MATLOCK SPA
PLANNING STATEMENT
Outline Planning Application
December 2016
CONTENTS
1. INTRODUCTION AND SUMMARY 2
2. THE SITE 4
3. BACKGROUND TO THE SCHEME 5
4. THE PROPOSED SCHEME 8
5. MATLOCK SPA 10
6. STATEMENT OF COMMUNITY INVOLVEMENT 13
7. “FREQUENTLY ASKED QUESTIONS” 20
8. PLANNING POLICY CONTEXT 29
9. GEOTECHNICAL CONSIDERATIONS 31
10. HOUSING STATEMENT 32
11. ECONOMIC STATEMENT 35
12. HERITAGE ASSESSMENT 37
13. TRANSPORT AND PARKING 40
14. THE NATURAL ENVIRONMENT 42
15. CONCLUSION 45

Appendices

Appendix A – Exhibition Material
1. **INTRODUCTION AND SUMMARY**

1.1. This Planning Statement describes and assesses the proposed redevelopment of Cawdor Quarry, the former Permanite Works and part of Snitterton Fields.

1.2. Outline planning permission is sought with details of access, appearance, layout and scale for approval at this stage.

1.3. A landscaping strategy is provided with detailed landscaping proposed as a reserved matter.

1.4. The description of development is:

   “Outline application for redevelopment of Cawdor Quarry, the former Permanite Works and development of 4ha of Snitterton Fields to provide 586 dwellings, including 78 affordable dwellings; 2,800 sq m commercial (Use Class B1) floorspace within 1ha of land; one shop (Use Class A1); one cafe (Use Class A1 / A3); car parking; pedestrian footpaths and cycle ways; two vehicle accesses from Matlock Spa Road and vehicular access limited to 10 dwellings from Snitterton Road (access, appearance, layout and scale for approval at this stage, landscaping to be a reserved matter”.

1.5. The application is supported by:

   - Design & Access Statement (including Landscape Strategy and Visual Appraisal) by David Morley Architects and Land Use Consultants
   - Transport Assessment including Travel Plan by Vectos
   - Ecology Reports by BSG
   - Arboricultural Study by Dryad Tree & Woodland Services
   - Archaeological Assessment by PreConstruct Archaeology Ltd
   - Geological Assessment by Discovery
   - Flood Risk Assessment (including foul sewage and drainage strategy) by IPaD
1.6. There is no up-to-date Local Plan and so the proposal falls to be considered in accordance with paragraph 14 of the NPPF. This means that the proposal should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or where specific policies of the NPPF related to heritage, ecology, the National Park, or flood risk state that development should be restricted.

1.7. The residential development of the quarry with supporting commercial accommodation has long been accepted by DDDC. Equally residential development of the old Permanite Works, another brownfield site, should not be contentious.

1.8. The ‘Matlock Spa’ concept is far removed from a conventional housing estate. It aims to create something special with beautifully designed and distinctive spa villages within a country park setting and the dramatic quarry scenery.

1.9. This concept needs a critical mass to achieve a real sense of place and commercial success. Moreover, 78 affordable dwellings are proposed. At best these are ‘cost neutral’ or make a small loss. It means that the 508 private units for sale have to bear the whole cost of the development.

1.10. It is evident from the length of time that Groveholt have been involved (2001 to present day) that there is a long term commitment to deliver a scheme that will not be a standard housing development of similar house types designed to achieve maximum density per acre. The price of this is that development of part of Snitterton Fields is necessary, not to build in isolation, but as an integral element of the total concept.

1.11. If the proposed number of dwellings was compressed into the original quarry site then the ‘Matlock Spa’ concept would be compromised and diluted.

1.12. This is the special justification for the development of part of Snitterton fields. It is not a prelude to further encroachment.

1.13. A solution would be that the National Park is extended onto Snitterton Fields up to the existing wall and the boundary of the proposed development.

1.14. The undeveloped Snitterton Fields would then be protected by the Peak District National Park Authority on the basis of the adopted planning policies within the national park.
2. THE SITE

2.1. The applicant’s ownership is shown in blue on the location plan and extends from Matlock Spa Road in the east to the River Derwent floodplain and Snitterton Field in the west and from the River Derwent embankment to the north to Snitterton Road in the south. At the centre of the site is Cawdor Quarry, a brownfield site which fell into disuse in the 1950’s.

2.2. The application site is shown in red. It comprises part of Cawdor Quarry, the former Permanite works at the north west corner of the quarry, and a part of Snitterton fields immediately adjacent to the west of the quarry.

2.3. The allocations / designations are as follows:

- The meadow at the north of the site falls within a Flood Risk Zone.
- The land immediately the south of the Permanite Works and beneath a part of the cliffs forming the southern boundary of the former quarry is a Geology Site of Special Scientific Interest (SSSI).
- The Local Plan (2005) Proposals Map includes part of the site (excluding Snitterton Fields) within the Matlock settlement boundary.
- Cawdor Quarry is allocated within the draft Local Plan 2016 for the provision of 1ha of employment land.
- The former Permanite Works are allocated within the draft Local Plan 2016 for the provision of 50 dwellings.
- The 2005 Proposals Maps also allocates part of the site as a wildlife site.
3. BACKGROUND TO THE SCHEME

Introduction

3.1. Groveholt purchased Cawdor Quarry in 2002, a requirement for the purchase was to obtain full planning permission for development by the end of 2001. This was achieved (see below). The acquisition also included the Permanite site and ‘Snitterton Fields’ to the west of the quarry.

3.2. Since then Groveholt has endeavoured to develop the quarry but has been hampered by three considerable constraints:

- The attempts by the former owner, Alan Hughes, to extract additional payments from Groveholt through complex land ownership disputes. This involved several court cases at which Mr Hughes lost each and every one but continued to appeal against the judgements, even from his prison cell, in an effort to frustrate Groveholt. Mr Hughes had been jailed for five years in 2002 for corruption in Doncaster. Even though costs were awarded to Groveholt in each judgment, it proved impossible to reclaim any money. Mr Hughes had declared himself bankrupt. The cost to Groveholt in legal fees alone was in the order of [£5M] over several years.

- Uncertainty over the ground reclamation costs of the quarry. Site investigation reports have consistently identified filled material in the form of quarry waste, shale, timber, tyres, bitumen waste and imported construction waste. There are identified areas of hydrocarbon and asbestos contamination. In addition to the stabilisation of the site and removal of unsuitable fill from the development area it is necessary to address the issues of rock face stability, the effect of the two drainage soughs beneath the site and foul and surface water (including spring water) issues.

