. 1630m)</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Over 20 minute walk to GP services (Approx. 1850m to Imperial road Medical Practice, Matlock).</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Red</td>
<td>Very limited pedestrian and cycle links. There are no pavements to the site or adjacent to it. The site is currently accessed via a long private drive off Oaker Lane, significant improvements would be required.</td>
</tr>
</tbody>
</table>

**Previously Developed Land**
- Green - Site predominantly brownfield, more than 70%.

**Open Space or Recreational**
- Green - There would be no loss of recreation or open space facilities.

**Material policy**
- Green - Site is in accordance with material policy considerations and designations.

**Infrast. Capacity or Utilities**
- Amber - There are infrastructure constraints, however they can be overcome through developer contributions. Moderate capacity constraints.

**Bad Neighbour Impact**
- Green - No known constraints amenity unaffected.

**Other Issues**
- Green - There are no other issues that would constrain development.

**Land Availability**
- Green - Landownership known, single ownership, no issues.

**Land Achievability**
- 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).

### Summary

This is a former industrial site, on brownfield land on the edge of the settlement of Matlock. Whilst the site does not abut the existing built up settlement, it is adjacent to an existing planning permission for large scale residential development at Cawdor Quarry. The site is relatively flat and has been assessed to have low landscape sensitivity, low nature conservation value, and development of the site would have no impact upon heritage assets. However there are significant issues with access that need to be addressed and overcome. The Highways Authority have advised that no satisfactory access can be achieved currently from the site. There is no direct connection to a public highway as shown. Presumed access through Cawdor Quarry site (to Matlock Spa Road) or via un-made access road to Snitterton Road. Development of the site in isolation is unlikely to be possible, it would need to rely on connections to the Cawdor Quarry site to remain viable in access terms. Access through the Cawdor Quarry site would be preferable, but would rely on a third party developer’s program. The site is also a considerably long walking distance to services and facilities, however improvements to the highways issues could considerably shorten the accessibility issues. Whilst there is the potential for remediation works required on this site, the developer is still able to realise that there would be reasonable profit from the site. It is assumed that the adjacent Cawdor Quarry development will be fully implemented in the next 10 years and there is a reasonable prospect that this site could come forward later on in the Local Plan timeframe as an addition to the Cawdor Quarry development from 11-15 years. The whole site is considered developable and could provide up to 50 dwellings.
### Tansley

- **Flood Risk**: Green
  - The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.

- **Environment Ecology**: Amber
  - Although there are some identified adverse impacts in terms of the natural environment, mitigation may be possible in places. Whilst there are no locally designated wildlife sites adjacent to the site, there may be some species affected from the brook that runs to the north of the site. Derbyshire Wildlife Trust have assessed the site to have medium to high nature conservation value. Derbyshire Wildlife Trust has concluded that the site has previously been identified as supporting semi-natural grassland of interest. Development is likely to impact on this habitat if it is present.

- **Landscape**: Red
  - There would be significant adverse impact on the local landscape character which cannot be mitigated. High landscape sensitivity. Unable to overcome through mitigation. Landscape Officer has assessed the site to have potential adverse impact on landscape character with key features and the integrity of the green corridor at risk. Potential adverse impact on ecology with key features at risk. Potential adverse impact on the historic environment including the setting of the Conservation Area. Potential adverse impact on visual amenity from the road and local residents. Potential adverse impact on settlement pattern which is an important feature of the green corridor is at risk. Landscape Officer concludes that there is no capacity for development. It is likely to have a significant adverse impact on landscape character, ecology and settlement pattern. It will have some adverse impact on the historic environment and visual amenity.

- **Historic Environment**: Amber
  - Development may result in harmful impact on the setting of heritage assets. The Conservation Officer has concluded that development of the site will impact on the setting of designated heritage asset - Conservation Area, particularly to this rural, open area at its eastern end and impact of development on the setting of designated heritage assets – listed buildings at South View and Brook House.

- **Trees and Hedgerows**: Amber
  - Densely scattered mature trees mainly to the east of the site opposite the pub car park would need to be retained. Although there are trees on the site this would not hinder development. Mitigation may be achieved.

- **National Park status**: Green
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **National Park extent**: Green
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **Contamination**: Green
  - There are no known contamination or unstable land issues, or risks of the need for remediation.

- **Topography**: Amber
  - The topography would have an adverse impact, although it could be mitigated and the site developed. The site is relatively flat to the south, however steeply falls towards the brook.

- **Local Character**: Red
  - There would be an adverse impact on the existing character of the settlement. The Conservation Officer has identified potential impact upon the impact of development on the setting of designated heritage assets, Conservation Area and listed buildings. However the Landscape Officer has assessed the landscape sensitivity to development to be high, with particular adverse impacts upon visual amenity and settlement pattern.

- **Highway Infrastructure**: Red
  - There are significant issues with access. Access currently by foot only via a farmers gate. New access required from Alfreton Road, however busy main road. Comments from the Highways Authority are pending.

- **Public Transport**: Green
  - Within 5-10 minutes walk. Site is within easy reach of bus stop 10m.
<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services and Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk. The site is adjacent to The Royal Oak Public House. There is no shop within the village of Tansley, however the nearby garden centre sells some convenience goods 880m. There is a church, village hall, three Public Houses and a school, garden centre, sports pavilion, childrens play area and playing fields within the parish of Tansley.</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk, (360m to Tansley Primary School).</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Red</td>
<td>There is no shop within the village of Tansley, however the nearby garden centre sells some convenience goods 880m.</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Over 20 minutes walk. There is no doctors surgery in Tansley, therefore car or public transport would have to be considered.</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Green</td>
<td>Safe walking and cycling links and opportunities for enhancement. There are pavements along Alfreton road adjacent to the site.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Site predominantly greenfield more than 70% of the site.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Red</td>
<td>Development of the site would result in a loss of open space.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Amber</td>
<td>Moderate adverse effect for occupiers, constraints may be overcome by design/ mitigation. Site adjacent noisy main road and Tansley Wood Mills Industrial site to the North West of the site.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, no issues. single owner known.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer is able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
<tr>
<td>Summary</td>
<td></td>
<td>A greenfield site abutting the existing settlement of Tansley. The site is located on the western side of Tansley, north of A615 close to its junction with Church Street between the road and Tansley Brook. The site fronts onto Alfreton road and is considered a predominant landscape feature to the gateway of the village. This main road is continuously busy throughout the day and there may be issues with highway safety to the site. Comments from the Highways Authority are pending. The site sits adjacent to the conservation area and the site has been considered to be an area of high landscape sensitivity. There is an area of dense mature trees to the east of the site. The land is relatively flat to the south and very steep towards the north of the site down to the brook. Derbyshire Wildlife Trust have assessed the site to have medium to high nature conservation value which may support species and habitats. The site is central to the village and is within easy reach of local facilities and services. Overall the site is considered undevelopable due to the high potential adverse impacts upon the landscape character, ecological impacts, adverse impacts upon designated heritage assets and settlement pattern.</td>
</tr>
</tbody>
</table>
The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.

No known natural environment related constraints and there is opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.

High landscape sensitivity. There would be an adverse impact on the existing character of the settlement, however this could be mitigated. The Landscape Officer has assessed the site to have potential adverse impact on landscape character with protected trees at risk. Potential adverse impact on local visual amenity. As part of any development retain protected trees and others that offer screening on the south western boundary. The Landscape Officer has concluded that there is capacity on the site.

Development is likely to result in minimal impact on the setting of heritage assets. It is likely no mitigation is required.

Although there are trees on the site and some of them have TPOs on them, this would not hinder development. Mitigation may be achieved. Trees to all boundaries of site. TPOs to the south western boundary of the site (DDCTPO/150/T2, DDDCTPO/150/T3, DDDCTPO/150/G4).

Site will have no impact on the purposes of the National park and presents opportunities for enhancement.

Development is likely to result in minimal impact on the setting of heritage assets. It is likely no mitigation is required.

Site will have no impact on the purposes of the National park and presents opportunities for enhancement.

There are no known contamination or unstable land issues, or risks of the need for remediation.

The topography would have an adverse impact, although it could be mitigated and the site developed. The site slopes north east to south west.

There would be an adverse impact upon the existing character of the settlement, however this could be mitigated. Potential impact upon landscape character and visual amenity could be reduced if key features including TPOs retained as part of any development of the site.

The site does not front onto an adopted highway. There are significant access issues. The site is accessed off Church Street, via a long and very narrow private drive. Difficult access for larger vehicles and no room for improvement as there are existing properties either side of the drive. Only potential option to improve access would be to cross third party boundary land. The Highways Authority have advised that currently no satisfactory access can be achieved to and from the site. Constrained access to Church Street, between existing properties. Limited geometry and visibility available at the existing access point would make it unsuitable to safely cater for additional residential development, in its current form. However the site access could possible be obtained from adjoining development at Tansley House Gardens (SHLAA277).

Services and Facilities

Within 5-10 minutes walk. 150m to nearest bus stop.

Less than 10 minutes walk. There is no shop within the village of Tansley, however the nearby garden centre sells some convenience goods 880m. There is a church, village hall, three Public Houses and a school, garden centre, sports pavilion, childrens play area and playing fields within the parish of Tansley.
Settlement: Tansley

Educational Facilities: Green
- Less than 10 minutes walk, approx 350 m to Tansley Primary School.

Retail Facilities: Red
- There is no shop within Tansley, however local garden centre sells limited goods.

Health Facilities: Red

Pedestrian and cycling: Amber
- Limited accessibility, pavements from Church Street onto site, however issue with long narrow drive. However there is a public footpath beyond the south western boundary of the site.

Previously Developed Land: Red
- The site is predominantly greenfield, more than 70%.

Open Space or Recreational: Green
- There would be no loss of recreation or open space facilities.

Material policy: Green
- Site is in accordance with material policy considerations and designations.

Infrast. Capacity or Utilities: Green
- There is sufficient infrastructure in place to serve the development. No capacity constraints.

Bad Neighbour Impact: Green
- No known constraints, amenity unaffected.

Other Issues: Green
- There are no other issues that would constrain development.

Land Availability: Green
- Landownership known, single ownership, no issues.

Land Achievability: 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).

