



## **Derbyshire Dales District Council**

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### **Housing Allocations**

### **Issues and Options**

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# Derbyshire Dales Housing Allocations Issues and Options

## INTRODUCTION AND OVERVIEW

The Derbyshire Dales Local Plan will set out the overall vision and objectives for the future development of those parts of the Derbyshire Dales that lie outside the Peak District National Park for the period 2006-2028.

The Localism Act, which received royal assent on 15th November 2011, includes provisions that will result in the removal of the powers to prepare a Regional Plan, and eventually the revocation of the East Midlands Regional Plan. In light of these changes, setting the requisite level of housing provision to be planned for will become the responsibility of local planning authorities such as Derbyshire Dales District Council.

The District Council has concluded that the most appropriate level of housing provision, which maintains the existing strategic policy of housing restraint as a means of maintaining environmental quality of the area and supporting urban regeneration outside of the area, should be set at **4,400 or 200 dwellings per annum over the period 2006-2028.**

Taking account of existing completions and commitments, the potential for new housing development on sites within the existing Settlement Framework Boundaries, development within the Peak District National Park and the potential for new housing on small sites in the rural areas, the District Council proposes additional provision for housing, outside of the existing Settlements will need to be made and the following distribution is proposed for consultation:

Matlock	270 dwellings
Wirksworth	60 dwellings
Darley Dale	160 dwellings
Tansley	30 dwellings
Ashbourne	400 dwellings
Doveridge	50 dwellings
Brailsford	50 dwellings

A review of sites that have the potential to meet these requirements has been undertaken, and a suite of sites that the District Council consider are appropriate for further consideration and consultation has been identified.

This document sets out the background to the identification of these sites, and provides residents and stakeholders with an opportunity to influence the location of new housing sites across the plan area.

The document is set out in two sections.

- Section One provides the context for the identification of sites in the Derbyshire Dales Local Plan. It sets out relevant national policy, and summarises the evidence to support the preferred level of housing requirement to be included within the Derbyshire Dales Local Plan.
- Section Two sets out by sub area and settlement, the options for the allocation of housing land across the plan area for the period 2006-2028. It includes details of the sustainability appraisal of the options for each settlement, as a means of identifying the social, economic and environmental effects. For each settlement there are a number of consultation questions to aid consideration of the key issues.

It is, however, important to note that the District Council is seeking to continue the development strategy set out in the Derbyshire Dales and High Peak Joint Core Strategy Draft Plan. As such the sites identified in this document are the District Council's attempt to set out an approach to the implementation of the development strategy.

Furthermore the allocation of a site for residential development within the Derbyshire Dales Local Plan does not necessarily mean that it will be developed straight away; each site will require the benefit of planning permission, and in some instances, may be subject to a phasing policy where for example infrastructure constraints dictate it necessary to do so.

### **What Happens Next?**

The initial suite of sites included in this document is the first opportunity for residents and stakeholders to comment upon whether these are appropriate sites to meet the housing needs of the District for the period up to 2028.

The District Council would like to invite comments from residents and stakeholders upon the suitability of the identified sites, and if appropriate to suggest alternatives for further consideration.

Once the consultation on this document is complete, the District Council will consider the representations it has received and seek to identify a preferred suite of housing sites that it considers should be allocated for residential development in the forthcoming Derbyshire Dales Local Plan. It is anticipated that the Preferred Housing Allocations will be published in November 2012.

# **Section 1 – Policy Context and Housing Requirements for Derbyshire Dales**

## **National Policy Planning Framework (NPPF)**

The National Policy Planning Framework (NPPF) published on 27<sup>th</sup> March 2012 has sought to rationalise the Government's planning policy for England into a single document.

The NPPF commits the Government to the principles of a plan-led system, where decisions on planning applications are made in accordance with the development plan unless material considerations indicate otherwise.

The Town and Country Planning (Local Planning) (England) Regulations 2012, that were brought into effect on 6<sup>th</sup> April 2012, effectively defines that any document prepared by a local planning authority which sets out policies and proposals for the use and development of land is a "Local Plan". Neither the Regulations nor the NPPF prescribe the form and content of a Local Plan, and as such the District Council have discretion to determine what approach to take.

As a consequence of the change in emphasis contained within the NPPF, it is now considered that the work that has already been undertaken on the preparation of the Derbyshire Dales and High Peak Joint Core Strategy be used as the basis for the preparation of a revised Derbyshire Dales Local Plan.

In terms of the content of the Derbyshire Dales Local Plan, on the basis of the evidence base that has been developed during the past 3 years, and the extensive consultation work that has been undertaken on the preparation of the Derbyshire Dales and High Peak Joint Core Strategy, the District Council has resolved that the immediate priority for the Derbyshire Dales Local Plan should be on setting the strategic policies for the use and development of land, and the establishing the overall distribution and allocation of land for housing.

The identification of sites to meet the overall housing requirements of the plan area, is therefore an essential part of the preparation of the Derbyshire Dales Local Plan.

## **Plan Period**

The East Midlands Regional Plan had a plan period that ran from 2006 to 2026. The impending revocation of the East Midlands Regional Plan under the provisions of the Localism Act 2012, has necessitated that consideration be given to the plan period that will apply to the Derbyshire Dales Local Plan.

The District Council, have taken account of advice in the National Planning Policy Framework (NPPF) which states that Local Plans should be drawn up over an appropriate time scale, preferably a 15-year time horizon, and that

weight can be given to relevant policies in emerging plans according to the stage of preparation. In this regard, it is considered appropriate to ensure that there is some consistency with the base date of the Regional Plan and therefore the District Council have resolved that the plan period for the Derbyshire Dales Local Plan should be from 2006-2028.