- Uncertainty over the resilience of the Matlock housing market. From the 2008 financial crash to Brexit, there have been doubts whether there is sufficient demand in Matlock for a high quality bespoke scheme rather than a conventional ‘housing estate’.
Planning History

3.3. Outline planning permission granted on 18 October 1999 to the Hughes Group for:

“Redevelopment for Housing, Leisure, Sport and Industry “

3.4. Planning permission was granted on 18 December 2001 for:

“Redevelopment for residential accommodation, employment development (Use Class B1), a building for community use with associated landscaping, open space, roads, car parking and other infrastructure.”

3.5. It comprised:

- 432 dwellings including 32 affordable units for a registered social landlord.
- Open space including the maintenance and management of the Site of Special Scientific Interest (SSSI).
- On-site and off-site highway works which dovetail with the Sainsbury’s development and enable the diversion of the A6 to south west of Matlock Bridge.
- 22 Workshop / business units (Use Class B1) of approximately 1,770 sq m.
- A building for community use.
- The realignment of the railway west out of Matlock as per the Sainsbury’s development.

3.6. This is the planning permission obtained by Groveholt to enable acquisition of the site. It was commenced to keep it extant. This was confirmed by the District Council by letter dated 20 April 2006.

3.7. Planning permission was granted on 28 June 2010 to Groveholt for:

“Revision to approved masterplan layout to facilitate the rearrangement of the layout of 269 houses (no change in the approved residential units at 432), reconfiguration of the B1 employment floorspace and associated works”

3.8. It comprised revisions:

- The results of further discussions with the Environment Agency on remediation.
- Changes to the standards imposed by Network Rail for the protection of railway lines.

- The preferences of the Housing Associations as to the type and mix of the social housing.

- Reconfiguration of the layout to create three ‘hamlets’ as part of the overall development.

- Further consideration of the Master Plan in terms of urban design, road alignment and parking provision. The latter has been discussed and agreed with Derbyshire County Council as local highway authority.

- Consideration of the phasing of the development.

3.9. Planning permission granted 12 July 2011 to Groveholt for:

“Construction of 12 no. houses with garages, associated works and infrastructure including engineering works to part fill adjacent quarry to provide property gardens.”

3.10. These houses were built as Limestone Croft.

3.11. Planning permission granted 23 October 2013 to Groveholt for:

“Extension of Time Limit for Implementation – Revision to approved masterplan layout to facilitate the re-arrangement of the layout of 269 houses (no change in the approved residential units at 432), reconfiguration of the B1 floorspace and associated works.”

3.12. Discussions took place with DDDC in 2014 on a scheme for part of the site:

“Erection of 65 dwellings on the ‘green phase’ of Cawdor Quarry with enabling engineering and re-modelling over the whole site (no change in the total approved number of residential units at 432) and reconfiguration of the B1 employment floorspace.”

3.13. In the event doubts about viability meant that the application was not submitted.
4. THE PROPOSED SCHEME

4.1. Outline planning permission is sought with details of access, appearance, layout and scale for approval at this stage.

4.2. A landscaping strategy is provided but detailed landscaping is sought as a reserved matter.

4.3. The description of development is:

“Outline application for redevelopment of Cawdor Quarry, the former Permanite Works and development of 4ha of Snitterton Fields to provide 586 dwellings, including 78 affordable dwellings; 2,800 sq m commercial (Use Class B1) floorspace within 1ha of land; one shop (Use Class A1); one cafe (Use Class A1 / A3); car parking; pedestrian footpaths and cycle ways; two vehicle accesses from Matlock Spa Road and vehicular access limited to 10 dwellings from Snitterton Road (access, appearance, layout and scale for approval at this stage, landscaping to be a reserved matter”.

4.4. The proposed development comprises:

- 586 dwellings with a total of 67,657 sq m.
- 488 houses: 68 x 5 bed, 83 x 4bed, 170 x 3 bed, 167 x 2 bed.
- 98 apartments: 2 x 3 bed, 87 x 2 bed, 9 x 1 bed.
- 2,800 sq m B1 floorspace suitable for B1(a) offices, (b) research and development and (c) light industrial.
- One shop (Use Class A1) of 205 sq m.
- One Cafe (Use Class A1 / A3) of 476 sq m.
- Car parking:

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<table>
<thead>
<tr>
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<tr>
<td>Residents’ parking</td>
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<tr>
<td>B1 units parking</td>
<td>60</td>
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<tr>
<td>Gateway A1</td>
<td>8</td>
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<tr>
<td>Village Green A1</td>
<td>9</td>
</tr>
<tr>
<td>Anglers</td>
<td>12</td>
</tr>
<tr>
<td>Other visitors</td>
<td>31</td>
</tr>
</tbody>
</table>
4.5. The red line of the application site defines the developable areas including access roads. The extent of the applicant’s ownership is shown in blue.

4.6. The level of detail is sufficient for access, appearance, layout and scale to be approved at this stage leaving landscaping (although a landscape strategy is submitted) to be a reserved matter.
5. **MATLOCK SPA**

The Concept

5.1. The principles of Matlock Spa are set out and illustrated in the Design and Access Statement by David Morley Architects.

“Matlock Spa builds on the spa town tradition with health and well-being as a focus of the plan. Pathways and roads are designed to encourage walking and cycling connecting to Matlock town centre - less than ten minutes’ walk away - and to the extensive network of footpaths and cycle ways that are linked to this site. Front doors face out to the park setting and cars are discretely hidden in courtyards and under buildings. The houses are designed to make the most of daylight and sunlight and there are no north facing gardens.”

Landscape Strategy

5.2. The Landscape Strategy by Land Use Consultants is included in the Design & Access Statement.

5.3. The Vision is:

“to create a new community that is Attractive, Appropriate, Accessible and Alive, a place that is most definitely unique.

In landscape terms this means:

- **Attractive** - A Place that harnesses and enhances natural beauty bringing this into close contact with everyday living

- **Appropriate** - A Place that is locally distinct and sensitive to local landscape character, materials, scale and associations

- **Accessible** – A Place that dramatically increases public access and open space without detriment to habitats, safety and residents

- **Alive** – A Place that combines vital biodiversity with a real quality of life for all those that live in or visit the development.”
Management of the Open Spaces

5.4. The Management Company will be responsible for the general upkeep/maintenance of the following parts of the development;

- Public open spaces
- Landscaping
- Play areas and street furniture
- Community Green
- Woodlands/Ecology Park
- Snitterton Fields
- All unadopted roads within the scheme

5.5. The Management Company may be financed by a combination of service charges/developer contributions/sinking funds (commuted sums)

5.6. The SSSI is part of the Ecology Park and requires minimal maintenance.

Planning and Public Benefits

5.7. The proposed scheme will result in significant planning and public benefits for Matlock:

- The reclamation and re-use of a large, vacant, long derelict, brownfield site.

- It will provide 586 new homes including 78 affordable homes.

- It is in a very sustainable and accessible location just ten minutes’ walk away from Matlock Town and the train station, and is well connected to the national road network.

