

# Appendix 5

## Strategic Development Site Policies

**DERBYSHIRE DALES LOCAL PLAN**  
**STRATEGIC DEVELOPMENT SITE POLICIES**  
**FEBRUARY 2016**



# STRATEGIC DEVELOPMENT SITE POLICIES

## POLICY DS1

### Land at Ashbourne Airfield (Phase 1), Ashbourne

Land amounting to X hectares is allocated for a mixed use development comprising approximately 367 dwellings and 8 hectares of employment land (6 hectares of B2 development and 2 hectares of B1(b) / B1(c) development) at Ashbourne Airfield as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and :

- A comprehensive masterplan for the development incorporating community facilities proportionate to serve the needs of future residents of the site including a mixed use hub providing some or all of the following uses:
  - a) Use Class A1 Retail / A2 Financial and Professional (no single unit in excess of 300m<sup>2</sup> and not more than 500m<sup>2</sup> in total).
  - b) Use Class A3 restaurants/café(s) / A4 drinking establishments (not more than 500m<sup>2</sup> in total and no more than one drinking establishment).
  - c) Use class D1 non-residential institution/community facilities (up to 750m<sup>2</sup>), and an enterprise centre incorporating small start-up office units (not more than 500m<sup>2</sup> in total)
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- The provision of a new access to serve the comprehensive development comprising a new junction from the A52; a new access road to serve the business park which shall link through to Blenheim Road; a new internal road layout to serve the development incorporating footpaths and cycle paths. No more than 75 dwellings to be erected and occupied before the link to Blenheim Road has been laid out and constructed.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes and subsidies, improvements to existing and development of new pedestrian / cycle routes. Provision for public transport, cycle and pedestrian routes to Ashbourne town centre.
- Provision of a comprehensive landscaping plan including the retention of landscape features to the northern and eastern site boundaries, the provision of a substantial landscape buffer between existing and new development; Bradley Wood and the surrounding countryside and the enhancement of Green Infrastructure linkages.
- The provision of a landscape bund alongside the south eastern and north eastern boundaries of Vital Earth at least 7.5m in height topped with 2m acoustic fencing.
- The provision of a landscaped buffer to the rear of existing properties on Ladyhole Lane. No development shall take place on land south east of Lady Hole Lane.
- The provision of tree planting along the south western boundary of the site (parallel with the A52).
- Development shall have regard to the proximity of existing uses and the need to ensure adequate environmental safeguarding.
- The provision of an area reserved for wildlife along the north eastern boundary.
- Provision of public open space and green infrastructure on site with links

established to the wider countryside.

- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- A desk based archaeological assessment of the site.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment, incorporating Surface water control measures (SUDS) throughout the development.
- Developer contribution towards the provision of infrastructure, educational services and other community services including open space, as required.
- An Ecological Assessment.
- A contamination and ground condition survey.

## **POLICY DS2**

### **Land to the Rear of Former RBS premises, Darley Dale**

Land amounting to X hectares is allocated for residential development comprising approximately 143 dwellings at land to the rear of the former RBS premises, Darley Dale, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive masterplan for the development incorporating community facilities proportionate to serve the needs of the local community.
- The provision of a new access to serve the comprehensive development comprising a new junction on the A6 frontage. Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- A comprehensive landscaping plan, including the retention of key landscape features including the retention of an open frontage to the A6 and along the existing DFS access road.
- Provision of a comprehensive landscaping plan with provision of public open space and green infrastructure on site with links established to the wider countryside.
- A desk based archaeological assessment and buildings appraisal. The development scheme should have due regard to the course of the Warney Brook and Mill Lade and to any resultant archaeological interest.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contribution towards the provision of infrastructure, educational services and other community services including open space, as required.
- Ecological Assessment

### **POLICY DS3**

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

Land amounting to X hectares is allocated for residential development comprising approximately 100 dwellings at land at Stancliffe Quarry, Darley Dale, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive layout and site masterplan for the development.
- The provision of a new access to serve the comprehensive development comprising a new junction on the A6 frontage. Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- A comprehensive landscape plan for the entire site including the retention of protected trees and woodland within the development (where feasible).
- Preparation of a Woodland and Landscaping Management Plan for the entire site.
- Submission of a scheme for the stabilisation of the north east quarry face adjacent to Stancliffe Hall.
- Open space provision on site.
- A Historic Environment Assessment. The scheme should consider and protect the setting of heritage assets, including the setting of Grade II Listed Stancliffe Hall and its associated estate, including listed boundary walls.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contribution towards the provision of infrastructure, educational services and other community services including open space as required.
- Ecological Assessment
- Contamination and ground condition survey, and in the event that remedial works are required the extent of any mitigation measures to enable the site to be brought forward for development.