Consequently the allocation of sites for housing within the Derbyshire Dales Local Plan must be sufficient to meet the residual housing requirement for the period up to 2028.

### **How Much Housing Land Is Required?**

The Derbyshire Dales and High Peak Joint Core Strategy Draft Plan was published in June 2010 and had regard to the housing requirement set out in the East Midlands Regional Plan.

The pending future revocation of the East Midlands Regional Plan under the auspices of the Localism Act has meant that it is necessary for the District Council to consider the future housing requirements for the Derbyshire Dales for the period up to 2028.

The Derbyshire Dales Strategic Housing Target Options Paper<sup>1</sup> undertakes a comprehensive assessment of the relevant evidence in relation to the identification of an appropriate level of new housing development for the period up to 2028.

The Derbyshire Dales Strategic Housing Target Options Paper considers the following key issues for the Derbyshire Dales in relation to setting an appropriate level of housing provision:

- *Levels of Population and Household Growth*
- *Migration*
- *Affordable Housing*
- *Economic Development*
- *Impact on local environmental quality and infrastructure*
- *Investment in town and village centres*
- *Land Supply*
- *Deliverability*

It concludes that, overall there are three options worthy of further consideration in relation to the identification of housing targets for the District for the period up to 2028.

Having considered the advantages and disadvantages of each option the District Council has resolved that the housing requirement for Derbyshire Dales should be 4,400 dwellings (200 per annum) over the period 2006-2028.

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[http://www.derbyshiredales.gov.uk/images/documents/S/Strategic\\_Housing\\_Options\\_Paper\\_June\\_2012.pdf](http://www.derbyshiredales.gov.uk/images/documents/S/Strategic_Housing_Options_Paper_June_2012.pdf) )

Further work has been undertaken to assess what is the most appropriate distribution of this housing requirement across the plan area. The Development Approaches and Sub Area Strategies Paper<sup>2</sup> takes account of:

- *Sub Area Population and Household Forecasts*
- *Infrastructure Constraints*
- *Completions & Commitments*
- *Potential Land Housing Land Supply*

and provides alternative scenarios for the distribution of the housing requirement across the plan area.

Having considered these factors and having assessed the advantages and disadvantages of each alternative scenario, the District Council has resolved to propose within the Derbyshire Dales Local Plan, outside of the existing Settlement Framework Boundaries that provision for housing is made as follows:

Matlock	270 dwellings
Wirksworth	60 dwellings
Darley Dale	160 dwellings
Tansley	30 dwellings
Ashbourne	400 dwellings
Doveridge	50 dwellings
Brailsford	50 dwellings

As part of the public consultation exercise, representations are invited in respect of this proposed distribution.

### **Methodology for Identifying Potential Housing Allocation Sites**

Any strategy for new housing development must be capable of being delivered, and must therefore be based upon evidence about the availability of land to accommodate housing growth. The Strategic Housing Land Availability Assessment (SHLAA) prepared in 2009<sup>3</sup> identified a set of sites that were considered as having potential to meet the needs of housing requirements set out in the East Midlands Regional Plan<sup>4</sup>

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<sup>2</sup>

[http://www.derbyshiredales.gov.uk/images/documents/D/Development\\_Approaches\\_and\\_Sub\\_Area\\_Strategies.pdf](http://www.derbyshiredales.gov.uk/images/documents/D/Development_Approaches_and_Sub_Area_Strategies.pdf)

<sup>3</sup>

<http://www.derbyshiredales.gov.uk/images/documents/S/Strategic%20Housing%20Land%20Availability%20Assessment.pdf>

<sup>4</sup> The role of the SHLAA is not to allocate land for residential development but to provide evidence, alongside other studies, to help inform the site allocation and/or decision process as part of the Local Development Framework and development control decisions. The SHLAA identifies potential housing sites but leaves the policy decisions on which sites to be allocated to the Local Plan and to decisions on planning applications. The SHLAA provides one part of the evidence base only

An update of the SHLAA published in 2009 has been undertaken to take account of new sites identified by landowners and developers to the District Council during the preparation of the Derbyshire Dales and High Peak Joint Core Strategy.<sup>5</sup>

This suggests that the potential supply of land suitable for housing in the Derbyshire Dales (outside the Peak District National Park) over the next 15 years, based on the availability of suitable, developable and deliverable sites is as follows:

<b>Deliverable Supply</b>	<b>Potentially Developable Supply</b>		<b>Total</b>
	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
836	2,393	2,014	5,243

Broken down by Sub Area, the potential supply of housing land across the plan area over the next 15 years is as follows:

<b>Derbyshire Dales Potential Housing Supply</b>				
<b>Sub Area</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>	<b>0-15 years</b>
Matlock and Wirksworth	594	793	617	2004
Ashbourne	210	1260	546	2016
Southern Parishes	32	340	851	1223
<b>Derbyshire Dales</b>	<b>836</b>	<b>2393</b>	<b>2014</b>	<b>5243</b>

The evidence suggests in the SHLAA that there is more than sufficient land to meet the housing requirement of 4,400 dwellings over the period 2006-2028.

Having established the extent of land available through the SHLAA process, a review of the sites that abut the existing Settlement Framework Boundaries of the 7 identified settlements has been undertaken to identify which ones are considered to be the most appropriate for further consideration and public consultation.