- The ‘Matlock Spa’ concept is far removed from a conventional housing estate. Each ‘village’ will have its own distinctive character offering a variety of rural-style homes in the form of 2, 3, 4 and 5 bedroom apartments, woodland lodges, courtyard cottages and spa villas.

- There will be 2,800 sq m of commercial floorspace on 1 ha of land. The proposed units are designed to suit small businesses and flexible enough to provide suitable accommodation for office or light industrial uses.
• In addition a shop and cafe are proposed. The cafe which will offer a convenient and attractive stopping point on the Derwent Valley Heritage Trail acts as a place to meet. It is envisaged the cafe will also be capable of hosting community events. Space will also be provided at the eastern end of the site for a small convenience shop.

• The projected employment figure for the commercial floorspace is 97 jobs.

• Significant employment benefits during the course of phased construction.

• There will be a network of cycle lanes, footpaths and bridleways, flowing naturally with the local terrain. The angling rights within the quarry lakes and along the river will be retained.

• The old hoppers and tower of the Permanite works will be retained and reused to provide a memory of the industrial heritage.

• The landscape strategy for whole area within the applicant’s ownership will embrace and preserve the local ecology and famous heritage of the Derbyshire Dales.

• Positive land management will remove uncertainty over the future of the Site of Special Scientific Interest which will be retained and enhanced and the wider site will benefit from enhanced habitat areas for flora and fauna.

• Significant increase in accessible and safe public access to public space within the quarry.
6. STATEMENT OF COMMUNITY INVOLVEMENT

Derbyshire Dales District Council

6.1. There have been regular pre-application discussions with Derbyshire Dales District Council. Where necessary consultation has also been undertaken with other Council departments including Economic Development, Regeneration & Policy.

Derbyshire County Council Highways

6.2. The County Council has been consulted in connection with traffic impacts, the position of road junctions into the site adoption of streets, street lighting and bus routes.

6.3. Discussion has also been had with a view to bringing part of the White Peak Loop cycle way onto the site.

Peak Rail

6.4. A meeting was held with Peak Rail on 2nd November to discuss possible impacts upon the rail line.

Anglers

6.5. The Matlock Angling Club has been consulted regarding the ongoing use of the quarry lakes for angling.

National Park Authority

6.6. A meeting was held with the National Parks Authority on 9th November to discuss the impact of development on the Peak District and to ascertain the important views from the Peak District towards the site.

Derbyshire Wildlife Trust

6.7. The Derbyshire Wildlife Trust has been consulted with regards to the preservation of flora and fauna across the site.
6.8. Presentations were made on 17th May and 8th and 9th November 2016 to elected members and representatives of Derbyshire Dales District Council, Matlock Town Council, the Civic Association, and South Darley and Winster Parish Councils. All Councillors were invited to attend.

Matlock Town Council

6.9. Following the presentations, Matlock Town Council commented as follows:

1. Snitterton Fields.

These fields are outside the settlement boundary in the current Local Plan and, following public consultation, are also excluded from the area allocated for housing in the new Draft Local Plan which is being submitted to Government. The presumption must therefore be that they should be excluded from your development proposals. We heard your argument at the consultation meeting that your proposals only make financial sense if the fields closest to the Quarry are included in the proposals but no detailed financial information has been presented. An alternative scheme excluding the fields should be considered.

2. Phasing of Development.

We believe the development should be phased wholly starting from the two road accesses to the East. We have previous experience of developers claiming that they needed to generate funds from the early stages of development in order to finance the more difficult later stages - only to find the site left half-developed and derelict. There are also so many sites being proposed for development in Matlock (including several approved but not yet developed) that we fear a series of half-finished schemes around the town. If this were to happen at Cawdor, development that is started from the East will at least relate to the rest of the town and residents will not need to drive through a half-finished construction site to reach their homes.

3. Cycling and Walking.

Your proposals stress ‘healthy living’ elements as the key ‘selling point’ and emphasise walking and cycling as the means of transport you will be encouraging as an alternative to the use of the car. Your proposals need to show the proposed cycling and walking links to the town, to schools and to the surrounding area. One suggestion is to link the development to the cycling and walking Trail currently under development through Darley Dale to the Arc Sports Centre. This was proposed to your Team last May. At the November meeting we found you had not followed it up - which is very surprising given your Cycling emphasis.

Parking courts are an important component of your concept but they must be well designed if they are to prove successful. They must be attractive, safe environments that will encourage their use by residents and thereby limit on-street parking. With 600 houses proposed we can expect there to be at least 600 cars, probably far more. So this is a big challenge. We suggest you look very carefully at experience of the kind of layout you propose and learn from what works and what doesn’t elsewhere. Very often garage courts become scruffy and gradually abandoned (as has happened in at least two locations in Matlock) because people do not want to leave their cars in a less convenient location which has also become a focus for anti-social behaviour - even though the garages are lockable. The result is indiscriminate, unplanned roadside parking, churned up verges and semi-abandoned garage courts. Something to be avoided in Cawdor!


Your proposals include non-tarmac road surfaces with landscaping and tree planting along roadsides. Derbyshire County Council (the Highway Authority) are very reluctant to accept non-tarmac surfacing and even more reluctant to accept new Highway Trees. We doubt your proposals can be achieved in reality unless some alternative arrangement to adoption by the Local Authority is proposed. Even with a commuted sum paid to the Local Authority for maintenance we can foresee difficulties - a prominent area of stone paving in the town centre has remained temporarily patched in tarmac for several years despite pressure to use the funds previously paid over to DCC to maintain in stone.

6. Open Spaces, cliffs, lakes etc.

There is generous provision for open spaces in your proposals but it is most unlikely that the District Council will accept them for management. Alternative arrangements need to be made and these need to have long-term certainty including adequate, realistic financial provision.”

Public Exhibition

6.10. A public exhibition was held over two days in a mobile exhibition vehicle in Matlock train station car park. The exhibition was advertised on Thursday 10th November in the Matlock Mercury and, from 9th November, on notice boards in Matlock town library, the Imperial Rooms, the Arc leisure centre, and in the lobby of Derbyshire Dales District Council offices.

6.11. The exhibition was open on

- Wednesday 16th from 4pm to 8pm and
- Thursday 17th November from 3pm to 7pm.
6.12. Attendees at the exhibition were invited to leave feedback either on a form or by email. Attendees were also encouraged to take a brochure away with them. Photographs of the exhibition and the exhibition material are shown at Appendix A.

6.13. 58 people attended the exhibition. Approximately 1/3 were from Matlock town. The remaining 2/3 were from Snitterton and Oker villages.

6.14. There was broad agreement to the proposed redevelopment of Cawdor Quarry and the Permanite Works. Attendees from Matlock town agreed with the proposal as a whole. Attendees from Snitterton and Oker disagreed with the proposal to develop any part of Snitterton Fields.