Summary:
A greenfield site, abutting the settlement of Tansley. The site consists of a domestic curtilage (garden) of a residential property, which is accessed via a drive off Church Street routed between neighbouring properties. The site is surrounded by residential development on three sides. The south western boundary with open countryside is defined by a stone wall with garden planting. Residential development of the site would easily integrate into the existing settlement pattern. The site slopes north east to south west, however impacts upon local character and amenity could be mitigated. The only concern to developing this site is access. The site is accessed via a long, narrow private drive off Church Street routed between neighbouring properties. There is no opportunity to widen or improve the existing access. The Highways Authority have advised the at present no satisfactory access can be achieved to and from the site. The landowner would need to investigate further the possibility of accessing the site over third party land. The site has therefore been assessed as undevelopable.
## SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

### Settlement: Tansley

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
<th>Site Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA259</td>
<td>Undevelopable Constrained</td>
<td>0 - 5:</td>
<td>□</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
<td>□</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>11 - 15:</td>
<td>□</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>15 Plus:</td>
<td>□</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Site Address
- Land to the rear of 14-18 The Knoll, Tansley

### Flood Risk
- Green
  - The site is not affected by indicative areas of indicative flood mapping or is located in flood zone 1.

### Environment Ecology
- Green
  - There are no known natural environment related constraints. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.

### Landscape
- Amber
  - High to medium sensitivity, opportunities to mitigate impacts and for further enhancement. The Landscape Officer has concluded that there may be some capacity for development on the site particularly in the west. However, the access arrangements are poor. Constructing a road to approved standards along the line of the track is likely to have significant adverse impact on settlement pattern and visual amenity. Appropriate and sufficient measures should be included to mitigate any adverse impact.

### Historic Environment
- Green
  - Development is likely to result in minimal impact on the setting of a designated heritage asset. It is likely that no mitigation is required.

### Trees and Hedgerows
- Amber
  - Although there are trees on the site this would not hinder development. Mitigation may be achieved. Mature trees are present to the southern boundary of the site.

### National Park status
- Green
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

### National Park extent
- Green
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

### Contamination
- Green
  - There are no known contamination or unstable land issues or risks of the need for remediation.

### Topography
- Amber
  - The topography would have an adverse impact, although it could be mitigated and the site developed. The site slopes east to west and south east to north west on the southern boundary of the site.

### Local Character
- Amber
  - There would be an adverse impact on the existing character of the settlement, however this could be mitigated. The Landscape Officer has assessed the site to have potential adverse impact on landscape character with key features at risk – trees on the southern boundary - and intrusion of development into open countryside – access road. Potential adverse impact on visual amenity – access road. Potential adverse impact on settlement pattern – extension of development eastwards up the hill and new access road. As part of any development retain trees on the southern boundary and plant up isolated land in the south west. Introduce tree planting onto the eastern side and along the access track.

### Highway Infrastructure
- Red
  - There is significant issues with access. The site does not front onto an adopted highway. The site is accessed off Oaksedge lane via a private shared drive with neighbouring property Whiteleas. It is a single track part grass, part stone/gravel. The Highways Authority have advised that no satisfactory access can be achieved to serve development of this site. The site does not have a direct frontage to a public highway, however, it appears to have connections to both Oaksedge Lane and Whiteleas Lane potentially available – this would need to be confirmed. Comments are provided for both accesses.
  - No access could be achieved from Oaksedge Lane – a single width access track is shown connecting to Oaksedge Lane, which emerges directly adjacent another vehicular access point to the north and a dwelling to the south. The property to the south directly abuts the carriageway edge; as such emerging vehicle visibility is severely restricted from the existing access point and would not be suitable to serve further development. The geometry would also be considered inadequate to serve a development of the scale proposed. No satisfactory access could be achieved from Whiteleas Lane – the existing

### Site Reference
- SHLAA259

### Site Area (Ha)
- 0.89

### Capacity
- 0

### Include within SHLAA
- 🇬

### Discount from SHLAA
- 🇿
Settlement: Tansley

**A greenfield site used for pasture in open countryside, adjacent to the existing settlement of Tansley.** There is existing residential development immediately to the west, open countryside on remaining boundaries of the site. The site is high to medium landscape sensitivity and low nature conservation value. There is potential capacity of development of the site, particularly to the west adjoining the existing settlement. However there are significant access issues to be addressed. The site is accessed via a private shared drive off Oaksedge Lane. The lane is very narrow in places and there is significant on road parking. The shared drive requires significant improvements as it currently a single track in between existing properties. The Highways Authority have advised that no satisfactory access can be achieved to serve this site for residential development. The site is therefore considered undevelopable.
Settlement: Tansley

The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1. There are no known natural environment related constraints and there is opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.

High landscape sensitivity, opportunities to mitigate impacts and for further enhancement. Landscape Officer advises that there is potential adverse impact on landscape character and ecology with key features at risk. Potential adverse impact on visual amenity of local residents to the east and also in longer but limited views from the north. Potential for adverse impact on settlement pattern exists - infilling of the green corridor. As part of any development retain and protect existing hedgerow boundaries. Establish new hedgerows with hedgerow trees on the southern boundary. Maintain a green corridor across the site. The Landscape Officer concludes that there is capacity for development of the site. Appropriate and sufficient measure should be included in order to mitigate any adverse impact.

Development is likely to result in no impact on the setting of the designated heritage assets.

There are no known contamination or unstable land issues, or risks of the need for remediation.

The topography would have an adverse impact, although it could be mitigated and the site developed. Site slopes gently south to north.

There is sufficient access to the site. No adverse impacts upon the highway network. The Highways Authority have advised that a satisfactory access can be achieved via Thatchers Croft. Whilst Thatchers Croft does not form part of the adopted highway network (or is part of any adoption agreement with the Highways Authority) the site appears to have a controlled link that connects it to the public highway (Thatcher’s Lane, to the east of the site). In terms of access Thatchers Croft offers superior highway geometry and pedestrian facilities over an access direct to Thatcher’s Lane to the south of the site (albeit there is no street lighting installed within Thatchers Croft). This site has also been the subject of previous outline planning applications – references 12/00781/OUT (up to 16 no. dwellings) and 14/00765/OUT (for 6 no. dwellings). The Highways Authority was not in a position to raise sustainable objection to either application on highway safety grounds. Developmentb of the site could have a possible adverse impact upon the surrounding network, via Thatcher’s Lane (south of the site). This is due to the limitations highlighted above and the limitations in the junction with Alders Lane to the west of the site, it is
Settlement: Tansley

<table>
<thead>
<tr>
<th>Public Transport</th>
<th>Green</th>
<th>Within 5-10 minutes walk of a bus stop (150m to the nearest bus stop on Alfreton Road).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services and Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk. There is a primary school, 3 Public Houses, Village Hall, Church, playing fields and children's play area in Tansley.</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Green</td>
<td>Less than 10 minutes walk (Approx 610m to Tansley Primary school).</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Over 20 minutes walk. There is no shop in Tansley.</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Green</td>
<td>Safe walking and cycling access links and opportunities for enhancement. Pavements adjacent to site off Thatchers Croft. The Highways Authority have advised that pavements and street lighting on Thatchers Lane would benefit from improvements.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Site is predominantly greenfield, more than 70%.</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Green</td>
<td>There would be no loss of recreation or open space facilities.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations.</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, single ownership, no issues.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>Site is viable - developer able to realise reasonable profit, taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
</tbody>
</table>

Summary

A greenfield site which sits within the built up settlement. This is a small site on the southern side of Tansley between existing residential development at Thatchers Lane and Alders Lane. The area comprises part of an unmanaged field. It is bounded on its northern side by a new housing development site. There are no significant constraints on the site which would prevent development taking place. This site is considered suitable for new housing development within Tansley. It abuts the existing residential built up area of the settlement, with good access links and little adverse impact upon local character and landscape. The site was favoured as a former Housing Options Site as part of consultation on the withdrawn Local Plan. The site had an appeal dismissed for residential development, however the policy direction and circumstances since then have changed significantly, in which the development of the site would be acceptable. There has been no recent pre-applications discussions since then, so therefore it is assumed that the site is developable and will come forward within 6-10 years.
**Settlement: Tansley**

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA271</td>
<td>Undevelopable Constrained</td>
<td>0 - 5:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>11 - 15:</td>
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<tr>
<td></td>
<td></td>
<td>15 Plus:</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Area (Ha)</th>
<th>Site Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.41</td>
<td>Land at Gold Hill, Tansley</td>
</tr>
</tbody>
</table>

**Flood Risk**
Green

**Environment Ecology**
Green

**Landscape**
Amber

**Historic Environment**
Green

**Trees and Hedgerows**
Green

**National Park status**
Green

**National Park extent**
Green

**Contamination**
Green

**Topography**
Amber

**Local Character**
Amber

**Highway Infrastructure**
Red

The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.

There are no known natural environment related constraints and there is opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.

High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement. The site is predominant in the landscape on high ground and overlooks the village. The Landscape Officer has assessed the site to have potential adverse impact on landscape character including intrusion into the countryside extending onto prominent high ground with a lengthy access road. Potential adverse impact on ecology with boundary hedgerows and hedgerow trees at risk. Potential adverse impact on visual amenity being very prominent within local and more distant views and a lengthy access road across a prominent slope. There is potential adverse impact on settlement pattern - extending the village onto higher ground which it has not traditionally been occupied. As part of any development retain exiting hedgerows, hedgerow trees and dry stone walls. The Landscape Officer has concluded that there is little capacity for development. It is likely to result in significant adverse impact on local landscape character and visual amenity.

Development likely to result in minimal impact on the setting of heritage assets. It is likely that no mitigation is required.

There are limited trees on site and none are designated as TPO. Opportunities for improvement and enhancement. Trees and hedgerow to the southern and western boundaries of the site.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement. Trees and hedgerow to the southern and western boundaries of the site.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

There are no known contamination or unstable land issues, or risks for the need for remediation.

Site is predominantly flat, however the site is located upon high ground and is very predominant in the local landscape. The topography would have an adverse impact, it may be mitigated in part.

There would be an adverse impact on the existing character of the settlement, however this could be mitigated in part. Potential adverse impact on visual amenity being very prominent within local and more distant views and a lengthy access road across a prominent slope. Potential adverse impact on settlement pattern - extending the village onto higher ground which it has not traditionally been occupied. As part of any development retain exiting hedgerows, hedgerow trees and dry stone walls.