The following criteria have been used to identify which sites are appropriate for further consideration:

- A. Sites immediately abutting the existing Settlement Framework Boundaries of Matlock, Wirksworth, Darley Dale, Tansley, Ashbourne, Doveridge or Brailsford as identified on the Proposals

<sup>5</sup>[http://www.derbyshiredales.gov.uk/images/documents/S/Strategic\\_Housing\\_Land\\_Availability\\_Assessment\\_2011.pdf](http://www.derbyshiredales.gov.uk/images/documents/S/Strategic_Housing_Land_Availability_Assessment_2011.pdf)

Map in the adopted Derbyshire Dales Local Plan or are adjacent to substantially built up areas of development;

- B. Sites with an assessed development capacity for 5 or more dwellings within the SHLAA (2011);
- C. Sites that are capable of being integrated into the existing settlement pattern;
- D. Sites that are capable of being assimilated into the local landscape without any undue detrimental impact upon the visual appearance of the area;
- E. Sites where the existing use or allocated use in the adopted Derbyshire Dales Local Plan is no longer viable, or is no longer required for the purpose for which it was originally allocated.

As a result of this assessment process, a number of sites for each of the towns and villages have been identified as having the potential to be allocated as sites for new residential development over the course of the plan period. These are identified in detail in Appendix 2.

The following sites identified in the SHLAA have failed to satisfy the above criteria:

<b>SHLAA Sites that failed criteria for inclusion in housing site allocations</b>		
<b>SHLAA Reference Number</b>	<b>Settlement</b>	<b>Criteria Failed</b>
CSAS 69	Matlock	C D
CSAS 44 (part of site only)	Matlock	C D
DD439	Wirksworth	C D
CSAS 37 (part of site only)	Wirksworth	D
SS053	Wirksworth	C D
CSAS 33 (part of site only)	Tansley	C D
DD545	Darley Dale	E
DD471	Northwood and Tinkersley	A
SS067	Northwood and Tinkersley	A
DD585	Bonsall	A
DD453	Matlock Bath	A
CSAS 9	Ashbourne	C D
SS153	Ashbourne	B
SS086	Ashbourne	C D
CSAS 7	Ashbourne	C D
SS123	Ashbourne	C D
SS098	Ashbourne	B
SS156	Ashbourne	B
DD569	Longford	A
SS113	Brailsford	C D

<b>SHLAA Sites that failed criteria for inclusion in housing site allocations</b>		
<b>SHLAA Reference Number</b>	<b>Settlement</b>	<b>Criteria Failed</b>
CSAS 13	Brailsford	C D
SS047	Hulland Ward	A
SS114	Hulland Ward	A
CSAS 21	Hulland Ward	A
DD589	Kirk Ireton	A

### **Sustainability Appraisal**

The Derbyshire Dales Local Plan is subject to a process known as Sustainability Appraisal (SA). This process is designed to ensure that the adopted Local Plan will promote sustainable development by assessing the impact that its policies and proposals are likely to have on the social, environmental and economic development of the area. The SA is a continuous process, to be undertaken in parallel with the preparation of the Derbyshire Dales Local Plan. The means by which the process of SA is carried out is prescribed by Government. The appraisal process also meets the requirements for Strategic Environmental Assessment as laid out in European Union Directive 2001/42/EC.

For the purposes of this Issues and Options Paper on Housing Site Allocations, an Interim SA has been carried out on the potential housing site allocations and options for locating housing growth within each settlement. The sites, which are considered to have potential for further consideration and public consultation have been subject to a sustainability appraisal which seeks to identify their advantages and disadvantages in relation to social, economic and environmental factors.

The SA process has been integrated into the Local Plan with the intention of ensuring that the most sustainable options and sites are selected. The alternative sites and options have been assessed against the set of sustainable development objectives set out in the SA Framework as contained within the SA Scoping Report<sup>6</sup>

The aim of the Interim SA of the Housing Site Allocations is to inform consultation on the Issues and Options Paper by developing an awareness of the sustainability impacts of the options upon which we are currently consulting and individual potential development sites. A summary of the key findings of the SA for each potential housing site allocation is set out in Appendix 2. A summary of the findings of the SA of the Options by settlement has also been provided and is set out in Section 2.

The remainder of the document highlights the sites that the Council considers has the potential to meet the housing requirements set out above. Section 2

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<http://www.derbyshiredales.gov.uk/images/documents/R/Revised%20Joint%20Core%20Strategy%20Scoping%20Report.pdf>

outlines the issues for each of the three sub areas, and for each settlement. Appendix 2 provides details of each site, and includes a map and photos of the site as well as a summary of any constraints to development.

## **Section 2 – Housing Options for Derbyshire Dales Local Plan**

### **Housing Options in the Matlock/ Wirksworth Sub Area**

The Matlock/Wirksworth Sub-Area comprises the two Market Towns of Matlock and Wirksworth, and its surrounding attractive countryside that sits in the Dark Peak and Peak Fringe landscape character types. The sub area has a population of 27,904, and an area of 9,472 hectares.

Since 2006, 548 dwellings have been completed in the Matlock/Wirksworth sub area, the majority of which have been on brownfield sites. There are, however, a significant number of dwellings with an outstanding planning permission, including 432 new homes to be brought forward at Cawdor Quarry in Matlock.

The Derwent Valley Mills were inscribed as a UNESCO World Heritage Site in December 2001, in recognition of the unique role that the area played in the Industrial Revolution. The World Heritage Site still has considerable scope to bring real benefits to the local economy through the growth of its tourism potential and the development of business units to meet emerging growth sectors.

There has been a significant amount of investment in Matlock and the surrounding area in recent years. The completion of the supermarket by Sainsbury's and the A6 town centre relief road at Cawdor Quarry in 2007 has led to a reduction in long distance food shopping trips to towns such as Alfreton and Chesterfield.