6.15. Written feedback was provided by 29 people. The feedback is broken down in the table below.

<table>
<thead>
<tr>
<th>Support for re-use of derelict Cawdor Quarry &amp; Permanite.</th>
<th>18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objection to any development in Snitterton Fields.</td>
<td>16</td>
</tr>
<tr>
<td>Interest in living in new development.</td>
<td>15</td>
</tr>
<tr>
<td>Observation that Snitterton Fields has already been removed from the draft Local Plan.</td>
<td>14</td>
</tr>
<tr>
<td>Lack of viability evidence / cost of preparation works of quarry land are not so high as to make development unviable / development of fields is for financial gain alone.</td>
<td>9</td>
</tr>
<tr>
<td>Concern regarding the potential impact on sensitive landscape.</td>
<td>8</td>
</tr>
<tr>
<td>Concern regarding the potential impact on the Listed building.</td>
<td>7</td>
</tr>
<tr>
<td>Exhibition material is misleading.</td>
<td>6</td>
</tr>
<tr>
<td>Exit onto Snitterton Road should be avoided.</td>
<td>5</td>
</tr>
<tr>
<td>Fields will be developed and the quarry left.</td>
<td>4</td>
</tr>
<tr>
<td>Concern with the impact of additional traffic</td>
<td>3</td>
</tr>
<tr>
<td>Good design in keeping with the local area.</td>
<td>2</td>
</tr>
<tr>
<td>Support development of Snitterton Fields if quarry is developed first.</td>
<td>2</td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td>Timing of submission prior to the adoption of the local Plan is underhand.</td>
<td>2</td>
</tr>
<tr>
<td>Need for management of landscape and quarry lakes, especially for safety of children.</td>
<td>2</td>
</tr>
<tr>
<td>No need to retain Permanite Hoppers, the land could be better used for increased density of housing reducing need to use Snitterton Fields.</td>
<td>2</td>
</tr>
<tr>
<td>The exhibition was available to visit at only very limited, inconvenient times and in an inconvenient location</td>
<td>2</td>
</tr>
<tr>
<td>It was not clear at the exhibition that there was an opportunity to comment.</td>
<td>2</td>
</tr>
<tr>
<td>The exhibition and material was a sales pitch</td>
<td>2</td>
</tr>
<tr>
<td>Concern with impact on scarce local resources such as schools and GP surgeries.</td>
<td>1</td>
</tr>
<tr>
<td>Development within quarry / Permanite could be more dense.</td>
<td>1</td>
</tr>
<tr>
<td>Developers should ensure that there is no encouragement for cyclists to exit site into fields to the north west corner.</td>
<td>1</td>
</tr>
<tr>
<td>There will not be enough car parking.</td>
<td>1</td>
</tr>
<tr>
<td>Affordable homes for local people would be very welcome.</td>
<td>1</td>
</tr>
<tr>
<td>Pedestrian bridge over river would encourage non car journeys to Matlock.</td>
<td>1</td>
</tr>
<tr>
<td>Cycle route welcomed.</td>
<td>1</td>
</tr>
<tr>
<td>Some retirement homes would be welcome.</td>
<td>1</td>
</tr>
<tr>
<td>Provision of small shops / cafe welcome.</td>
<td>1</td>
</tr>
</tbody>
</table>
Link to proposed White Peak Cycle Loop would be welcome. 1

Boris Bike scheme to encourage trips to Matlock would be welcome. 1

Employment land provision is welcome. 1

The exhibition made no mention of ecological assets (including bats and owls) 1

The replacement of mature trees with new will take 30+ years to form a visual screen 1

The proposal does not comply with policy S3 of the draft Local plan 1

The density of development is greatest in Snitterton Fields 1

Enhancement of access to riverside walk welcome. 1

6.16. As a result of the consultation the following amendments have been made to the scheme:

- The development area has been reduced and pulled back behind the drystone wall that divides Snitteron Fields north / south following the May presentation.

- The employment land has been relocated to the eastern corner of the site adjacent to the river following the May presentation.

- The amount of employment land has been increased to 1ha.

- The employment units have been redesigned to offer a more flexible range of uses and better accommodate light industrial, small businesses.

- The path running along the river will be designed for pedestrian use only at its western extent to discourage cyclists from entering the fields to the north-west of the development site.
- Space has been provided to allow any potential link to the White Peak Cycle Loop (dependent upon discussions between DCC and Peak Rail regarding access across the rail bridge).
7. “FREQUENTLY ASKED QUESTIONS”

7.1. This section consists of responses to the issues which have most frequently been raised during the gestation of the scheme and the pre-application consultation process.

1. Why Has The Quarry Not Been Developed Before Now?

7.2. It’s a combination of reasons. There is the expense of the reclaiming the quarry, long litigation with the former owner, continuing industrial use at Permanite until recently and market conditions. This is a brief chronology:

<table>
<thead>
<tr>
<th>Year</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001</td>
<td>Groveholt acquire Cawdor Quarry from Chelverton</td>
</tr>
<tr>
<td>2001-2006</td>
<td>Land assembly process in conjunction with DDDC and Sainsbury to complete infrastructure works</td>
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<tr>
<td>2006</td>
<td>Groveholt lodge £5 million in an escrow account to allow infrastructure works to start (There was a charge by the former owner, Alan Hughes, over part of the site)</td>
</tr>
<tr>
<td>2007-2008</td>
<td>Infrastructure works contract</td>
</tr>
<tr>
<td>2004-2010</td>
<td>Ongoing litigation with Alan Hughes ending in High Court decision 21st March 2012</td>
</tr>
<tr>
<td>2011-2013</td>
<td>Limestone Croft development</td>
</tr>
<tr>
<td>[2013]</td>
<td>Permanite Works close.</td>
</tr>
</tbody>
</table>

7.3 A further 65 unit phase in the quarry was prepared and nearly submitted as a planning application in 2014. However, this would have been a conventional housing estate.

7.4 Only now is the local property market recovered sufficiently to enable a high quality development.

2. How Many Dwellings Are Proposed Outside The Original Quarry Site?

7.5 381 dwellings are proposed in the former quarry (excluding the 12 already built at Limestone Croft), 87 on the former Permanite works and 118 on part of Snitterton Fields.
3. Why Is It Necessary To Develop On Part Of Snitterton Fields?

7.6 The ‘Matlock Spa’ concept which is far removed from a conventional housing estate. It aims to create something special with beautifully designed and distinctive spa villages within a country park setting and the dramatic quarry scenery.

7.3. This concept needs a critical mass to achieve a real sense of place and commercial success.

7.4. If the proposed number of dwellings were compressed into the original quarry site then the ‘Matlock Spa’ concept would be compromised and diluted.

4. Who Are Groveholt And Will They Develop By Themselves?

7.5. Groveholt has the beneficial interest in the site (it is the registered title holder) but it is not a trading company. It is wholly owned by Fountain Park Ltd which will be the developer in conjunction with JV partners.