There are significant issues with access. The owner has stated that the site would be accessed via a long road extending across a neighbouring field from the Nottingham Road in the south east, which is on higher ground and would have adverse impacts on the local landscape. The only alternative access is via a small narrow, single track lane off Goldhill, which is not suitable for high volumes of traffic and is close be to the entrance of the school, which could cause further problems at peak times. The Highways Authority have advised that access could possibly be routed via the A615, the site has a very limited frontage to Nottingham Road (A615) as drawn, which is unlikely to be adequate to provide acceptable access arrangements to serve the site or visibility sightlines meeting safe minimum criteria. No access can be achieved off Goldhill, the site has a frontage to a private road off Goldhill. The road has very limited geometry and construction, no pedestrian margins or drainage and street lighting, features normally associated with residential estate streets. It is unclear whether the site
owner has access rights over this route. Development of the site would have an adverse impact upon the surrounding road network off Goldhill. The Highways Authority have advised Goldhill, and the private road off Goldhill, are both limited in terms of geometry. Goldhill is not able to support 2-way vehicle movements, with no opportunities for vehicles to pass each other. Goldhill (and the road off Goldhill) is potentially not suitable to cater for an increase in vehicle activity from further residential development. The Goldhill junction with Church Street has limited visibility in both directions.

<table>
<thead>
<tr>
<th>Settlement: Tansley</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Transport</strong></td>
</tr>
<tr>
<td>With 5-10 minutes walk (nearest bus stop 100m at the bottom of Gold Hill).</td>
</tr>
<tr>
<td><strong>Services and Facilities</strong></td>
</tr>
<tr>
<td>Less than 10 minutes walk. Tansley has a primary school, 3 public houses offering food, playing fields and childrens play area and church and village hall.</td>
</tr>
<tr>
<td><strong>Educational Facilities</strong></td>
</tr>
<tr>
<td>Less than 10 minutes walk (Approx 100m to Tansley Primary School).</td>
</tr>
<tr>
<td><strong>Retail Facilities</strong></td>
</tr>
<tr>
<td>Over 20 minutes walk. There is no shop in Tansley, however some convience stock exists at the local Garden centre.</td>
</tr>
<tr>
<td><strong>Health Facilities</strong></td>
</tr>
<tr>
<td>Over 20 minutes walk. There is no GP Surgery in Tansley, the nearest doctors surgery is located in Matlock.</td>
</tr>
<tr>
<td><strong>Pedestrian and cycling</strong></td>
</tr>
<tr>
<td>Limited accessibility. The Highways Authority have advised that Goldhill is very limited in terms of vehicular and pedestrian access and potentially unsuitable to serve further residential development in its current form, with little scope for any meaningful improvement. Bus stops within reasonable walking thresholds. Public right of way crosses the site.</td>
</tr>
<tr>
<td><strong>Previously Developed Land</strong></td>
</tr>
<tr>
<td>Predominantly greenfield site more than 70%.</td>
</tr>
<tr>
<td><strong>Open Space or Recreational</strong></td>
</tr>
<tr>
<td>Development would result in the loss of open space.</td>
</tr>
<tr>
<td><strong>Material policy</strong></td>
</tr>
<tr>
<td>Site has neutral impact on material policy consideration and designations. Policy L9 - Safeguarding Public Rights of Way -There is a public footpath the runs diagonally through the middle of the site which may hinder development, an alternative route would need to be considered.</td>
</tr>
<tr>
<td><strong>Infrast. Capacity or Utilities</strong></td>
</tr>
<tr>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td><strong>Bad Neighbour Impact</strong></td>
</tr>
<tr>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td><strong>Other Issues</strong></td>
</tr>
<tr>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td><strong>Land Availability</strong></td>
</tr>
<tr>
<td>Landownership known, single ownership, no issues.</td>
</tr>
<tr>
<td><strong>Land Achievability</strong></td>
</tr>
<tr>
<td>Site is viable - developer able to realise reasonable profit taking account of all costs &amp; values of development (including relevant planning obligations and other contributions).</td>
</tr>
<tr>
<td><strong>Summary</strong></td>
</tr>
<tr>
<td>A site on the eastern side of Tansley. North west of Jackhill Farm and south east of Gold Hill. This is a greenfield site, access to it would be gained via a long road extending across a neighbouring field from Nottingham Road in the south east. Land slopes in a westerly and southerly direction from a high point above Jackhill Farm to the edge of the village. The Landscape Officer has assessed the site to have high to medium landscape sensitivity. It is predominant and exposed being elevated high above the main part of the village. It overlooks the village and panoramic views across the wider countryside to the west and south can be gained from it. The development of this site would result in significant adverse impact upon the local landscape and existing character and amenity of the village. The Highways Authority have advised that access could possibly be routed via the A615, the site has a very limited frontage to Nottingham Road (A615) as drawn, which is unlikely to be adequate to provide acceptable access arrangements to serve the site or visibility sightlines meeting safe minimum criteria. The site is therefore considered unsuitable for development.</td>
</tr>
</tbody>
</table>
### Settlement: Tansley

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
<th>Site Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA350</td>
<td>Undevelopable Constrained</td>
<td>0 - 5:</td>
<td>□</td>
<td></td>
<td>Land at Thatchers Lane, Tansley</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
<td>□</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>11 - 15:</td>
<td>□</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>15 Plus</td>
<td>□</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Flood Risk | Green | The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1. |
| Environment Ecology | Green | There are no known natural environment related constraints. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value. |
| Landscape | Red | Significant impacts upon landscape character. High landscape sensitivity. Unable to overcome through mitigation. The Landscape Officer has assessed the site to have the potential for adverse impact on landscape character, intrusion of development into the countryside and key features at risk. There is the potential for adverse impact on ecology with key features at risk. Potential adverse impact on visual amenity within local and more distant views from the north. Potential impact on settlement pattern, including extension of development onto a prominent slope, development would be overbearing on neighbouring properties. Landscape Officer concludes there is no capacity for development. It is likely to result in significant adverse impact on landscape character, visual amenity and settlement pattern. |
| Historic Environment | Green | Development is likely to result in no impact on the setting of the designated heritage assets. |
| Trees and Hedgerows | Amber | Although there are trees on the site this would not hinder development. Mitigation may be achieved. Mature trees present to the southern boundary and a couple to the northern boundary. |
| National Park status | Green | Site will have no impact on the purposes of the National Park and presents opportunities for enhancement. |
| National Park extent | Green | Site will have no impact on the purposes of the National Park and presents opportunities for enhancement. |
| Contamination | Green | There is no known contamination or unstable land issues, or risks of the need for remediation. |
| Topography | Red | The topography of the site is critical and would have a significant adverse impact and cannot be mitigated. The site slopes steeply south to north. |
| Local Character | Red | There would be significant adverse impact on the local character which cannot be mitigated. |
| Highway Infrastructure | Amber | Safe access can be achieved with localised highway improvements. The Highways Authority have advised that access is possibly achievable. The site has a limited frontage to Thatchers Lane, however, the road is constrained in terms of geometry and has a tortuous alignment. Vehicle volumes and speeds are likely to be low, although this would need to be confirmed by speed survey results to ascertain whether acceptable visibility sightlines could be achieved from any access point. Speed surveys would need to be undertaken to confirm whether acceptable and safe means of access could be achieved for the site to remain viable. The Highways Authority have advised that there would be an adverse impact upon the surrounding highway network. Thatchers Lane is a narrow, rural lane, which lack adequate geometry, pedestrian margins or street lighting, normally associated with residential estate streets. Junction with Alders Lane has limited visibility in the critical direction. |
| Public Transport | Green | Within 5-10 minutes walk of nearest bus stop on Nottingham Road (approx 200m). |
| Services and Facilities | Green | Less than 10 minutes walk. There is no shop within the village of Tansley, however the nearby garden centre sells some convenience goods 880m. There is a church, village hall, three Public Houses and a school, garden centre, sports pavilion, childrens play area and playing field. |
### Educational Facilities
- Green: Less than 10 minutes walk (approx 760m to Tansley Primary School).
- Red: Over 20 minutes walk. There is no shop in Tansley.
- Amber: Limited accessibility, no pavements to site, single track roads. However there is a footpath that crosses part of the site to the north eastern corner leading off Starth Lane and one which runs in between existing properties off Thatchers Lane. The Highways Authority have advised that access to the site leads off a rural country lane with very limited geometry, no pedestrian footways and limited street lighting, which may present a barrier to walking trips to/from the site. Nearest bus route on Nottingham Road (A615), but not a convenient or safe route for pedestrians to use.

### Pedestrian and cycling
- Green: Site is predominantly greenfield, more than 70%.
- Red: Development would result in the loss of open space.
- Green: There is sufficient infrastructure in place to serve the development. No capacity constraints.

### Material policy
- Green: Site is in accordance with material policy considerations and designations.
- Green: There is sufficient infrastructure in place to serve the development. No capacity constraints.

### Previously Developed Land
- Red: Site is predominantly greenfield, more than 70%.

### Open Space or Recreational
- Red: Development would result in the loss of open space.

### Infrast. Capacity or Utilities
- Green: Landownership known, single ownership, no issues.
- Red: Site is in accordance with material policy considerations and designations.

### Bad Neighbour Impact
- Green: Site is in accordance with material policy considerations and designations.
- Green: There is sufficient infrastructure in place to serve the development. No capacity constraints.

### Other Issues
- Red: Planning application submitted and subsequently refused on landscape grounds to the far north western corner of the site, off Starth Lane. Planning application reference no. 15/00276/OUT).

### Land Availability
- Green: Site ownership known, single ownership, no issues.

### Land Achievability
- 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).

### Summary
This is a greenfield site adjacent to the built up settlement of Tansley, to the south side of Thatchers Lane. It is a steeply sloping site. Currently used as an agricultural field. A line of mature trees (sycamore and ash) is a feature of the ridge marking the southern boundary. The landscape consists of rough grassland and scrub on undulating land associated with former structures in the west. The site is assessed as an area of high landscape sensitivity, and development of the site would result in a significant adverse impact upon landscape character, visual amenity and settlement pattern. The Highways Authority have concluded that the site is potentially unsuitable for further residential development due to constraints of the existing highway network in the vicinity. There has been a recent planning application for part of the site refused for residential development. The site is therefore considered constrained and undevelopable.
## SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

**Settlement: Wirksworth**

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Site Area (Ha)</th>
<th>Capacity</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
<th>Site Address</th>
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<tbody>
<tr>
<td>SHLAA173</td>
<td>1.31</td>
<td>9</td>
<td>Developable</td>
<td>0 - 5:</td>
<td></td>
<td></td>
<td>Land off Derby Road, Wirksworth</td>
</tr>
</tbody>
</table>

### Flood Risk
- **Amber**: Site falls within flood plain of river Ecclesbourne, therefore site falls partially within Flood Zones 2 and 3. Advise from the Environment Agency states that it must be demonstrated in a clear and transparent manner, that development sites located in Flood Zones 2 and 3 have passed/are likely to pass the Sequential and/or the Exception Test as stated in the NPPF. The NPPF para 103 requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is located in flood zone 2 and 3 defined by NPPG as having a medium and high probability of flooding.

