

## **DERBYSHIRE DALES LOCAL PLAN EXAMINATION**

### **SESSION 11, MATTER 10 & 11 STRATEGIC ALLOCATIONS AND SETTLEMENT BOUNDARIES - WIRKSWORTH**

#### **Hearing statement on behalf of Mr. D Garner (1063)**

1. I am Roger Yarwood. I have set out my background and qualifications in a separate appendix to an earlier hearing statement.
2. I represent Mr. D. Garner who owns land suitable for housing development in Wirksworth.
3. I submit that:
  - The expectation that Local Plan will deliver over 2000 dwellings on the 7 strategic sites in Matlock, Wirksworth and Darley Dale is unrealistic and that constraints render it unlikely that these "strategic" sites will be deliverable within a reasonable timescale. The reliance on those sites to deliver the housing need in Matlock, Wirksworth and Darley Dale is not a realistic approach.
  - That constraints render it unlikely that commitments and allocations in Wirksworth are deliverable.
  - As a consequence, other sites in Wirksworth (and elsewhere) should be allocated to help meet any resulting shortfall.
  - Several smaller sites, including a site which I have put forward for allocation, would give more certainty of delivery and provide better choice.
4. The expectation that Local Plan will deliver over 770 dwellings on the two strategic sites in Wirksworth is unrealistic. Reliance on Middle Peak Quarry to deliver a substantial element of this provision demonstrates that the Council is unduly optimistic in its expectations of meeting its OAN target (even at the reduced level as proposed in Main Modification MM23). Despite being granted permission for housing development over 16 years ago Cawdor Quarry remains undeveloped and this experience demonstrates the difficulty in developing former quarries.
5. Yet, despite this history, the Council is now to be reliant on the development of even more quarry sites. Middle Peak Quarry suffers from many of the constraints that have hampered delivery of development at Cawdor.
6. The Middle Peak allocation is poorly located in regard to accessibility to community facilities. It is relatively remote and unlikely to secure good public transport links to the

town centre or to larger regional centres. Sites within 500m to the major road arteries including the B5023, would give access to public transport links to Derby, as well as local centres and thus promote the use of more sustainable means of transport.

7. As Appendix 2 of the Council's Local Plan Advisory Committee's meeting on 20/01/16 explains, constraints to access have previously been cited as a constraint to development of my client's site at Gorse Bank site (SHLAA 206) but the owner is at an advanced stage in negotiation with neighbouring owners which give us confidence to believe that this constraint can be readily overcome.
8. Landscape impact is also cited as a constraint giving rise to a "red" classification. We submit that the landscape assessment is fundamentally flawed and that the impact on the landscape attributable to the development of this site is far less significant than that which will result from the development of many of the allocated sites which have not been classified so harshly.
9. The only other reasons why the site receives a "red" classification are due it being "greenfield" and that "open space would be lost". These are factors which would have discounted most of the allocated sites from consideration!
10. I attach **appendix 1** which is a letter of 12/07/16 from my client to the Council's Planning Policy Officer offers further evidence in support of the allocation of this site and addresses the above concerns.
11. This site together with sites put forward by my other clients and some sites put forward by other agents, would bring flexibility in housing provision, provide choice and give greater certainty over delivery.