The completion of Arc Leisure Matlock has provided an innovative and exciting new sport and leisure facility for local people and visitors to the area. The £12m scheme is on a brownfield site off the A6 road between Matlock and Darley Dale.

#### **Matlock – Settlement Profile**

Matlock is the largest town within Derbyshire Dales with a resident population approaching 11,000 people. The town sits on the edge of the Peak District National Park and is a popular tourist destination with the River Derwent and adjacent Hall Leys Park providing an attractive town centre environment. The River Derwent divides the town centre in two. To the west of the river comprises a variety of independent shops and services on Dale Road; whilst to the east of the river across Matlock Bridge at its junction with Crown Square is the core of the town centre.

Matlock is the administrative centre of Derbyshire Dales and the administrative centre for Derbyshire County Council. Its development as a Hydro town in 1880's remains evident in the character and appearance of the

town. Consequently much of the town is situated within a Conservation Area. Matlock town centre acts as a focus for the surrounding hinterland. Its administrative function results in significant daily net inward work related movements. Although the majority of the daily movements are car borne journeys, the town is however well served by public transport, with both bus and rail services available.

The designation of the Derby-Matlock rail line as a Community Rail line, and the introduction of hourly rail services provides real opportunities for modal shift for visitors and commuters. The relatively flat area adjacent to the River Derwent also provides opportunities for modal shift, particularly for cycling and walking.

There has been a significant amount of investment in Matlock and the surrounding area in recent years in an attempt to revitalise Matlock town centre through facilitating the improvement of the town's retail offer and subsequently tourism appeal. This has included the IMPRESS project to improve the public realm throughout the town centre.

There have also been a number of new major housing developments in Matlock in recent years including, the Moorledge development, off the A6, which when complete will provide 228 new dwellings, of which 156 dwellings were completed in 2011. An affordable housing development was completed in 2011, on Bakewell Road, which provided 58 dwellings. A housing development at Riber Castle is currently under construction which will provide 46 dwellings. There are still many opportunities for new housing development in the town to meet local needs and rising population projections, the options of which are presented in this document.

### Sites Summary

The following table summarises sites that the District Council consider to have the potential to be allocated for residential development in Matlock to meet the requirement of 270 dwellings. More detailed information on each of the sites is set out in Appendix 2.

Site Reference	Site Address	Site Size	Estimated Housing Capacity
MAT1	Land Off Asker Lane, Matlock	5.98 ha	179 dwellings
MAT2	Land North of Wolds Rise and Gritstone Road, Matlock	4.28 ha	129 dwellings
MAT3	Land off Moorcroft, Chesterfield Road, Matlock	1.09 ha	25 dwellings
MAT4	Land at Bentley Bridge, Matlock	4.35 ha	65 dwellings

<b>Site Reference</b>	<b>Site Address</b>	<b>Site Size</b>	<b>Estimated Housing Capacity</b>
MAT5	Land off Dark Lane, Matlock	0.69 ha	16 dwellings
MAT6	Land off Butts Drive, Matlock	0.4 ha	6 dwellings
MAT7	Land at Pump Close, Off Starkholmes Road, Matlock	0.4 ha	9 dwellings
MAT8	Land at the Old Slaughter House, Smedley Street, Matlock	0.51 ha	7 dwellings

### **Options**

The District Council considers that there are three options that could be adopted towards the allocation of residential development in Matlock:

Option A – Development of the required housing provision on one large site and a number of other sites around the town

Option B – Development of the required housing provision on two large sites

Option C – Allocate land to meet the required housing provision across a number of sites around the town

### ***Sustainability Appraisal - Summary of Findings***

All options will bring about positive effects including the provision of affordable housing, support for existing services and facilities and the provision of new community facilities and infrastructure through conditions attached to planning permissions and section 106 contributions. Due to the economies of scale, concentrating development on either one site or two smaller sites (option A and B) would maximise opportunities to deliver affordable housing and contributions towards community benefits both within the development sites themselves and through off site enhancements, for example towards open space and education provision. All options will provide a degree of support for town centre vitality and vibrancy, local employment opportunities and economic development.

Options A and B are more likely to facilitate a degree of mixed use development on the larger sites, for example through the provision of a local shop and facilities, thereby reducing the need for residents to travel.

Option C would see development scattered across a number of sites throughout Matlock. Whilst this option may deliver affordable housing on each site, there is likely to be a reduced scope to secure comprehensive infrastructure improvements.

All options would have a degree of environmental impact, as all options would result in the loss of greenfield land on the edge of the settlement with negative effects upon biodiversity, noise, loss of open space, spread of light pollution and impacts upon the character and appearance of the landscape. All options are likely to generate a degree of additional traffic movements and lead to pressure on existing infrastructure. Options A and B offer the greatest opportunity for mitigation through the creation of open spaces, landscaping, habitat creation and infrastructure improvements. Under Option C the environmental impact would be dispersed and diluted across a number of sites around the town with positive environmental effects, however there would be reduced scope to provide mitigation on smaller schemes and reduced scope for enhancements to green infrastructure.

### **Consultation Questions for Matlock**

1. Which of the options do you prefer ?
2. Which sites should be allocated to meet your preferred option?
3. Are there any other sites that could be included to deliver the required housing provision?
4. Are there any other reasonable options?

### **Wirksworth – Settlement Profile**

Wirksworth has a compact town centre focused around the Market Place, much of which is situated within a Conservation Area designated in 1970. The fundamental characteristics of the Conservation Area are its wealth of historic buildings and the quality of its architectural detail. To the south of the town the landscape is some of the highest quality in Derbyshire.