### Environment Ecology
- **Amber**: The site contains a water course along the southern boundary which may provide ecology value. Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation. Derbyshire Wildlife Trust have advised that the nature conservation value of the site is medium to high, stating the site includes lowland fen and running water. Development would impact upon tributary and marginal riparian fen vegetation. The site occupies either side of the upper tributaries of the Ecclesbourne river and there are areas of wet meadow and fen vegetation present. Elsewhere the grassland is species poor unmanaged with tall ruderal vegetation present.

### Landscape
- **Amber**: Landscape assessment concludes development may have a potential adverse impact on landscape character and ecology with key features at risk. The assessment concludes that there is capacity for development across much of the site with exception of the river corridor. Landscape sensitivity to housing development is medium. Opportunities to mitigate impacts and for further enhancement.

### Historic Environment
- **Green**: To the eastern boundary runs MDR11473 Midland Railway Wirksworth Branch. Listed buildings Harlem Mill and Adam Bede Cottage lie within the vicinity of the site. Heritage assessment concludes development is likely to result in minimal impact on heritage assets.

### Trees and Hedgerows
- **Amber**: Mature trees and hedgerow to the eastern and southern boundary. Strong lines of trees screen and filter views through the landscape. Although there are trees on the site this would not hinder development. Mitigation may be achieved.

### National Park status
- **Green**: Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

### National Park extent
- **Green**: Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

### Contamination
- **Green**: There are no known contamination or unstable land issues or risks of the need for remediation.

### Topography
- **Amber**: Site is gently sloping with land rising gradually towards the eastern boundary. The topography would have an adverse impact although it could be mitigated and the site developed.

### Local Character
- **Amber**: Landscape Officer describes the site as on the southern outskirts of Wirksworth with surrounding fragmented mixed development. The site is in a low lying position and not prominent. Potential adverse impacts of development on landscape character and ecology with key features at risk. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.

### Highway Infrastructure
- **Amber**: Access to the site proposed directly onto Derby Road from the sites eastern boundary. Highways comments state that a safe access may be achieved at the northern part of the site- detailed designs will need to be submitted to confirm acceptable access arrangements can be achieved. Due to high vehicle speeds and road alignment acceptable access arrangements are unlikely to be achievable from the southern road frontage. The Highway Authority would be likely to resist individual frontage access points due to the proximity of Cinder Lane junction.
opposite the site and deficiencies in available visibility. Development of the site is not likely to cause any adverse impact on the surrounding highway network. Existing bus stops to site frontage near the likely access point may need to be relocated. Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part.

**Public Transport**
- Green: Bus stops are immediately adjacent to the site at its junction with Derby Road. Within 5-10 minute walk of a bus stop (i.e. less than 800m).

**Services and Facilities**
- Green: A wide range of services and facilities are available within the town centre of Wirksworth.

**Educational Facilities**
- Red: Nearest primary school is situated to the north of the town - Wirksworth Junior School is approx 1700m away. Over 20 minute walk (i.e. over 1600m).

**Retail Facilities**
- Amber: Convenience store situated on Derby Road approx 700m away, full range of services and facilities available in the town centre approx 1300m away to the north. 10-20 minute walk (i.e.800-1600m)

**Health Facilities**
- Amber: Nearest medical centre situated in Hannage Way approx 1200m away. 10-20 minute walk i.e. 800-1600m.

**Pedestrian and cycling**
- Amber: Site may be accessed on foot via the B5023, however there is only pavement to one side of the road in the vicinity of the site. Highway Authority comments state the site is to the edge of the existing residential area with the centre of Wirksworth within walking thresholds. Bus route on Derby Road and bus stop are located on the site frontage. Measures may be needed to assist pedestrians crossing the B5023 to access bus stops. Limited accessibility, e.g. pavement, edge of settlement. Opportunities for improvement and enhancement.

**Previously Developed Land**
- Red: Site is greenfield land forming part of the floodplain for the river Ecclesbourne. Site is predominantly greenfield more than 70%

**Open Space or Recreational**
- Amber: Some some open space would be lost.

**Material policy**
- Green: Site is in accordance with material policy considerations and designations.

**Infrast. Capacity or Utilities**
- Green: There is sufficient infrastructure in place to serve the development. No capacity constraints.

**Bad Neighbour Impact**
- Amber: To the east of the site runs the Wirksworth Heritage railway line. To the north of the site is a commercial garage. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation.

**Other Issues**
- Green: There are no other issues that would constrain development.

**Land Availability**
- Green: Landownership known, single ownership, no issues.

**Land Achievability**
- Green: Site is viable - developer able to realise resonable profit taking account of all costs and values of development (including relevant planning obligations and other contributions)

**Summary**
The site is a greenfield site situated to the south of Wirksworth to the east of Derby Road at its junction with Cinder Lane. The site is currently unmanaged grassland. The site lies within the floodplain of the River Ecclesbourne with a water course running to the south of the site alongside which runs a public footpath. The site is low lying and retains a high degree of tranquility. The sites landscape sensitivity to housing development is medium with potential impacts on landscape character and ecology identified, there is capacity for development across much of the site except for the river corridor. Development is likely to have minimal impacts upon heritage assets and has good access to existing public transport services and reasonable accessibility to local facilities within Wirksworth town centre. Comments from the Highway authority state that a safe and secure access may possibly be achieved, detailed designs would however need to be submitted to confirm acceptable access arrangements. The site has been suggested by the landowner and therefore considered available. The site has been assessed as viable with no overriding infrastructure constraints.

Due to the presence of the flood plain and river corridor it is considered that 25% of the site could be developable. 25% reflects the extent of land outside the floodplain. The developability of the site is subject to the receipt of a satisfactory FRA which demonstrates in a clear and transparent manner that the site has...
passed/likely to pass the sequential/exception test, as requested by the Environment Agency.
### Settlement: Wirksworth

#### Flood Risk

*Green*  
The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

#### Environment Ecology

*Green*  
A stream defines/runs adjacent to the south eastern boundary. Derbyshire Wildlife Trust state the site is of low nature conservation interest. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.

#### Landscape

*Amber*  
Landscape Officer states potential for adverse impact on landscape character and ecology with key features at risk. Potential adverse impact on visual amenity in local views from residential properties and in longer views from the north east. Landscape sensitivity to housing development is high. Landscape Officer concludes there is capacity for development across much of the site. Key landscape features should be retained and appropriate and sufficient mitigation measures should be included to reduce adverse impacts. High to medium landscape sensitivity, opportunities to mitigate impacts and for further enhancement.

#### Historic Environment

*Amber*  
The site lies adjacent to the Wirksworth Conservation Area boundary which runs along the western boundary. MDR11473 - Wirksworth branch railway line runs along the western boundary. Heritage assessment concludes potential for impact of the development on the setting of Conservation Area, development therefore may result in harmful impact on heritage assets. Derbyshire County archaeologist considers that there is potential for historic lead mining evidence and recommends a desk based assessment/geophysics as part of any planning application.

#### Trees and Hedgerows

*Amber*  
Mature trees and hedgerows to site boundaries, with prominent horse chestnut trees to road frontage, with existing trees helping to screen the site from surrounding views. Although there are trees on the site this would not hinder development, mitigation may be achieved.

#### National Park status

*Green*  
Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### National Park extent

*Green*  
Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### Contamination

*Amber*  
Site contains mine shafts - therefore possible land stability issues to be examined. Site is potentially contaminated or unstable and requires further investigation and remediation.

#### Topography

*Green*  
Site is predominantly flat with a very gentle slope from the road to a stream with associated trees which define the south eastern boundary. Site is predominantly flat with no known topography constraints.

#### Local Character

*Amber*  
Landscape character defined as wooded farmlands landscape type of the Derbyshire Peak Fringe and Lower Derwent landscape character area. Landscape Officer identifies potential adverse impacts on landscape character and ecology with key features at risk, with potential adverse impact on visual amenity in local views from residential properties and in longer views from the north east. There would be an adverse impact on the existing character of the settlement, however this could be mitigated.

#### Highway Infrastructure

*Amber*  
Highway Authority comments state that a satisfactory access may possibly be achieved to serve the site, the site is shown to have a reasonable frontage to Cromford Road, although with the alignment of Cromford Road and perceived vehicle speeds in the leading direction (downhill approach) acceptable levels of visibility may not be fully achievable from the site frontage, strictly as drawn. The Highway Authority has been in direct dialogue with a developer regarding this site and it appears additional land could be obtained / is available, to achieve acceptable access arrangements. The development would not cause any adverse impacts on the surrounding road network. Safe access can be achieved with localised highway improvements.
### Public Transport
- **Green**
- Bus stops are immediately available to Cromford Road, within 5-10 minutes walk.

### Services and Facilities
- **Green**
- A wide range of services and facilities are available within the town centre of Wirksworth.

### Educational Facilities
- **Green**
- Nearest Primary school is Wirksworth Infant School approx 520m away. Less than 10 minute walk i.e. less than 800m

### Retail Facilities
- **Amber**
- Retail facilities are available at recently completed convenience store near fire station and also within the town centre. Town centre facilities approx 950m away. 10-20 minute walk i.e. 800-1600m

### Health Facilities
- **Red**
- Hannage Way Medical facilities are situated approx 1600m away towards the southern end of the town - over 20 minutes walk away.