5. Will A Financial Viability Appraisal Be Submitted?

7.6. Planning applications are sometimes accompanied by a financial viability appraisal.

7.7. A conventional financial appraisal sets cost against value to produce a profit (or loss).

7.8. This is not possible or appropriate to do in this instance due to the particular nature of Cawdor Quarry and its background.

7.9. There are substantial historic costs of approximately £22 million including:

- Exceptional site acquisition and site assembly costs including litigation costs from 2004 until 2012. There were two cases decided at the High Court, one between Sainsbury and Olympia Homes and the other between Groveholt and the former owner Alan Hughes. Although costs were awarded to Groveholt by the court against Alan Hughes, Groveholt was never able to recoup the money.

- Interest charges accruing from the initial site purchase in 2001 and continuing management costs.

- The contribution of £2.4 million towards the cost of the A6 relief road, the new road bridge over the River Derwent and the re-alignment of the railway into Matlock. This work was undertaken between 2006 and 2008.
• Professional fees including the redesign of the original 2001 scheme which was produced quickly in order to meet contractual obligations between Alan Hughes and Chelverton (former owners) and by which Groveholt were bound. This led to the revised scheme granted planning permission in 2010;

• Extensive ground investigations on the extent of unstable and partially contaminated land within the quarry. The full implications are still uncertain. Estimates by contractors for the work therefore include large contingency sums and risk costs. This has resulted in a wide divergence of estimates received from two specialist contractors – one for £5 million and the other for £8 million.

7.10. The consequence of these diverse factors is that the historic and uncertain future costs do not lend themselves to a normal financial appraisal.

7.11. The other side of the equation are the potential residential values. These are currently in a range of between £225 and £250 per square foot in Matlock. For the development within the quarry to produce a return (15% profit on cost), sales values need to be in excess of £300 per square foot. These values would not be achievable for a conventional housing scheme within the quarry. The objective is to create added value by the sheer attractive and exemplary quality of the scheme.

7.12. Moreover, 78 affordable dwellings are proposed. At best these are ‘cost neutral’ or make a small loss. It means that the 508 private units for sale have to bear the whole cost of the development.

7.13. It is evident from the length of time that Groveholt have been involved (2001 to present day) that there is a long term commitment to deliver a scheme that will not be a standard housing development of similar house types designed to achieve maximum density per acre. The price of this is that development of part of Snitterton Fields is necessary, not to build in isolation, but as an integral element of the total concept.

6. Is This The ‘Thin End Of The Wedge’ For The Future Development Of All Of Snitterton Fields?

7.14. The concern that planning permission for development of part of Snitterton Fields would be the prelude for the amalgamation of Snitterton and Oker with Matlock is appreciated.

7.15. There is a way to allay these fears.
7.16. The applicant proposes that the National Park is extended onto Snitterton Fields up to the existing wall and the boundary of the proposed development.

7.17. The undeveloped Snitterton Fields would then be protected by the Peak District National Park Authority on the basis of the adopted planning policies within the national park.

7. **What's To Prevent Snitterton Fields Being Developed First Leaving The Quarry In Its Existing State?**

7.18. The reclamation and remediation of the quarry is inextricably linked to the construction of any of the new houses.

7.19. The first part to be developed would be the ‘Gateway’ (A1) at the eastern end and the self contained hamlet (A2). Engineering works and construction would then proceed as indicated on the plan. Subsequent phasing will be in alphabetical order.
7.20. In any event it is anticipated that, if permission is granted, the Council will require details of phasing to be submitted and approved before any construction at all can commence.

8. **How Much Affordable Housing Is Proposed And Where Will It Be?**

7.21. 78 affordable dwellings are proposed. This comprises the same provision for the 432 units as the approved 2001 and 2010 schemes i.e, 32 units plus a further 46 units being 30% of the uplift as per the Local Plan.

So 586 – 432 = 154 x 30% = 46 units

Therefore 78 affordable units overall.

7.22. It hasn’t been decided yet whether the affordable units should be concentrated or dispersed. This will await further discussions with a Registered Social Landlord.

9. **How Will The Landscaped Areas, SSSI, Footways And Cycle Ways And The Rock Faces Be Managed?**

7.23. The Management company will be responsible for the general upkeep/maintenance of the following parts of the development;

- Public open spaces
- Landscaping
- Play areas and street furniture
- Community Green
- Woodlands/ Ecology Park
- Snitterton Fields
- Any unadopted roads within the site

7.24. The Management Company may be financed by a combination of service charges/developer contributions/sinking funds (commuted sums).

10. **How Will The Development Be Screened From Snitterton.**

7.25. A simple solution would be a tree belt along the western boundary of the site.

7.26. However, a more sophisticated solution is proposed in keeping with the landscape character of this part of the Dales viz., clumps of trees carefully sited within the open field.
7.27. The Design and Access Statement explains how this will be achieved:

“The sensitivities in relation to Snitterton village and the National Park are reflected in the proposals which are centred on the retention of the fields’ open character and the containment of the proposed development within the eastern fields. This has been achieved through an understanding of the potential visibility of the development and the careful placing of a number of copses to provide a series of screening elements that work in combination to significantly reduce the visibility of the proposed housing. It will do this in a natural manner using locally native species. The lower field will have a higher density of smaller scale planting similar to hawthorn brakes or when a field is going out of agricultural use. The upper field would use larger clumps.

The western fields would stay in agricultural grazing with stocking levels possibly reduced if this was thought to result in greater biodiversity.

Public access would be permitted either through the land being designated Open Access Land or through some other agreed means. This would provide approximately 8ha/20 acres of accessible land where there is no current permissible access. The conditions of entry and use would be similar to that commonly used elsewhere on Open Access Land. The existing track to the Permanite Site would become a permissive shared pedestrian and cycle link and would in turn link to similar provision through the proposed development and onto lower Matlock Spa Road. It is envisaged that the fields on either side of the track would remain undivided and without any specific footpath provision apart from a number of entrance gates/stiles from the track and the surrounding lane.

Further light touch landscape enhancement would include repair of existing stone walls and boundary fences, a hedgerow strengthening programme, and undergrounding of overhead power lines subject to feasibility and possible archaeology sensitivities.”
11. Will There Be Vehicular Access Onto Snitterton Road

7.28. No, the existing access from the old Permanite works will be closed to all traffic except for cyclists and pedestrians.

7.29. There will be a single vehicular access for the 10 dwellings from Snitterton Road (A2 on the phasing plan). There will be no vehicular link to the rest of the development which will be accessed from the existing Matlock Spa Road.

12. Will Any Community Facilities Be Provided?

7.30. A commercial unit for shop or cafe is proposed in the ‘Village Spa’. This will be available for hire for community use and will seat some 80 people.
13. **What Guarantees That The Scheme Will Achieve Its Aspirations And Not Be Dumbed Down?**

7.31. The success of Matlock Spa depends on it being a special development which creates a special place and living environment.