Wirksworth, one of the oldest towns in Derbyshire, is located six miles to the south of Matlock in the Ecclesbourne Valley. The town centre has a relatively limited but attractive range of small independent shops located along the main St John's Street. There are also several restaurants and pubs serving its tourist role. Wirksworth is an attractive market town with medieval origins. Its development is associated primarily with lead mining and more recently limestone quarrying.

Wirksworth has a population of 5,500, of which approximately 20% are under the age of 16, 63.4% aged between 16 and 64 and 16.6% aged 65 and over. At the time of the Census in 2001 approximately 50% were economically active (aged between 16 and 74 and either in or seeking employment).

There are however good public transport links which allow commuting to Belper, Derby and Matlock from Wirksworth. The Ecclesbourne Valley railway line reopened as a tourist attraction in 2011, linking the town to Duffield by rail. It is a community-owned and locally-managed venture and when available, provides an alternative means of transport for local residents.

Future housing development in Wirksworth is necessary to accommodate the growth of the local population, particularly young residents and families who wish to remain in the town in order to maintain a local family network. At the time of the 2001 Census there were 2,408 occupied households within Wirksworth, of which 76.9% were owner occupied, 19.5% were socially rented and 5.3% privately rented. Between April 2000 and March 2011 there were a total of 200 residential completions within Wirksworth.

The 2007 District Housing Needs Survey indicated for Wirksworth that between 2006/2007 and 2010/2011 there would be a newly arising need for affordable homes at a rate of 29 dwellings per year. There has been two large affordable housing schemes granted planning permission in the town in the last couple of years, these include the Kingsfield housing development whereby 19 dwellings on the site have been recently completed and, land at King Edwards Street, Wash Green whereby 27 dwellings are currently under construction. Land situated off Middleton Road in Wirksworth has been identified as having the opportunity to be developed for mixed use development of housing and employment generating uses. There is limited capacity for further new housing development in Wirksworth that will not have a detrimental impact upon its character and appearance.

### Site Summary

The following table summarises sites that the District Council consider to have the potential to be allocated for residential development in Wirksworth to meet the requirement of 60 dwellings. More detailed information on each of the sites is set out in Appendix 2.

Site Reference	Site Address	Site Size	Estimated Housing Capacity
WIR1	Almark Garage, Wirksworth	0.68 ha	15 dwellings
WIR2	Coneygreave House, Cromford Road, Wirksworth	0.91 ha	27 dwellings
WIR3	Land at Wash Green, Wirksworth	0.68 ha	15 dwellings

It is important to note that in respect of Wirksworth, an assumption has been made that 195 dwellings could be brought forward on the site currently allocated for employment development within the adopted Derbyshire Dales Local Plan at Middleton Road, which is situated within the Settlement Framework Boundary of the town.

## **Options**

Only a limited number of sites have been identified to the District Council through the SHLAA process in Wirksworth, and as such only three meet the criteria as being suitable for further consideration and public consultation. The capacity on these sites is only just able to meet the outstanding housing requirement in Wirksworth of 60 dwellings. There are consequently no housing options for consideration in Wirksworth. No sustainability appraisal has therefore been undertaken for options in Wirksworth. However Sustainability Appraisal comments for each of the three sites are included within Appendix 2.

## **Consultation Questions for Wirksworth**

1. Do you think the sites identified are suitable and appropriate for allocation as housing sites in Wirksworth?
2. Are there any other reasonable alternative sites to deliver the required housing provision?

## **Darley Dale and Darley Bridge – Settlement Profile**

Darley Dale is situated to the north-west of Matlock and comprises several linear settlements that extend up the hillside to the north-east, beyond which lies some of the highest quality landscape in Derbyshire. Although the level of population has been sufficient to maintain the viability of all services and facilities in the village, these only provide for day-to-day needs, with Matlock providing those essential services not available within Darley Dale.

There are however good public transport links between Darley Dale and Matlock along the A6 by road and the railway line operated by Peak Rail between Matlock and Rowley, which allow daily commuting.

There have been some new housing developments in Darley Dale over the last couple of years primarily for affordable housing, including development at Broadmeadows which provided 28 dwellings completed in 2010. The former Cobb Slater site in Darley Dale has recently been granted planning permission to provide 33 new affordable dwellings. Other major developments in Darley Dale include the redevelopment of the St Elphins site to provide housing for the elderly. There is, however, still capacity in the village to accommodate further new housing development without detriment to its character and appearance.

Darley Bridge is a small village situated approximately 3 kms north-west of Matlock. The village is a linear village that runs up the hillside to the south of

the River Derwent. Whilst it acts a dormitory for Matlock and Bakewell the village is well served by public transport with bus routes enabling commuting to both locations.

### Site Summary

The following table summarises sites that the District Council consider to have the potential to be allocated for residential development in Darley Dale and Darley Bridge to meet the requirement of 160 dwellings. More detailed information on each of the sites is set out in Appendix 2.

Site Reference	Site Address	Site Size	Estimated Housing Capacity
DD1	Water Transport Depot, South Darley, Darley Dale	0.59 ha	18 dwellings
DD2	Stancliffe Quarry, Darley Dale	5.73 ha	43 dwellings
DD3	Land off Old Hackney Lane, Darley Dale	0.87 ha	26 dwellings
DD4	Land at Graceland Nurseries and between the A6 and Old Hackney Lane, Darley Dale	3.25 ha	79 dwellings

Only a limited number of sites have been identified to the District Council through the SHLAA process in Darley Dale and Darley Bridge, and only four have been able to meet the criteria as being suitable for further consideration and public consultation.