### Pedestrian and cycling
- **Green**
- Highway Authority comments state the site is within reasonable walking distance to Wirksworth centre facilities. Cromford Road is on a bus route and bus stops are in close proximity to the site. Existing footways to the town centre are limited in parts but overall an adequate link is available albeit this may require pedestrians to cross Cromford Road. Crossing facilities across Cromford Road may be required to access town centre facilities and northbound bus stops. Opportunities for enhancement

### Previously Developed Land
- **Red**
- Greenfield site - pastoral fields. Site predominantly greenfield more than 70%

### Open Space or Recreational
- **Red**
- Open space would be lost

### Material policy
- **Green**
- The site lies adjacent to land identified under policy TR4 - Safeguarding the reinstatement of railway lines and policy L10 - Leisure routes and trails in the Adopted Derbyshire Dales Local Plan (2005). Both of these policy designations run along the western boundary of the site. It is not considered that development of the site would adversely impact these designations. Site is in accordance with material policy considerations.

### Infrast. Capacity or Utilities
- **Green**
- There is sufficient infrastructure in place to serve the development. No capacity constraints.

### Bad Neighbour Impact
- **Amber**
- Site lies adjacent to land identified within the railway 200m buffer, and hence the Ecclesbourne valley railway line - possible amenity issues. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation

### Other Issues
- **Green**
- There are no other issues that would constrain development

### Land Availability
- **Green**
- Landownership known, single ownership, no issues

### Land Achievability
- **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)

### Summary
- Site comprises an area of greenfield land to the south of B5036 and north of the former railway line. Site is a pastoral field that has been used for farming. The site contours dictate that the site falls slightly away from the road in an easterly direction. The site contains an existing track providing field access to existing storage sheds and stabling. Mature trees and hedgerows are present to field boundaries. The site has previously been identified as an allocation for housing development through policy SA4 of the withdrawn Derbyshire Dales Local Plan. An application for development of the site for 31 dwellings has recently received a resolution to grant planning permission.

There is capacity for development across the site subject to the retention of key features, harmful impacts to the historic environment may result and the County Archaeologist recommends that due to the possible presence of lead mining further assessments may be required. The site is predominately flat and is not prominent being set low within the landscape. Potential impacts on visual amenity in local views from residential properties and in longer views from the north east, appropriate and sufficient mitigation measures required to reduce adverse impacts. The site has reasonable access to services and facilities within Wirksworth and the Highway Authority advise that a satisfactory access may possibly be achieved with no significant impacts on the surrounding network.
**Settlement: Wirksworth**

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA206</td>
<td>Undevelopable constrained</td>
<td>0 - 5:</td>
<td>[]</td>
<td>Site Address</td>
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<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
<td>[]</td>
<td>Rear of 67-86 Gorsey Bank, Wirksworth</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11 - 15:</td>
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<td>15 Plus</td>
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</tr>
<tr>
<td>Site Area (Ha)</td>
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<tr>
<td>0.91</td>
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<tr>
<td>Capacity</td>
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<tr>
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<tr>
<td>Include within SHLAA</td>
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<tr>
<td>Discount from SHLAA</td>
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<tr>
<td>✗</td>
<td></td>
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</tr>
</tbody>
</table>

- **Flood Risk**: Green
  - The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1

- **Environment Ecology**: 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.

- **Landscape**: Red
  - Landscape Officer concludes there is no capacity for development. Development would likely result in significant adverse impact on landscape character, visual amenity and settlement pattern. Landscape sensitivity to housing development is high, development will constitute an intrusion into the countryside which will have an adverse impact on existing landscape character. Significant impact on landscape character. High landscape sensitivity. Unable to overcome through mitigation.

- **Historic Environment**: Green
  - Gorsey Bank Conservation Area lies beyond the southern boundary, east of side abuts Wirksworth Conservation Area. Heritage Officer concludes development is likely to result in minimal impact on the setting of both Conservation Areas. Development is likely to result in minimal impact on the significance/setting of heritage assets.

- **Trees and Hedgerows**: Amber
  - Mature trees and hedgerows to south and east - group TPO DCCTPO/023/WI4 falls within the southern extent of the site. Well established copse of trees and belts of trees on field boundaries on the eastern and northern side of the site help to maintain the sites rural character. Although there are trees on the site and/or some of them have TPO's on them, this would not hinder development. Mitigation may be achieved.

- **National Park status**: Green
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **National Park extent**: Green
  - Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **Contamination**: Green
  - There are no known contamination or unstable land issues or risks of the need for remediation.

- **Topography**: Green
  - Site is gently sloping, not considered that this will cause topography constraints.

- **Local Character**: Red
  - Landscape Officer concludes development will constitute an intrusion into the countryside which will have an adverse impact on existing landscape character in addition to that which has occurred as a result of the existingribbon development. The further extension of Wirksworth in this area is likely to have some adverse impact on settlement pattern, there will be an adverse impact on local visual amenity and impact in long distance views from higher ground to the west. There is no capacity for development, it would likely result in significant adverse impact on landscape character, visual amenity and settlement pattern. There would be significant adverse impacts on the local character which cannot be mitigated.

- **Highway Infrastructure**: Red
  - Highways Authority comments state that no satisfactory access to the site can be achieved, no obvious access route to the public highway is indicated on the site plan provided, however, there appears to be a very narrow, un-made, agricultural track between Nos 66 & 67 Gorsey Bank. The proximity of the properties either side of the access track, means there is no scope or opportunity to provide meaningful improvements to up-grade the track to a suitable standard to support additional residential development. Development may cause an adverse impact on the highways network, the existing highway network is constrained in parts, being limited in width has limited forward visibility and intermittent pedestrian provision linking to Wirksworth town centre. There are significant issues with access. No safe access can be achieved, significant impact on highway network, insurmountable issues.
### Settlement: Wirksworth

<table>
<thead>
<tr>
<th>Category</th>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Transport</td>
<td>Green</td>
<td>Bus stops available on Gorsey Bank - within a 5-10 minute walk.</td>
</tr>
<tr>
<td>Services and Facilities</td>
<td>Green</td>
<td>A wide range of services and facilities are available within Wirksworth town centre.</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Amber</td>
<td>Nearest primary school is Wirksworth Infant School approx 1300m way. 10-20 minute walk i.e 800-1600m</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Amber</td>
<td>Retail facilities in the town centre approx 950m away. 10-20 minute walk (i.e. 800-1600m)</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Green</td>
<td>Nearest health facilities at Hannage Way are approx 410m away. Less than 10 minute walk i.e. less than 800m</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Amber</td>
<td>Edge of existing residential area, limited pedestrian facilities in the vicinity of the site, centre of Wirksworth is within reasonable walking thresholds. Limited accessibility e.g. pavement, edge of settlement. Opportunities for improvement and enhancement.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Greenfield site currently appears to be used for animal grazing. Site predominantly greenfield more than 70%</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Red</td>
<td>Open space would be lost.</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations</td>
</tr>
<tr>
<td>Infrast. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints, amenity unaffected.</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development.</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, single ownership, no issues.</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>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).</td>
</tr>
</tbody>
</table>

### Summary

An area of greenfield grassland to the rear of residential properties along Gorsey Bank, Wirksworth. To the north of the site runs an existing access track serving Boggarts Inn Cottage. Site is currently used for agricultural purposes (animal grazing). Prominent mature trees and hedgerows run along the east and southern boundary, with a copse TPO crossing into the site along the southern extent. Contours of the site dictate that the land gradually slopes in an easterly to south easterly direction. Well established copse of trees and belts of trees on field boundaries on the eastern and northern sides of the site.

Site considered undevelopable due to landscape and highways constraints. Landscape sensitivity to housing development is high and there is no capacity for development. Development would likely result in significant adverse impact on landscape character, visual amenity and settlement pattern. Highway access is also constrained, with access between properties to Gorsey Bank. Site not deliverable due to highways constraints, highways authority state no obvious access route to the public highway can be achieved. Significant adverse impacts on landscape character and visual amenity predicted, in combination with Highway constraints site deemed undevelopable.
Settlement: Wirksworth

Site Reference: SHLAA217
Site Area (Ha): 2.8
Capacity: 30

Final Assessment Category: Deliverable
Number of Dwellings: 30
Site Address: Haarlem Mill, Wirksworth

Flood Risk: Red
Environment Ecology: Amber
Landscape: Amber
Historic Environment: Amber
Trees and Hedgerows: Amber
National Park status: Green
National Park extent: Green
Contamination: Amber
Topography: Green
Local Character: Amber

Site falls within areas identified as Flood Zone 2 and 3. The Environment Agency state that as the proposed development site is located within Flood Zone 2 and 3, it must be demonstrated in a clear and transparent manner that development sites located in Flood Zone 2 and 3 have passed/are likely to pass the Sequential and/or Exception Test as stated in the NPPF. The NPPF, paragraph 103 requires applicants for planning permission to submit a flood risk assessment (FRA) when development is located in Flood Zone 2 and 3, defined by the NPPG as having a medium and high probability of flooding. In order to demonstrate the suitability of the site the agent/landowner has been asked to prepare and submit a FRA to demonstrate that the site is deliverable.

The River Ecclesbourne passes through the site therefore ecological assets may be affected. Derbyshire Wildlife Trust assess the nature conservation value of the site as medium to high, stating development could impact on the wet meadow/fen (UK BAP priority habitat types) areas near the stream and other areas. Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation.

Landscape Officer concludes, there is capacity for housing development as part of a sensitive regeneration of the mill buildings and immediate environment. Development of the remainder of the site for housing is likely to result in significant adverse impact on local landscape character, ecology and the historic environment. Landscape sensitivity to housing development is high.

Potential heritage assets that may be affected include Harlem Mill, Warehouse, Mill Managers House and Adam Bede Cottage. Heritage Officers conclude that development may result in harmful impacts on the designated heritage assets and on the identified significance of the site. Any development should have due regard to the significance/setting of the heritage assets in terms of density, layout, access, scale, materials and design. The Derbyshire County Archaeologist recommends a desk based Assessment and Buildings Appraisal as part of any planning application relating to possible impacts on archaeological remains of mill infrastructure be undertaken.

Site contains a group TPO is of prominent trees along the north and eastern boundary to Derby Road /Cinder Lane DCC TPO/023/G6. The belt of trees are prominent in the street scene. Although there are trees on the site and/or some of them have TPOs on them, this would not hinder development. Mitigation may be achieved.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

Site is potentially contaminated or unstable and requires further investigation and remediation.

As part of the flood plain to the river Ecclesbourne the site is predominantly flat with a rise in levels to the western boundary with properties to Snowfield View on higher ground. Site is predominantly flat with no known topography constraints.