7.32. If it is diluted or “dumbed down” it will lose its unique selling point.

7.33. In any event, any material change from the approved scheme would require planning permission and would therefore be within the Council’s control.

14. **Is There Potential For Another Link Across The River And Railway Line To The Town Centre?**

7.34. An additional link over the river and the railway line involves land outside the applicant’s ownership and control. It is not something that can therefore be included within the planning application.

15. **Will Enough Car Parking Be Provided?**

7.35. Matlock Spa is in a very sustainable location for new housing since it is close to the town centre, Sainsbury’s and the railway station.

7.36. The scheme is founded on encouraging cycling and walking but car parking spaces are proposed to meet the standards of Derbyshire County Council, the highway authority.

7.37. The proposed parking provision is:

<table>
<thead>
<tr>
<th>Residents’ parking</th>
<th>B1 units</th>
<th>Gateway shop</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>838</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Village Green shop/cafe</th>
<th>Anglers</th>
<th>Other visitors</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>133</td>
</tr>
</tbody>
</table>

7.38. 2,800 sq m commercial (Use Class B1) floorspace within 1ha of land; one shop (Use Class A1); one cafe (Use Class A1 / A3);
7.39. It is envisaged that the units will be available in a range of sizes suitable for start ups or established businesses wishing to expand.

17. **Has A Heritage Assessment Of The Impact On Listed Buildings Been Undertaken?**

7.40 Yes, it comprises Section 12 of this Planning Statement and is also included within the Design and Access Statement. It assesses the impact on the setting of Snitterton Hall, Snitterton Hall garden walls, Snitterton Manor Farmhouse, the Milestone and the moated site and fishponds and also the National Park.

18. **Has A Visual Appraisal Been Undertaken**

7.41 Yes and it is set out in full in the Design and Access Statement. It consists of 10 long and short views. Photographs from these viewpoints have then had wire frame and rendered block models inserted within them to show the likely extent of visibility which has then been appraised. Other potential viewpoints which showed no likely actual visibility have not been modelled or appraised.

7.42 The scheme is estimated to have generally minor effect on four longer range views from within or close to the National Park boundary with the exception of Viewpoint 5 from outside of the National Park to the south of the site. This viewpoint is estimated to have an initial moderate effect reducing over time to minor as proposed screening matures.

7.43 Three viewpoints investigated the potential visibility from Matlock and found the visual effect to be minor either per se or in terms of the visibility of the additional development proposed outside of the boundary of the previously approved scheme.

7.44 Three viewpoints investigated the potential visibility from communities to the west of the site, two from Snitterton and one from Oaker. Each of these showed an initial moderate likely effect reducing to minor as proposed screening matures.
8. PLANNING POLICY CONTEXT

8.1. The adopted Local Plan (2005) is now out of date. The draft Local Plan is at an early stage in the plan making process and policies and strategic land allocations contained within it can be afforded only limited weight at this time.

8.2. Where a Local Plan is out of date paragraph 14 of the NPPF is relevant. It states:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;

- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

  - specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and

- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

  - specific policies in this Framework indicate development should be restricted.
8.3. Footnote 9 states

“For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion”.

8.4. Accordingly, the proposal should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or where specific policies noted in footnote 9 state that development should be restricted.
9. GEOTECHNICAL CONSIDERATIONS

9.1 The underlying condition of Cawdor Quarry is inevitably the starting point for any scheme. Whilst considerable investigations have been carried out over the years based on the data gleaned from the GSR data, historical mapping and previous investigation across the site, the full implications and costs still await. Site investigation reports have consistently identified filled material in the form of quarry waste, shale, timber, tyres, bitumen waste and imported construction waste. There are identified areas of hydrocarbon and asbestos contamination. In addition to the stabilisation of the site and removal of unsuitable fill from the development area, it is necessary to address the issues of rock face stability, the effect of the two drainage soughs beneath the site, foul and surface water (including spring water) issues.

9.2 The Desk Study And Preliminary Risk Assessment by Discovery, Geotechnical and Environmental Engineers is a separate document. This covers the former Permanite Works and part of land known as Snitterton Fields. The Quarry was covered by previous desk study work and is summarised in the present report.

9.3 Prior to the development, an intrusive site investigation will be carried out focusing on the following:

- Determining the nature and extent of the Made Ground materials across the site; Installation of ground gas and groundwater well to facilitate characterisation of the ground gas and groundwater regime as well as retrieve water samples for chemical testing;

- Geotechnical characterisation of the site for the foundations, floor slab and hardstanding design,

- Chemical analysis of soil and groundwater across the site to allow a Human Health Risk Assessment and assessment of ground conditions relating to the proposed development. This will include consideration of potential contamination impacts on controlled waters.

- The former Permanite works with limited investigation across Snitterton Fields. Additional investigation is likely to be required across the whole Matlock Spa site also.
10. HOUSING STATEMENT

Housing Supply

10.1. The Council’s Housing requirements have been assessed recently in the Housing & Economic Needs Assessment of September 2015. This shows that 6,440 new homes will be required over the plan period from 2013 to 2033.

10.2. The extant permission for Cawdor Quarry for 432 dwellings forms part of the provision. 381 dwellings are now proposed within quarry. The former Permanite Works are allocated within the draft Local Plan for 50 dwellings.

10.3. 87 dwellings are proposed on the site of the old works and 118 dwellings on 4ha of Snitterton Fields.

10.4. In the absence of an up-to-date Local Plan the appropriateness of this part of the development should be judged in line with the provisions of paragraph 14 of the NPPF.

10.5. There is a presumption in the NPPF in favour of sustainable development. The whole application site is in a sustainable location and the scheme itself is founded on sustainable principles.

10.6. If planning permission is refused, there will be a significant shortfall in DDDC’s ability to meet its objectively assessed housing needs.

Unit Mix

10.7. Policy HC11 of the draft Local Plan sets out the Council’s preferred unit mix:

<table>
<thead>
<tr>
<th></th>
<th>1-bed</th>
<th>2-bed</th>
<th>3-bed</th>
<th>4+ bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market</td>
<td>5%</td>
<td>40%</td>
<td>50%</td>
<td>5%</td>
</tr>
<tr>
<td>Affordable</td>
<td>40%</td>
<td>35%</td>
<td>20%</td>
<td>5%</td>
</tr>
<tr>
<td>All Dwellings</td>
<td>15%</td>
<td>40%</td>
<td>40%</td>
<td>5%</td>
</tr>
</tbody>
</table>
10.8. The proposed unit mix is:

<table>
<thead>
<tr>
<th></th>
<th>1-bed</th>
<th>2-bed</th>
<th>3-bed</th>
<th>4+-bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houses</td>
<td>0</td>
<td>167</td>
<td>170</td>
<td>151</td>
</tr>
<tr>
<td>Apartments</td>
<td>9</td>
<td>87</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>9</td>
<td>254</td>
<td>172</td>
<td>151</td>
</tr>
<tr>
<td>%</td>
<td>2%</td>
<td>43%</td>
<td>29%</td>
<td>25%</td>
</tr>
</tbody>
</table>

Affordable Housing

10.9. The extant planning permission for 432 dwellings includes 32 affordable dwellings. These affordable dwellings are carried forward into the new proposal.