The capacity on these sites is only just able to meet the outstanding housing requirement in Darley Dale and Darley Bridge of 160 dwellings. There are consequently no housing options for consideration in Darley Dale and Darley Bridge. No sustainability appraisal has therefore been undertaken for options in Darley Dale and Darley Bridge. Sustainability Appraisal comments for each of the four sites are, however, included within Appendix 2.

### Consultation Questions for Darley Dale and Darley Bridge

1. Do you think the sites identified are suitable and appropriate for allocation as housing sites in Darley Dale and Darley Bridge?
2. Are there any other reasonable alternative sites to deliver the required housing provision?

### **Tansley – Settlement Profile**

Tansley is situated approximately 2.5 kms east of Matlock. The level of population has been sufficient to maintain the viability of services and facilities in the village. The village is well served by public transport, which facilitates commuting to Matlock, and has capacity to accommodate new development without detriment to its character and appearance. Recent new housing developments in Tansley include the West Yard site whereby eight new dwellings were completed in 2011.

### **Site Summary**

The following table summarises sites that the District Council consider to have the potential to be allocated for residential development in Tansley to meet the requirement of 30 dwellings. More detailed information on each of the sites is set out in Appendix 2.

<b>Site Reference</b>	<b>Site Address</b>	<b>Site Size</b>	<b>Estimated Housing Capacity</b>
TAN1	Land off Nottingham Road, Tansley	0.21 ha	6 dwellings
TAN2	Land off West Yard & Thatchers Lane, Tansley	0.62 ha	19 dwellings
TAN3	Land at Tansley House Gardens, Off Church Street, Tansley, Matlock	2.5 ha	38 dwellings
TAN4	Land at Whitelea Nursery, Tansley	0.99 ha	30 dwellings

### **Options**

The District Council considers that there are three options that could be adopted towards the allocation of residential development in Tansley:

Option A – Development of the required housing provision on the two sites to the south of the A615, and on part of one of the sites to the north of the A615

Option B – Development of the required housing provision on one single site

Option C – Allocate land to meet the required housing provision on each of the four identified sites

### ***Sustainability Appraisal - Summary of Findings***

All options would provide opportunities for new development to support existing services and facilities within the village and deliver affordable housing.

All options will result in a degree of environmental impact upon biodiversity and landscape setting. Option C would disperse development across a number of sites around the village and therefore the effect of development upon the character and appearance of Tansley would be spread across a number of locations. Option B may lead to the greatest environmental impact as the total allocation of development would be located on one site. However, developing on one site only would provide scope for mitigation and environmental improvements as a result of the scale of development, with the greatest opportunities for the creation of open space, landscaping and enhancements to green infrastructure under this option.

Allocating the majority of the housing requirement on sites to the south of the village would result in environmental impacts being concentrated in this location. Under this option there would be some adverse landscape impact but this would be across three sites.

In terms of access to services and facilities, options that would provide development to the north of the A615 score highly in regard to accessibility to the village facilities, including the school and public houses.

### **Consultation Questions for Tansley**

1. Which of the options do you prefer ?
2. Which sites should be allocated to meet your preferred option?
3. Are there any other sites that could be included to deliver the required housing numbers?
4. Are there any other reasonable options?

## **Housing Options in the Ashbourne Sub Area**

The Ashbourne Sub-Area comprises the market town of Ashbourne and its surrounding rural hinterland. It has a population of 13,866 and an area of 15,450 hectares. Ashbourne is known as the 'Gateway to Dovedale'. It is an attractive historic town, with origins in the medieval period. Much of the town centre is designated as a Conservation Area.

The sub area sits predominantly in Needwood and South Derbyshire Claylands landscape character types. Much of the area is attractive countryside with areas of Grade 2 and 3A agricultural land. Although Ashbourne is situated within a large rural hinterland and is largely self-contained there is a considerable amount of commuting both to and from Derby and Uttoxeter.

Ashbourne town is the main employment and service centre for the southern part of Derbyshire Dales. Ashbourne was identified in the Peak Sub Region Retail and Town Centre Study Retail Hierarchy as one of the main retail centres within the Peak Sub Region having regard to the range of shopping and non-retail service facilities within each centre, the extent of its catchment and its current market share. Maintaining and enhancing the vitality and viability of Ashbourne town centre is essential to the overall sustainability of the town.

The Ashbourne Airfield Industrial Estate, which sits to the south east of the town acts as the main focus for employment opportunities. The recently opened Waterside Park retail and office development, on the site of the former Nestle factory will broaden the range and quality of modern office and employment premises within the town. A new hospital was opened in Ashbourne in 2010 which has provided much needed health service improvements.

Many of the villages within the Ashbourne rural hinterland have very small populations and very limited local access to services and facilities, without having to rely upon the motorcar. The strategy for the continued sustainability of these communities will need to focus on improving access to services and facilities because large scale development, as a means of improving the viability of local services and facilities is likely to have a significant impact upon the character and appearance of these villages.

### **Ashbourne – Settlement Profile**

Ashbourne is known as the 'Gateway to Dovedale'. It is an attractive historic town, with origins in the mediaeval period. Much of the town centre is designated as a Conservation Area. Ashbourne is a medium-sized market town with a resident population of 7,000 located at the southern edge of the Peak District, roughly equidistant between Stoke-on-Trent and Derby. Leek, Uttoxeter and Belper are also relatively accessible from the town. The town

centre has retained its historic Georgian core with narrow streets and enclosed courtyards. The Market Place is the main focus of the town centre with St John's Street and Church Street forming an attractive thoroughfare where many of the town's independent shops are located. The town centre also has a full range of local services and is a popular tourist destination with a number of restaurants, cafes and pubs catering for visitors and local residents

As a market town it acts as a focus for public transport. There is also good public transport links to the main employment area on the former airfield. There are opportunities for new development within the town without detriment to its character and appearance.