Landscape Officer states the site is in a low lying position and not prominent. Local views can be had from the road and properties in the north east however overall the site retains a high degree of tranquility. Potential adverse impact on landscape character, ecology and the historic environment with key features at risk. Landscape Officer recommends that as part of any development new uses for important...
SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

Settlement: Wirksworth

- **Highway Infrastructure**: Amber
  - Highways Authority confirm a safe access can be achieved, stating in respect of Derby Road the existing acute angled, steep access is not considered suitable to serve additional residential development, however, proposals submitted in connection with a recent planning application (15/00395/FUL) have looked at providing a completely new access location, meeting safe minimum criteria (with adequate geometry, emerging and forward visibility). Subject to providing these modified access arrangements, as is clearly achievable, access to serve the site is viable.
  - In respect of Cinder Lane, there appears to be an adequate street frontage to achieve acceptable access geometry and visibility requirements, however, due to the limitations of the nearby junction with Derby Road it would be preferable to serve the entire development direct from a new superior access to Derby Road. Should an access be provided from Derby Road no adverse impact on the surrounding highway network would result, should development be accessed from Cinder Lane this may have impacts due to limitations at the junction with Derby Road. Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part.

- **Public Transport**: Green
  - Within 5 -10 minute walk of a bus stop (i.e 800-1600m).
  - Nearest bus stops are on Derby Road approx 150m away

- **Services and Facilities**: Green
  - A wide range of services and facilities are available within Wirksworth town centre.

- **Educational Facilities**: Red
  - Nearest primary schools are situated to the north of the town of Wirksworth, therefore over 1600m. Over 20 minute walk

- **Retail Facilities**: Amber
  - Town centre retail facilities approx 1500m away, with local convenience store on Derby Road approx 770m away. 10 -20 minute walk i.e 800-1600m

- **Health Facilities**: Amber
  - Hannage Way medical facilities aprox 1350m away. 10 -20 minute walk (i.e. 800-1600m)

- **Pedestrian and cycling**: Amber
  - The Highway Authority comment that the site lies to the edge of existing residential areas. Limited pedestrian facilities in the vicinity of the site.
  - The centre of Wirksworth is within walking thresholds. Bus route on Derby Road is available.
  - Pavements only present to part of Derby Road on the eastern side. Limited accessibility, e.g. pavement, edge of settlement. Opportunities for improvement and enhancement

- **Previously Developed Land**: Amber
  - Site is a mixed brownfield and greenfield site, with areas containing former mill buildings brownfield and land to the north of the site near Cinder Lane greenfield.

- **Open Space or Recreational**: Amber
  - Some open space would be lost should the northern part of the site be developed

- **Material policy**: Amber
  - Development of the site for housing would result in the loss of existing employment/office space within the town.

- **Infrastr. Capacity or Utilities**: Green
  - There is sufficient infrastructure in place to serve the development. No capacity constraints.

- **Bad Neighbour Impact**: Amber
  - Site falls within Railway 200m buffer zone from nearby Ecclesbourne Valley Railway line. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation

- **Other Issues**: Green
  - There are no other issues that would constrain development

- **Land Availability**: Green
  - Landownership known, single ownership, no issues

- **Land Achievability**: Green
  - Site is viable - developer able to realise reasonable profit, taking accoutn of all costs and values of development (including relevant planning obligations and other contributions
| **Summary** | The site is a brownfield site to the southern side of Wirksworth, including existing mill buildings, with wet woodland and grassland, the river and associated drainage ditches. The older mill buildings are listed and much of the remainder of the mill site is included on the Historic Environment Record. The site therefore includes a number of heritage assets. The site has previously been in employment use and falls within Flood Zones 2 and 3 of the River Ecclesbourne. The landscape sensitivity of the site to housing development is considered to be high, however there is capacity for development as part of a sensitive regeneration scheme. The Environment Agency has expressed concerns relating to the site's location within areas at risk of flooding and requested a FRA to help establish the site's deliverability and to demonstrate that the site can pass the sequential and exception test. Derbyshire Wildlife Trust consider the site to be of medium to high nature conservation value, stating development could impact on the wet meadow/fen (UK BAP priority habitat type). The site is adjacent to the settlement boundary of Wirksworth and has good access to local services and facilities. The Highway Authority state a satisfactory access can be achieved. Planning application 15/00395/FUL for the redevelopment of the mill for 30 dwellings has recently received a resolution to grant planning permission, accordingly it is considered that the site is suitable, available, achievable and deliverable. |
### Final Assessment Category

- **Site Reference:** SHLAA269  
- **Site Area (Ha):** 9.04  
- **Capacity:** 126  
- **Include within SHLAA:** Yes  

#### Flood Risk
- Green  
Site does not fall within an area identified to be risk of flooding. The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

#### Environment Ecology
- Red  
A Wildlife site encroaches into the north western part of the site (ref DD451 - Middle Peaks Spoil Heaps). Beyond the south western boundary of the site lies Stone Wood Wildlife site (ref DD459). Beyond the NE boundary lies Colehill Quarries SSSI. The site is designated as a Regionally Important Geological Site (RIG72 - Carboniferous Limestone). Derbyshire Wildlife Trust consider the site to be of high nature conservation value, development is likely to result in significant loss of open mosaic habitats on previously developed land. There are significant adverse impacts in terms of the natural environment that cannot be mitigated against.

#### Landscape
- Amber  
Landscape Officer concludes there may be some capacity for limited development at the former stock yard site and in the area associated with a former tramway immediately fronting Middleton Road. There is no capacity for development elsewhere on the site as it is likely to result in significant adverse impact on landscape character, ecology and visual amenity. Landscape sensitivity to housing development is high to medium. High to medium landscape sensitivity. Opportunities to mitigate impacts and for further enhancement.

#### Historic Environment
- Red  
Heritage Officer concludes development is likely to result in harmful impacts to the significance/setting of the scheduled monument and to other identified designated and non-designated heritage assets. Derbyshire County Archaeologist considers there is likely to be a harmful impact on the setting of Nether Ratchwood/Rantor Scheduled Monument (which includes part of Twentylands Lead Mine). Derbyshire County Archaeologist considers archaeological issues may be substantial and concludes allocation of site may be judged unsound.

#### Trees and Hedgerows
- Amber  
Landscape Officer identifies key features of the site include well defined strip fields sub divided by hedgerows, densley scattered hedgerow trees and areas of woodland. Concluding development of the entire site would have a significant adverse impact on landscape character, ecology and visual amenity. Although there are trees on the site this would not hinder development. Mitigation may be achieved.

#### National Park status
- Green  
Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### National Park extent
- Green  
Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

#### Contamination
- Amber  
Site comprises land associated with former Middleton Road quarries and associated uses - contamination and land stability issues may require investigation. Environmental Health Officers confirm possible contamination issues may be present stating an assessment would be required for planning purposes. Site is potentially contaminated or unstable and requires further investigation and remediation.

#### Topography
- Green  
Generally sloping ground falling to the north east. Given previous use of the site parts are predominantly flat, not considered that this will cause topography constraints.

#### Local Character
- Amber  
Landscape Officer describes landscape character as lower areas of the site fall within the Wooded Farmlands landscape character type of the Derbyshire Peak Fringe and lower Derwent landscape character area, the higher slopes in the Limestone Slopes landscape type of the White Peak landscape character area. Parts of the site associated with stock yard/former tramway may have capacity for development, however there is no capacity for development elsewhere on the site as it is likely to result in a significant adverse impact on landscape character. Development likely to result in harmful impacts on heritage assets. Considered there would be an adverse impact on the existing settlement, however this could be mitigated.
## SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

### Settlement: Wirksworth

<table>
<thead>
<tr>
<th><strong>Highway Infrastructure</strong></th>
<th><strong>Amber</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>In respect of whether a safe and secure access can be achieved the Highways Authority state in respect of Cromford Road – the controlled roadside frontage available is likely to be sufficient to create an access meeting current safe minimum criteria. The scale of development may require the provision of a right turn harbourage and the access should be located with a degree of separation from the Spring Close junction opposite. Detailed designs would need to be submitted to ensure all criteria could be met. Individual access points to Cromford Road would generally be discouraged. A safe access may be possible from Middleton Road – the road is subject to the national speed limit, 60mph, and given the street gradients vehicle speeds are reasonably high in the vicinity of the site frontage. Despite having a reasonable site frontage to Middleton Road the majority of adjoining land is considerably lower than the public highway and falls away at an appreciable gradient – suitable access locations are therefore likely to be very limited. No access from Ravenstor Road – this industrial estate street does not form part of the adopted highway network and would be unlikely to provide a suitable environment to serve residential traffic. The scale of development is considerable, the development would be required to be supported by a full Transport Assessment which would need to set out/include mitigation measures to off set any development related impact that may be mitigated. Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Public Transport</strong></th>
<th><strong>Green</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Bus stops are situated approx 230m away on Cromford Road. Within 5-10 minute walk of a bus stop (ie. Less than 800m)</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Services and Facilities</strong></th>
<th><strong>Green</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Wide range of services and facilities available within Wirksworth town centre</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Educational Facilities</strong></th>
<th><strong>Green</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nearest primary school is approximately 500m away. Less than 10 minutes walk i.e. less than 800m</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Retail Facilities</strong></th>
<th><strong>Amber</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nearest retail facilities are available within the town centre of Wirksworth aprox 800m away. A convenience store as approx 490m away. 10-20 minute walk i.e. 800-1600m</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Health Facilities</strong></th>
<th><strong>Amber</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Hannage way medical facilities approx 1500m away. 10-20 minute walk i.e 800-1600m</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Pedestrian and cycling</strong></th>
<th><strong>Amber</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Highway Authority statethe site lies in an existing residential environment with street lighting and footways present. The centre of Wirksworth is within reasonable walking distances. Bus service on Cromford Road with bus stops within reasonable walking thresholds, however measures to assist pedestrians crossing the BS036 may be required, to access southbound bus stops. Limited accessibility, opportunities for improvement and enhancement.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Previously Developed Land</strong></th>
<th><strong>Green</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Site is predominantly brownfield more than 70%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Open Space or Recreational</strong></th>
<th><strong>Amber</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Some open space would be lost.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Material policy</strong></th>
<th><strong>Red</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Allocated as employment land under policy EDT1 of 2005 Local Plan.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Infrastr. Capacity or Utilities</strong></th>
<th><strong>Green</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Bad Neighbour Impact</strong></th>
<th><strong>Amber</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy L10 - Leisure Routes and trails crosses the site in north south axis “Wirksworth Heritage Way” which may need to be retained/incorporated within development. In light of previous use of the site remedial works may be required. There are other issues that would constrain development however mitigation is possible</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Other Issues</strong></th>
<th><strong>Amber</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Landownership known, single ownership, no issues.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Land Availability</strong></th>
<th><strong>Green</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>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 assessments may be required to determine site specific viability.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Land Achievability</strong></th>
<th><strong>Amber</strong></th>
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<tr>
<td>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 assessments may be required to determine site specific viability.</td>
<td></td>
</tr>
</tbody>
</table>
SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

Settlement: Wirksworth

| Summary | The site is an extensive area of brownfield land to the rear of Ravenstor Industrial Estate and extends across to Middleton Road. The site is likely to have contamination and remediation issues. Site is situated in a sustainable location in relation to Wirksworth with good access to services and facilities and public transport.