10.10. The draft Local Plan seek 30% of new housing developments to be affordable.

10.11. Accordingly an affordable housing requirement of 30% is applied to the uplift in dwellings of 154 dwellings (from 432 to 598). This amounts to 46 affordable dwellings bringing the total of affordable housing to 78 dwellings.

10.12. The affordable dwellings have not yet been allocated to specific locations although the intention is that they are distributed across the site.

Housing Standards

10.13. The proposed houses and apartments are all designed in compliance with the Technical Housing Standards published by DCLG in 2015. They are fully accessible and designed to meet Building Regulations Part M4(2).

Management Company

10.14. The Management Company will be responsible for the general upkeep/maintenance of the following parts of the development;

- Public open spaces
- Landscaping
- Play areas and street furniture
- Community Green
- Woodlands/ Ecology Park
- Snitterton Fields

10.15. The Management Company may be financed by a combination of service charges/developer contributions/sinking funds (commuted sums).
11. **ECONOMIC STATEMENT**

11.1. Housing & Economic Needs Assessment (Sept 2015) which shows a requirement for 14.7ha of land for employment over the plan period.

11.2. The draft Local Plan allocates 1ha of land within Cawdor Quarry for employment (Use Classes B1 and B2). On the advice of the Council’s Economic and Regeneration team:

> ‘the proposal places that land at the east of the site along the bank of the River Derwent’.

11.3. The proposal is for B1 Uses (offices, research and light industrial). No provision has been made for general industrial uses as this would not sit easily with the housing development proposed alongside.

11.4. The commercial units have been designed primarily for light industrial use. However they will allow a flexibility of use so that they may be used as offices or for research purposes should that be required by market demand.

11.5. A small shop (205 sq m) is proposed at the ground floor of the apartments at the eastern ‘Gateway’ and a cafe (476 sq m) is proposed by the village green (on the site of the Permanite works).

11.6. All commercial premises have been designed to respond to the local environment and are fully accessible. Further detail is given in the Design & Access Statement.

11.7. The Employment Densities Guidance (Homes & Communities Agency 2015) supplies a density matrix per Use Class which allows us to calculate the potential employment of the proposed floorspace (see the table below).

11.8. The Derbyshire Dales Business Survey (October 2016) identifies:

> “a particular need for industrial premises (general and light) with nearly two-thirds (63%) of those currently occupying industrial premises stating that their premises will no longer be suitable in five years time” (p.7).”

11.9. For this reason it is reasonable to apply the light industrial density to the proposed B1 floorspace. It should be noted that if office employment density figures were applied the projected employment figure would go up.
<table>
<thead>
<tr>
<th>Use</th>
<th>Sqm per employee</th>
<th>Proposed floorspace</th>
<th>Projected employment figure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light industrial</td>
<td>47</td>
<td>2,800</td>
<td>60</td>
</tr>
<tr>
<td>Shops</td>
<td>15 – 20</td>
<td>205</td>
<td>11</td>
</tr>
<tr>
<td>Cafe</td>
<td>15 – 20</td>
<td>476</td>
<td>26</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>3,481</td>
<td>97</td>
</tr>
</tbody>
</table>
12. HERITAGE ASSESSMENT

12.1. This Assessment of the impact on the setting of listed buildings and structures is repeated in the Design and Access Statement by David Morley Architects.

12.2. Annex 2: Glossary of the NPPF defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or a negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

12.3. Historic England gives guidance on its website:

“The setting itself is not designated. Every heritage asset, whether designated or not has a setting. Its importance, and therefore the degree of protection it is offered in planning decisions, depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation”.

“No additional consent is required to alter the setting of any heritage asset. Works may require planning permission and additionally new works within the setting of a listed building or scheduled monument may require listed building consent or scheduled monument consent, as appropriate, if they physically attach to or physically impact upon the building or site”. (https://historicengland.org.uk/advice/hpg/has/setting)

12.4. Listed buildings in the vicinity are:

Snitterton Hall. Grade I.

12.5. The Historic England List Description is

“Late C16. An Elizabethan small mansion in pristine condition. Ashlar; 2 storeys and attics. E-shaped on plan. The central block is embattled and has 2 4-light and 1 12-light mullioned transomed windows; entrance porch of early Renaissance type with Ionic fluted shafts flanking a 4-centred arch and supporting a moulded cornice with enriched panel; advanced gabled wings at sides with fenestration as above and with an 8-light window in each gable; moulded bands overall; C18 rainwater-head; old stone tiles. Contains a stone 4-centred arched fireplace and some restored panelling”.

Snitterton Hall. Grade I.
Snitterton Hall garden walls. Grade II.

12.6. The Historic England List Description is

12.7. “Stone rubble garden walls enclosing the grounds of Snitterton Hall, that on south side incorporating a large moulded round-headed arch and on left-hand side a single-storeyed summer-house with hipped roof of old stone tiles”.

Snitterton Manor Farmhouse. Grade II.

12.8. The Historic England List Description is:

“Probably C16. A fragment of the manor house embodied in a later farmhouse. Coursed stone rubble; 2 storeys; 1 4-light mullioned window in square hood-mould and 1 5-light below; modern doorcase in square-headed reveal; plain gable. Right-hand wing later or much altered, with 2 sash windows in plain surrounds; mainly old stone tiles, part slates”.

Milestone, Grade II Listed.

12.9. The Historic England List description is

“A tall rough-cut stone inscribed ‘London 150m; Nottingham 26m’”.

Moated site and fishponds.

12.10. The Historic England description is

“The monument includes the earthwork and buried remains of a moated site and fishponds situated on the north side of the small hamlet of Snitterton. The monument is situated at approximately 100m above sea level on the south eastern edge of the Peak District National Park. At this point the limestone plateau of the Peak District dips beneath Yoredale Shales and Millstone Grits”.