## **POLICY DS4**

### **Land off Gritstone Road/Pinewood Road, Matlock**

Land amounting to x hectares is allocated for residential development comprising approximately 500 dwellings at land off Gritstone Road and Pinewood Road, Matlock, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:

- Preparation of a comprehensive masterplan for the development incorporating community facilities proportionate to serve the needs of future residents of the site.
- Preparation of a phasing plan to secure the provision of a link road through the development to Gritstone Road within the first phase of development and to secure any required improvements to Gritstone Road.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- A comprehensive landscaping plan, including the retention of existing dry stone walls as features within open space network. Woodland planting to be retained to screen development to northern boundary.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- A Historic Environment Assessment. The scheme should consider the impact of development on the setting of heritage assets, including the setting of the Grade II Listed Wolds Farm.
- A desk based archaeological assessment.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contribution towards the provision of infrastructure, educational services and other community services including open space, as required.
- Ecological Assessment

## **POLICY DS5**

### **Land at Halldale Quarry/Matlock Spa Road, Matlock**

Land amounting to X hectares is allocated for mixed use development comprising approximately 220 dwellings and 1.5 hectares of employment land at Halldale Quarry/Matlock Spa Road, Matlock, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:

- Preparation of a comprehensive masterplan for the development incorporating community facilities proportionate to serve the needs of future residents of the site.
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of crossing facilities across Matlock Spa Road and the provision of footways up to and into the site.

- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community
- Provision of a comprehensive landscaping plan, including the retention of key landscape features.
- Preparation of a scheme to address the impact of development on visual amenity including potential light pollution.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- The submission of an air quality assessment and hydrological and hydrogeological assessment which identifies any potential effects, and any mitigation measures necessary to avoid adverse effects on the integrity of the Peak District Dales SAC either as a standalone development or in combination with other plans or projects.
- The submission of an assessment of the potential effects from recreation by future residents of the development on Peak District Dales SAC and any mitigation measures necessary to avoid adverse effects on the integrity of the Peak District Dales SAC either as a standalone development or in combination with other plans or projects.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contributions towards the provision of infrastructure, educational services and other community services including open space as required.
- Ecological Assessment.
- Contamination and ground condition survey, and in the event that remedial works are required the extent of any mitigation measures to enable the site to be brought forward for development.

## **POLICY DS6**

### **Land off Middleton Road/Cromford Road, Wirksworth**

Land amounting to X hectares is allocated for mixed use development comprising approximately 126 dwellings and 2 hectares of employment land at land off Middleton Road/Cromford Road, Wirksworth, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive layout and site masterplan for the development.
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of enhanced pedestrian crossing facilities on the B5036.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community
- Provision of a comprehensive landscaping plan, including the retention of landscape and ecological features, including the provision of a substantial landscape buffer between the development and Local Wildlife Site DD451, which sits within the north-western boundary of the site.

- Provision of open space and green infrastructure on site with links established to the wider countryside.
- The submission of an air quality assessment which identifies any potential effects, and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang Mine SAC either as a standalone development or in combination with other plans or projects.
- The submission of an assessment of the potential effects from recreation by future residents of the development on Gang Mine SAC and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang Mine SAC either as a standalone development or in combination with other plans or projects.
- A desk based archaeological assessment.
- The submission of an Historic Environment Assessment. The scheme should include consideration of development on the setting of Wirksworth and Middleton Conservation Areas
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contributions towards the provision of infrastructure, educational services and other community services including open space as required.
- Ecological Assessment.
- Contamination and ground condition survey, and in the event that remedial works are required the extent of any mitigation measures to enable the site to be brought forward for development.

## **POLICY DS7**

### **Land at Middle Peak Quarry, Wirksworth**

Land amounting to X hectares is allocated for mixed use development comprising approximately 220 dwellings and community facilities at Middle Peak Quarry, Wirksworth, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive layout and site masterplan for the development.
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of enhanced pedestrian crossing facilities on the B5036.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community
- Provision of a comprehensive landscaping plan, including the retention of landscape and ecological features.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- The submission of an air quality assessment which identifies any potential effects, and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang Mine SAC either as a standalone development or in combination with



other plans or projects.

- The submission of an assessment of the potential effects from recreation by future residents of the development on Gang Mine SAC and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang Mine SAC either as a standalone development or in combination with other plans or projects.
- A desk based archaeological assessment.
- The submission of an Historic Environment Assessment. The scheme should include consideration of development on the setting of Wirksworth and Middleton Conservation Areas
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contributions towards the provision of infrastructure, educational services and other community services including open space as required.
- Ecological Assessment.
- Contamination and ground condition survey, and in the event that remedial works are required the extent of any mitigation measures to enable the site to be brought forward for development.

## **POLICY DS8**

### **Land at Ashbourne Airfield (Phase 2), Ashbourne**

Land amounting to X hectares is allocated for a mixed use development comprising approximately 1100 dwellings and 6 hectares of employment land at Ashbourne Airfield as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and :

- A comprehensive masterplan for the development incorporating community / educational facilities proportionate to serve the needs of future residents of the site.
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes and subsidies, improvements to existing and development of new pedestrian / cycle routes. Provision for public transport, cycle and pedestrian routes to Ashbourne town centre.
- Provision of a comprehensive landscaping plan, including the retention of landscape and ecological features.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- Development shall have regard to the proximity of existing uses and the need to ensure adequate environmental safeguarding.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- A desk based archaeological assessment of the site.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment, incorporating Surface water control measures (SUDS) throughout the development.

- Developer contribution towards the provision of infrastructure, educational services and other community services including open space, as required.
- An Ecological Assessment.
- A contamination and ground condition survey.