Constraints to development of the site have been identified by Derbyshire Wildlife Trust, whom consider the site to be of high nature conservation value, containing a range of habitat types including UK BAP priority 'open mosaic habitats on previously developed land'. Significant impacts on heritage assets, including archaeological assets are identified as a constraint. Landscape sensitivity of the site to housing development is high to medium, with some capacity for limited development at the former stock yard site and in the area associated with a former tramway immediately fronting Middleton Road identified. The Highway Authority state that a safe and secure access can be achieved by Cromford Road and possibly Middleton Road. A Transport Assessment would be required, which would need to include mitigation measures to offset any development-related impacts that may be identified.

On balance as a brownfield site, land at Middleton Road is considered deliverable and developable. Due to identified constraints 50% of the site is concluded developable. Pre application discussions pertaining to development of the site are at an advanced stage, confirming the site is available. |
Settlement: Wirksworth

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA270</td>
<td>Developable</td>
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<td></td>
<td></td>
<td>6 - 10:</td>
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<td></td>
<td></td>
<td>11 - 15:</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>15 Plus:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Address</td>
<td>Land fronting Cromford Road, Wirksworth</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Flood Risk**: Green
  - The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

- **Environment Ecology**: Amber
  - Colehill Quarries SSSI partially covers the site, encroaching into the site along western boundary. The site contains dense tree cover which may be of ecological value. Derbyshire Wildlife Trust consider the site to have medium nature conservation value, stating the site supports semi natural habitats, including scrub, trees, tall herbs and possibly grassland. Although there are some adverse impacts in terms of the natural environment there is the possibility of mitigation.

- **Landscape**: Red
  - Landscape Officer concludes there is little capacity for development. The likely loss of many trees will result in significant adverse impact on landscape character, ecology and visual amenity. Infill development will have an adverse impact on settlement pattern. Landscape sensitivity to housing development is high. Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation.

- **Historic Environment**: Green
  - Heritage Officer concludes in respect of surrounding conservation areas and heritage assets, development is likely to result in minimal impact on the significance/setting of heritage assets.

- **Trees and Hedgerows**: Red
  - Prominent tree cover to the site, providing screening to the B5036. Group TPO's present beyond the south western boundary. Landscape Officer notes potential for adverse impact on landscape character and ecology with key features at risk including (woodland, scrub and roadside trees). There is considerable tree cover across the site that would restrict development. No opportunities for mitigation/enhancement.

- **National Park status**: Green
  - The site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **National Park extent**: Green
  - The site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

- **Contamination**: Green
  - There are no known contamination or unstable land issues or risks of the need for remediation.

- **Topography**: Amber
  - Undulating, sloping site. The topography would have an adverse impact, although it could be mitigated and the site developed.

- **Local Character**: Red
  - Landscape Officer states potential adverse impact on landscape character and ecology with key features at risk. Potential adverse impact on visual amenity within the street scene and in views from the north east, potential adverse impact on settlement pattern, further erosion of the area of separation between Wirksworth and Steeple Grange, concluding little capacity for development on the site. There would be significant adverse impact on the local character which cannot be mitigated.

- **Highway Infrastructure**: Amber
  - Highway Authority state a safe access may possibly be achieved, the extent of public highway is the back edge of footway and does not include the wide grass verge on the north side of Ravenstor Close (not adopted highway). Speed readings would need to be taken to establish whether acceptable visibility sightlines could be provided along the site frontage available. Based on the size of the site and number of dwellings that could be physically accommodated on the site it is unlikely that development would cause an adverse impact on the surrounding highway network. Safe access can be achieved with localised highway improvements. Significant impacts on highway network can be mitigated in part.

- **Public Transport**: Green
  - Bus stops immediately available on B5036. Within 5-10 minute walk of a bus stop.
## SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

### Settlement: Wirksworth

<table>
<thead>
<tr>
<th>Services and Facilities</th>
<th>Green</th>
<th>Wide range of services and facilities within the town centre of Wirksworth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Facilities</td>
<td>Amber</td>
<td>Nearest primary school is Wirksworth Infant school approx 850m away. 10-20 minutes walk (i.e. 800-1600m)</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Amber</td>
<td>Retail facilities in the town centre approx 1050m away. 10 -20 minute walk (i.e. 800-1600m)</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Hannage Way medical facilities is approx 1800m away. Over a 20 minute walk i.e over 1600m</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Green</td>
<td>Site is within an existing residential environment – street lighting and footways present. Nearest residential facilities are located in Wirksworth and whilst the site is likely to be at the upper walking threshold, the distance, combined with the street gradients in this area, could be a barrier to encouraging walking / cycling trips. Bus service on Cromford Road with bus stops within reasonable walking thresholds, however measures to assist pedestrians crossing the B5036 may be required, to access southbound bus stops. Safe walking and cycling access links and opportunities for enhancement.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Greenfield land comprising trees and overgrown scrub. Site predominantly greenfield more than 70%</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Amber</td>
<td>Some open space would be lost</td>
</tr>
<tr>
<td>Material policy</td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations</td>
</tr>
<tr>
<td>Infrastr. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Amber</td>
<td>Possible bad neighbour issues from nearby Ravenstor Industrial Estate. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Landownership known, single ownership, no issues</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>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.)</td>
</tr>
<tr>
<td>Summary</td>
<td>Site comprises sloping ground on the western side of B5036 between Ravenstor Road and New Street. Site comprises open woodland behind a dense belt of trees/shrubs fronting the road. Landscape sensitivity to housing development is high with the landscape assessment concluding there is little capacity for development, due to the likely loss of trees and impact on landscape character. Derbyshire Wildlife Trust state the site has medium nature conservation value. Development is likely to result in minimal adverse impacts to/on the significance/ setting of heritage assets. The site is located with reasonable access to services and facilities, with access to public transport available within 5-10 minutes walk. A safe and secure access could possibly be achieved and based on the site size and number of dwellings the Highway Authority consider it unlikely that adverse impacts on the surrounding highway network would result. On balance is it considered that 25% of the site may be deemed developable, based on ribbon development to the road frontage. Site is suitable, available and achievable to be brought forward within 6-10 years.</td>
<td></td>
</tr>
</tbody>
</table>
**Settlement: Wirksworth**

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>SHLAA282</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area (Ha)</td>
<td>0.22</td>
</tr>
<tr>
<td>Capacity</td>
<td>0</td>
</tr>
<tr>
<td>Final Assessment</td>
<td>Undevelopable</td>
</tr>
<tr>
<td>Category</td>
<td>Constrained</td>
</tr>
<tr>
<td>Time Period (Years)</td>
<td></td>
</tr>
<tr>
<td>Number of Dwellings</td>
<td></td>
</tr>
<tr>
<td>Anticipated timeframe</td>
<td>Land off Malthouse Close, Wirksworth</td>
</tr>
<tr>
<td>Site Address</td>
<td>Land off Malthouse Close, Wirksworth</td>
</tr>
</tbody>
</table>

### Flood Risk
- **Green**: The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

### Environment Ecology
- **Red**: Part of the western margins of the site fall within an area designated as a wildlife site (reference DD457 - High Peak Trail). Colehill Quarries SSSI lies to the south and west of the site. The site comprises woodland with associated ecological assets - Derbyshire Wildlife Trust consider the site of medium to high nature conservation value, development would result in the loss of broad leaved woodland (small site so seems unavoidable). There are significant adverse impacts in terms of the natural environment that cannot be mitigated against.

### Landscape
- **Red**: Landscape Officer states the site, along with open space forms a buffer zone between existing dwellings and the quarry. The woodland is a locally prominent feature providing a good screen of development from the trail and valuable wildlife habitat. Development will result in the loss of the woodland, as a consequence there will be an adverse impact on local landscape character and visual amenity. The assessment concludes there is no capacity for development, it would likely result in significant adverse impact on landscape character and visual amenity. Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation.

### Historic Environment
- **Green**: Site abuts Middleton Conservation Area and numerous historic environment records are within the surrounding area. Heritage Officer concludes development is likely to result in minimal impact on the significance/setting of heritage assets. Derbyshire County Archaeologist recommends that a Heritage Impact Assessment be undertaken to ensure railway features are not impacted at development boundaries. Development of the site is likely to result in minimal or no impact on the significance/setting of heritage assets.

### Trees and Hedgerows
- **Red**: Site comprises area of woodland/overground scrub which Landscape Officer concludes is valuable to local landscape character and visual amenity, referring to the woodland as a locally prominent feature. There is considerable tree cover across the site that would restrict development. No opportunities for mitigation/enhancement.

### National Park status
- **Green**: Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

### National Park extent
- **Green**: Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

### Contamination
- **Green**: There are no known contamination or unstable land issues or risks of the need for remediation.

### Topography
- **Green**: Site is predominantly flat with no known topography constraints.

### Local Character
- **Red**: Landscape Officer refers to the woodland on the site as a locally prominent feature providing a good screen of development from the High Peak Trail and valuable wildlife habitat, concluding there is no capacity for development. Development would likely result in significant adverse impact on landscape character and visual amenity. There would be significant adverse impact on the local character which cannot be mitigated.