Congestion in Ashbourne Town Centre has been identified as a long term cause for concern within the town.. The volume of traffic passing through the town centre can have a detrimental impact on environmental quality of the area as well as affecting the character and appearance of the conservation area.

A southern bypass for the town was constructed in the 1990's as a means of relieving the town centre of traffic. However the construction of a long planned western bypass, as a means of further improving the local environment within the town centre, has yet to receive the necessary priority and funding from Government. Consequently any new development in Ashbourne needs to ensure that it does not have an adverse impact upon traffic congestion within the town centre.

There have been many new housing developments in Ashbourne in the last 5 years. Since 2006, 324 dwellings have been completed in Ashbourne. Recent major affordable housing developments in Ashbourne include 65 new dwellings off Cavendish Drive and Brookside Meadows which has provided 48 new dwellings, which were completed in 2010.

Whilst the District Council has identified a housing requirement of land for housing in Ashbourne for 400 units, it is aware that the potential for growth in Ashbourne may be constrained by capacity issues at Queen Elizabeth's Grammar School.

### Site Summary

The following table summarises sites that the District Council consider to have the potential to be allocated for residential development in Ashbourne to meet the requirement of 400 dwellings. More detailed information on each of the sites is set out in Appendix 2

Site Reference	Site Address	Site Size	Estimated Housing Capacity
ASH1	Former Ashbourne	109.21 ha	500 dwellings

<b>Site Reference</b>	<b>Site Address</b>	<b>Site Size</b>	<b>Estimated Housing Capacity</b>
	Airfield Off Blenheim Road, Ashbourne		
ASH2	Site Adjacent to Old Derby Road	12 ha	269 dwellings
ASH3	Land at Leys Farm, Wyaston Rd, Ashbourne	15.63 ha	234 dwellings
ASH4	Site at Hillside Farm, Wyaston Lane, Ashbourne	19.64 ha	161 dwellings

## **Options**

The District Council considers that there are three options that could be adopted towards the allocation of residential development in Ashbourne:

Option A – Development of the required housing provision on greenfield sites to the south of the town centre

Option B – Providing all the of the required housing provision on the Airfield site

Option C – Allocate land to meet the required housing provision across a number of sites around the town

## ***Sustainability Appraisal - Summary of Findings***

All options will bring about positive effects including the provision of affordable housing, support for existing services and the provision of new community facilities and infrastructure through the conditions attached to planning permission for the development of sites and section 106 contributions. Due to the economies of scale, concentrating development on larger sites (Options A and B) would maximise opportunities to deliver affordable housing and contributions towards community benefits both within the development sites themselves and through off site enhancements, for example towards open space and education provision. All options will provide a degree of support for town centre vitality and vibrancy, local employment opportunities and economic development.

Option C would see the housing requirement distributed across a number of sites throughout Ashbourne. Dispersing the housing provision across a number of sites would spread the effect of development upon the character, appearance and landscape setting of Ashbourne. Although this option would

enable infrastructure improvements to be made, it is unlikely to deliver as much when compared to concentrating development in larger numbers.

Options A and C would have a degree of environmental impact, as both options would result in the loss of greenfield land to the edge of the Ashbourne with negative effects upon biodiversity, noise, loss of open space, spread of light pollution and impact upon the character and appearance of the landscape. All options are likely to generate a degree of additional traffic movements and lead to pressure on existing infrastructure. However Options A and B offer greater opportunity for mitigation through the creation of open spaces, landscaping, habitat creation and public transport improvements.

### **Consultation Questions for Ashbourne**

1. Which of the options do you prefer ?
2. Which sites should be allocated to meet your preferred option?
3. Are there any other sites that could be included to deliver the required housing numbers?
4. Are there any other reasonable options?

### **Doveridge – Settlement Profile**

Doveridge is situated approximately 3kms to the west of Uttoxeter. Although its population grew in the 1960's by nearly 100%, it fell in the 1970's. The population level in 2001 of 1452 is only 10% higher than it was in 1971. The size of the village's population has however been sufficient to maintain the viability of many of the village's the key services. Whilst the village acts as commuter village for Uttoxeter there are good public transport links with it. The growth of the settlement, in terms of achieving patterns of sustainable development, has been unbalanced. Whilst there are opportunities to accommodate new development within the village without detriment to its character and appearance, the A50 Doveridge Bypass has however placed considerable pressure for new development outside of the village.

### **Site Summary**

The following table summarises sites that the District Council consider to have the potential to be allocated for residential development in Doveridge to meet the requirement of 50 dwellings. More detailed information on each of the sites is set out in Appendix 2.

<b>Site Reference</b>	<b>Site Address</b>	<b>Site Size</b>	<b>Estimated Housing Capacity</b>
DOV1	East of Bakers Lane, Doveridge	3.05 ha	112 dwellings
DOV2	Land at Former Garage/ Police Office and Cavendish Cottage, Doveridge	2.03 ha	58 dwellings
DOV3	Land to the South of Derby Road, Doveridge	5 ha	112 dwelling
DOV4	Land Off Hall Lane, Doveridge	2.5 ha	56 dwellings

### **Options**

The District Council considers that there are three options that could be adopted towards the allocation of residential development in Doveridge:

Option A – Development of the required housing provision on one single site

Option B – Development of the required housing provision on two sites

Option C – Development of the required housing provision on more than two sites across the village

### ***Sustainability Appraisal - Summary of Findings***

All options would provide opportunities for new development to support existing services and facilities within Doveridge and provide opportunities to meet housing needs. Option A would provide the most scope to deliver affordable housing within the village as development would be at a scale on any one site to require affordable housing provision.