### Highway Infrastructure
- **Red**: Highway Authority comments state the site, as drawn, appears to be served off a private car park / road and does not have a direct frontage to a public highway. It is therefore difficult to see how adequate and acceptable access arrangements could be achieved to serve the site. Site appears to be landlocked. There are significant issues with access, site is constrained. The is site constrained by levels, site gradients, access to highway network, tree cover and proximity to quarry edge. No safe access can be achieved significant impact on highway.
## Settlement: Wirksworth

<table>
<thead>
<tr>
<th>Public Transport</th>
<th>Green</th>
<th>Bus stops available within approx 300m on the main road through Steeple Grange. Within 5 -10 minutes walk of a bus stop (i.e. less than 800m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services and Facilities</td>
<td>Green</td>
<td>Wide range of services and facilities available in Wirksworth</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>Amber</td>
<td>Nearest primary school is Wirksworth Infant School; approx 1500m away. 10-20 minute walk away i.e. 800-1600m</td>
</tr>
<tr>
<td>Retail Facilities</td>
<td>Red</td>
<td>Convenience store at Co-Op on B5036 and full range of retail services within the town centre. Over 20 minutes walk i.e over 1600m</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Red</td>
<td>Hannage Way medical centre over 20 minutes walk away i.e. over 1600m</td>
</tr>
<tr>
<td>Pedestrian and cycling</td>
<td>Amber</td>
<td>Some pedestrian footways within Malthouse Close. Nearest residential facilities would be Wirksworth and Cromford. Bus service on Steeple Grange with bus stops within reasonable walking thresholds. Site is at an elevated location and the gradients and distances are likely to be a barrier to walking / cycling trips to and from the site. Limited accessibility e.g. pavement, edge of settlement. Opportunities for improvements and enhancements.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>Red</td>
<td>Greenfield - comprises woodland and overgrown scrub land. Site is predominantly greenfield, more than 70%</td>
</tr>
<tr>
<td>Open Space or Recreational</td>
<td>Amber</td>
<td>There would be some loss of open space</td>
</tr>
<tr>
<td>Material policy</td>
<td>Red</td>
<td>Site falls within land designated under policy L14 of the Local Plan which relates to land safeguarded for the expansion and development of the National Stone Centre. Development of the site for housing would conflict with a material policy consideration or plan designation</td>
</tr>
<tr>
<td>Infrastr. Capacity or Utilities</td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints</td>
</tr>
<tr>
<td>Bad Neighbour Impact</td>
<td>Green</td>
<td>No known constraints amenity unaffected</td>
</tr>
<tr>
<td>Other Issues</td>
<td>Green</td>
<td>There are no other issues that would constrain development</td>
</tr>
<tr>
<td>Land Availability</td>
<td>Green</td>
<td>Site suggested by National Stone Centre. Landownership known, single ownership no issues</td>
</tr>
<tr>
<td>Land Achievability</td>
<td>Green</td>
<td>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)</td>
</tr>
</tbody>
</table>

### Summary

Site comprises a small area of land off Malthouse Close on the northern edge of a disused quarry at Steeple Grange, directly abutting the High Peak trail. Site includes a belt of woodland on the southern edge of open space, attached to existing residential development at Malthouse Close.

The SHLAA assessment concludes the site is subject to a number of constraints and not suitable. Derbyshire Wildlife Trust consider the site of medium to high nature conservation value, development would result in the loss of broadleaved woodland. The landscape assessment states development would likely result in significant adverse impact on landscape character and visual amenity, with no capacity for development. Access to the site is constrained and the Highways Authority have stated as drawn the site appears to be served off a private car park/road and does not have a direct frontage to a public highway. It is therefore difficult to see how adequate and acceptable access arrangements could be achieved. Site is constrained by levels, site gradients, access to the highway, tree cover and proximity to the quarry edge. The site is therefore constrained and not deemed suitable for inclusion in the SHLAA.
SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

Settlement: Wirksworth

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Final Assessment Category</th>
<th>Time Period (Years)</th>
<th>Number of Dwellings</th>
<th>Anticipated timeframe</th>
<th>Site Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA338</td>
<td>Undevelopable Constrained</td>
<td>0 - 5:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 - 10:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>11 - 15:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>15 Plus:</td>
<td></td>
<td></td>
<td>Land to rear of 59-66 Gorsey Bank, Wirksworth</td>
</tr>
</tbody>
</table>

**Site Reference:**

- SHLAA338

- Site Area (Ha): 0.79

- Capacity: 0

- Include within SHLAA: ☐

- Discount from SHLAA: ✔

**Final Assessment Category:**

- Undevelopable Constrained

**Time Period (Years):**

- 0 - 5:
- 6 - 10:
- 11 - 15:
- 15 Plus:

**Number of Dwellings:**

- 0

**Anticipated timeframe:**

- Land to rear of 59-66 Gorsey Bank, Wirksworth

---

**Flood Risk**: Green

The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.

**Environment Ecology**: Green

Derbyshire Wildlife Trust state the site is of low nature conservation value. There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.

**Landscape**: Red

Landscape Officer concludes there is no capacity for development, it would likely result in significant adverse impact on landscape character, visual amenity and settlement pattern. Landscape sensitivity to housing development is high. Significant impact upon landscape character. High landscape sensitivity. Unable to overcome through mitigation.

**Historic Environment**: Green

Eastern boundary of the site abuts the Wirksworth Conservation Area and is within proximity of the Gorsey Bank Conservation Area. Heritage Officer comments state development is likely to result in minimal impact on the setting of both Conservation Areas, concluding development is likely to result in minimal impact on the significance/setting of heritage assets.

**Trees and Hedgerows**: Amber

Landscape Officer states in respect of trees a well established copse of trees and belts of trees on field boundaries maintains the sites rural character. Although there are trees on the site this would not hinder development. Mitigation may be achieved.

**National Park status**: Green

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

**National Park extent**: Green

Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.

**Contamination**: Green

There are no known contamination or unstable land issues or risks of the need for remediation.

**Topography**: Green

Site is gently sloping, not considered that this will cause topography constraints.

**Local Character**: Red

Landscape Officer describes the site as an area of an attractive, small scale and intimate landscape. Development will constitute an intrusion into the countryside which will have an adverse impact on existing landscape character in addition to that which has occurred as a result of the existing ribbon development. The further expansion of Wirksworth into the area is likely to have some adverse impact on settlement pattern, concluding there is no capacity for development, it would result in significant adverse impact on landscape character, visual amenity and settlement pattern. There would be significant adverse impact on local character which cannot be mitigated.

**Highway Infrastructure**: Red

Comments received from the Highway Authority state, no satisfactory access to serve the site can be achieved, access from the site to Griggs Gardens is derived from a narrow, un-made, agricultural track. Visibility onto Griggs Gardens is obscured by third party land either side of the access. There are third party properties either side of the access track, therefore, there is little scope or opportunity to provide meaningful improvements to upgrade the road to a suitable standard to support additional residential development. Development could possibly cause adverse impacts on the surrounding highway network. There are significant issues with access, no safe access can be achieved, significant impact on highway network, insurmountable issues.

**Public Transport**: Green

Nearest bus stops on Grosey Bank approx 190m away. Within 5 -10 minutes walk (i.e less than 800m)

**Services and Facilities**: Green

A wide range of services and facilities are available within Wirksworth town centre.

**Educational Facilities**: Amber

Nearest primary school is approximately 1300m away. 10-20 minute walk (i.e 800-1600m)
## SHLAA Stage B (NORTH) Sites Detailed Assessments by Settlement

### Settlement: Wirksworth

<table>
<thead>
<tr>
<th>Category</th>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Retail Facilities</strong></td>
<td>Amber</td>
<td>Nearest retail facilities are within the town centre approx 950m away. 10 - 20 minutes walk (i.e. 800-1600m)</td>
</tr>
<tr>
<td><strong>Health Facilities</strong></td>
<td>Green</td>
<td>Nearest medical facilities are at Hannage Way, approx 420m away. Less than 10 minute walk (i.e. less than 800m)</td>
</tr>
<tr>
<td><strong>Pedestrian and cycling</strong></td>
<td>Amber</td>
<td>Edge of existing residential area. Limited pedestrian facilities in the vicinity of the site. Centre of Wirksworth within reasonable walking thresholds, however, limitations in the available routes may be a barrier to encouraging walking trips / cycle use. Limited accessibility e.g. pavement, edge of settlement. Opportunities for improvement.</td>
</tr>
<tr>
<td><strong>Previously Developed Land</strong></td>
<td>Red</td>
<td>Site predominantly greenfield, more than 70%</td>
</tr>
<tr>
<td><strong>Open Space or Recreational</strong></td>
<td>Red</td>
<td>Open space would be lost</td>
</tr>
<tr>
<td><strong>Material policy</strong></td>
<td>Green</td>
<td>Site is in accordance with material policy considerations and designations</td>
</tr>
<tr>
<td><strong>Infrast. Capacity or Utilities</strong></td>
<td>Green</td>
<td>There is sufficient infrastructure in place to serve the development. No capacity constraints.</td>
</tr>
<tr>
<td><strong>Bad Neighbour Impact</strong></td>
<td>Amber</td>
<td>Part of the site falls within land identified as the 200m Railway buffer for part of the Ecclesbourne railway. Moderate adverse effect for occupiers, constraints may be overcome by design/mitigation</td>
</tr>
<tr>
<td><strong>Other Issues</strong></td>
<td>Green</td>
<td>There are no other issues that would constrain development</td>
</tr>
<tr>
<td><strong>Land Availability</strong></td>
<td>Green</td>
<td>Landownership known, no ownership issues</td>
</tr>
<tr>
<td><strong>Land Achievability</strong></td>
<td>Green</td>
<td>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)</td>
</tr>
</tbody>
</table>

### Summary

The site comprises an area of unmanaged grassland to the east of existing properties to Gorsey Bank and Griggs Gardens, Wirksworth. The site is currently used for animal grazing. Site is bound to the north and south by access tracks serving nearby Boggarts Inn Cottage and Farm to the east of the site. Site boundaries include mature hedgerows and trees and a shallow stone wall to the northern boundary. Site is undulating with a gradual rise in levels to the east. A well established copse of trees and belt of trees run to field boundaries on the eastern and northern side.

Situated at Gorsey Bank the site has reasonable access to services and facilities in Wirksworth. Development of the site is likely to result in minimal or no impact on the historic environment. Derbyshire Wildlife Trust consider the site to be of low nature conservation value. The site is however in an area of high sensitivity to housing development. Development would constitute an intrusion into the countryside which will have a significant adverse impact on existing landscape character, visual amenity and settlement pattern, concluding there is no capacity for development. Comments received from the Highway Authority state that a satisfactory access to serve the site cannot be achieved. Accordingly due to landscape constraints and highway constraints the site is considered unsuitable for development and discounted from the SHLAA.