All options will result in a degree of environmental impact upon biodiversity, landscape and natural assets. Option C would disperse development across a number of sites around the village and therefore the effect of development upon the character and appearance of Doveridge and landscape setting would be spread across a number of locations. Option A may lead to the greatest environmental impact as the total allocation of development would be located on one site. However, developing on one site only would provide scope for mitigation and environmental improvements as a result of the scale of development, with the greatest opportunities for the creation of open space,

landscaping and enhancements to green infrastructure provided under Option A.

Developing two sites (Options B) would lead to some adverse landscape impact but this would be across two sites only and not dispersed across a number of sites as proposed under Option C. Smaller scale development as envisaged in Option C may be better integrated into the existing settlement pattern.

All options will result in a growth in traffic generation, with negative impacts upon air pollution. Developing sites closest to the centre of the village would maximise opportunities to access local services and facilities by walking and cycling.

Mitigation measures providing protection from noise generated by the A50 will need to be considered, in respect of any development on sites to the north-west of the village.

### **Consultation Questions for Doveridge**

1. Which of the options do you prefer ?
2. Which sites should be allocated to meet your preferred option?
3. Are there any other sites that could be included to deliver the required housing numbers?
4. Are there any other reasonable options?

## **Housing Options in the Southern Parishes Sub Area**

The Southern Parishes are situated in the Southern and Eastern part of the Derbyshire Dales, and form part of the wider Derby Travel-To-Work Area. It is predominately open countryside, and high quality agricultural land, which make it a very attractive area in which to live and work.

The landscape is rich and varied with the northern area situated within the Derbyshire Fringe and Lower Derwent Valley, and the southern area situated within the Needwood and South Derbyshire Claylands. The high quality landscapes are important assets for the area. The quality of the environment and its protection and enhancement is important for quality of life and also for the social and economic benefits it brings to the area and local community.

The Southern Parishes have a population of 3,922 and an area of 8,588 hectares. The three largest villages in this Sub Area are Brailsford, Hulland Ward, and Kirk Ireton.

The A52 which links Ashbourne with Derby runs through Brailsford and has frequent bus services, the remainder of the Sub Area is not well served by public transport. This creates problems in terms of access to services and facilities. The strategy for the continued sustainability of these communities will need to focus on improving access to services and facilities because large scale development, as a means of improving the viability of local services and facilities, is likely to have a significant impact upon the character and appearance of these villages.

The Southern Parishes Sub Area, because of the nature and extent of the area, has a focus for strategic growth and all new housing developments that has come forward has been small scale. Consequently there have only been 46 dwellings completed in the Sub Area since 2006.

### **Brailsford**

Brailsford straddles the A52 approximately 9 kms from Ashbourne and 12 kms from Derby. The 1958 County Development Plan identified Brailsford as a 'key' village where significant growth was to be encouraged. As a consequence the population has steadily risen from 668 in 1961 to 1007 in 2001. The village is served by a range of facilities including a school and village hall. The village has become a dormitory village for both Derby and Ashbourne. The location of the village on the A52 ensures that there are good public transport links to allow commuting to both Ashbourne and Derby. The existing primary school is inadequate to meet the future needs of the school catchment area and Derbyshire County Council are actively pursuing opportunities for the provision of a replacement school on an alternative site.

## Site Summary

The following table summarises sites that the District Council consider to have the potential to be allocated for residential development in Brailsford to meet the requirement of 50 dwellings. More detailed information on each of the sites is set out in Appendix 2.

Site Reference	Site Address	Site Size	Estimated Housing Capacity
BRA1	Site off Luke Lane, Brailsford	1.25 ha	50 dwellings
BRA2	Land off Throstle Nest Way to the north of A52 Brailsford	5.4 ha	81 dwellings

## Options

Derbyshire County Council have advised that the most cost effective way for a replacement school to be provided is for it to form part of a development package. In order to be a viable proposition this would require the provision of 50 dwellings on one site outside the village. As such both sites are put forward as having the capacity to deliver the required number of new dwellings and a replacement school.

Option A – Site off Luke Lane, Brailsford

Option B – Site to the East of the village

### ***Sustainability Appraisal - Summary of Findings***

All options would provide opportunities for new development to support existing services and facilities within Brailsford and provide opportunities to meet housing needs through the delivery of affordable housing. Both options would sustain existing services and present an opportunity to address existing education infrastructure constraints through the delivery of a replacement primary school.

All options will result in a degree of environmental impact in terms of loss of greenfield sites, biodiversity, landscape and natural assets. Housing development under Option A may be more easily accommodated within the wider landscape setting and integrate into the existing settlement pattern. Design and implementation of development will be important to mitigate environmental impacts. Both options may provide opportunities for the creation of open space and enhancements to existing green infrastructure.

Development of either option will generate additional traffic movements through the village and onto the A52. Development would also represent an extension to the village of Brailsford and would be related to existing residential development, with either site within close proximity of existing services and facilities in the heart of the village.

### **Consultation Questions for Brailsford**

1. Which of the options do you prefer ?
2. Are there any other suitable single sites that could accommodate the required housing numbers outside the village, and facilitate the provision of a replacement school?