Assessment

12.11. Paragraph 134 of the NPPF states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”
12.12. Snitterton Hall and garden walls are approximately 500m distance from the nearest part of the development site. It is separated from the site by Snitterton Village 8ha of fields which will be planted as shown in the illustrative landscape proposals to minimise inter-visibility between the proposed development and Snitterton Village. The main symmetrical front of the hall faces SSE and the proposed development does not intrude on either the foreground or backdrop to views of the main front. The Hall gardens are well screened by walls and evergreen planting from the surrounding lanes. The impact of the proposals and the proposed mitigation are discussed in the Landscape Strategy (s.8)

12.13. The sensitivities in relation to Snitterton village and the National Park are reflected in the proposals which are centred on the retention of the fields’ open character and the containment of the proposed development within the eastern fields. This has been achieved through an understanding of the potential visibility of the development and the careful placing of a number of copses to provide a series of screening elements that work in combination to significantly reduce the visibility of the proposed housing. It will do this in a natural manner using locally native species. The lower field will have a higher density of smaller scale planting similar to hawthorn brakes or when a field is going out of agricultural use. The upper field would use larger clumps.

12.14. Manor Farm is approximately 215m from the nearest proposed new dwelling and separated by a carefully designed and managed landscape to minimise inter-visibility.

12.15. The milestone relate to road views which will not be impacted by the proposed development.

12.16. The moated site and fishponds lie behind a mature hedgerow and the setting is unaffected by the development.

12.17. In summary the development will lead to less than substantial harm to heritage assets.

**Impact on the Peak District National Park**

12.18. Paragraph 115 of the NPPF says that great weight should be given to conserving landscape and scenic beauty in National Parks. The development site is not in the Peak District National Park. Nonetheless, care has been taken to design the scheme so that views from the National Park are protected. The Visual Appraisal is set out in the Design and Access Statement.
13. TRANSPORT AND PARKING

13.1. The Transport Assessment and Travel Plan by Vectos are freestanding documents.

13.2. The proposed vehicular parking provision is:

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Residents’ parking</td>
<td>838</td>
</tr>
<tr>
<td>B1 units</td>
<td>60</td>
</tr>
<tr>
<td>Gateway shop</td>
<td>8</td>
</tr>
<tr>
<td>Village Green shop/cafe</td>
<td>9</td>
</tr>
<tr>
<td>Anglers</td>
<td>12</td>
</tr>
<tr>
<td>Other visitors</td>
<td>133</td>
</tr>
</tbody>
</table>

13.3. Cycle storage is provided either in the garages to houses or within cycle shelters for houses without garages, the apartments and the commercial units.

13.4. Vehicular access is from the eastern end of the site onto Matlock Spa Road. The old access to Snitterton Road from the Permanite works will be closed to vehicles and available only for cyclists and walkers.

13.5. The proposed vehicle access from Snitterton Road serves only ten houses. These would be linked to the main site for pedestrian and cycle only, with no vehicular link.

13.6. The site is in a sustainable location nearby to Matlock town centre and the train station.

13.7. Extensive pedestrian and cycle routes are proposed through the site. Roads within the development are designed to reduce traffic speed and make the development conducive to cycling and walking.

13.8. Roads have also been designed to allow for a bus route through the site.

13.9. The White Peak Cycle Loop runs nearby to the site. The applicant has been informed by Derbyshire County Council of discussions with Peak Rail to allow the extension of the Loop across the rail bridge over the river Derwent. In anticipation, a space has been created at the western border of the proposed commercial area to allow the Loop to continue into the site, exiting to the east.
13.10. The Transport Assessment states:

“The site is located in a sustainable location, within walking and cycling distance of a number of local amenities in Matlock.

There are good public transport linkages from the site via bus and train with regular services to Derby and Cromford. This level of public transport, both bus and rail offers real travel choice for new and existing residents” (paras 2.42 to 2.43).

13.11. It is acknowledged that housing and employment development will increase traffic. It must be remembered that the Council has already granted permission for a development that includes 432 dwellings and employment land and that this new proposal increases that only marginally with corresponding traffic impacts.

13.12. The NPPF is clear that:

“Development should only be prevented or refused on transport grounds where the residual cumulative impacts are severe”. (para. 32)

13.13. The transport impacts of the scheme are not severe. The Transport Assessment concludes:

“The proposed development is designed to maximise social inclusion and effect a step change in sustainable travel thinking. It has transport sustainability benefits for the existing local community.

“Therefore, there is good reason to encourage this scheme, and no good reason to resist this on transport grounds” (paras 6.9 to 6.10).
14. **THE NATURAL ENVIRONMENT**

Ecology, the Site of Special Scientific Interest and Trees

14.1. The Ecology reports by BSG and the Arboricultural Report by Dryad Tree & Woodland Services are separate documents.

14.2. Paragraph 118 of the NPPF states that planning permission should be refused when significant harm to biodiversity cannot be avoided; where there is likely to be an adverse effect upon a Site of Special Scientific Interest (SSSI); and where a development results in the loss of irreplaceable wildlife habitat.

14.3. Ecology Surveys have been carried out over the course of 2016. A Phase 1 Habitat Survey report was produced in May 2016 recommending further survey work. This has been carried out and the results, along with recommendations for mitigation where necessary, are included in the submitted report published November 2016.

14.4. The report finds that

- An impact on Clough Wood SSSI is considered unlikely.

- A European Protected Species licence will need to be secured from natural England in advance of demolition to specified buildings.

- It is recommended that the suitability of the River Derwent and the lakes in the centre of the Site is maintained for foraging and committing bats and that habitat creation within a compensation and mitigation plan should include the creation of woodland edge habitats.

- It is recommended that a precautionary inspection of potential roost features is carried out by a suitably qualified and licenced ecologist for evidence of bat roosting prior to the commencement of work/felling for these trees.

- The removal of bird nesting habitat should take place outside of the bird nesting season.

- Precautionary measures are recommended with respect to habitat clearance in the area north of the lakes in the centre of the site.

- A precautionary pre-construction survey of the Site is recommended to confirm the location and status of badger setts on Site.
• The retention of an area of Open Mosaic Habitat on Previously Developed Land (OMHOPDL) habitat is recommended as is the creation of such habitat using soils from OMHOPDL areas within the Site.

14.5. Trees form an important part of wildlife habitat as well a having a positive effect on visual amenity. The Arboricultural Implication Study carried out for the development site notes

• The greater part of the most significant trees are well established around the cliffs to the south and along the River Derwent to the north. These will remain unaffected by virtue of their location.

• There will be a loss of trees and woody vegetation in the central area on floor of the quarry and on the spoils heaps and these losses will not be especially noticeable except when viewed from the east from Snitterton Road and from the north along the river path.

• Substantial new planting as part of the landscape proposals will mitigate against any losses.

14.6. The report concludes

“if all necessary tree protection measures and construction methodologies advocated in this report are implemented and adhered to the current proposal should be feasible within the constraints the retained trees impose on the site” (para. 4.5).

14.7. An desk top assessment of geological conditions has been carried out. This has assessed the level of contamination present on the site. It recommends that “intrusive investigation focuses on the former Permanite works with limited investigation across Snitterton Fields. Additional investigation is likely to be required across the whole Matlock Spa site also” (sec. 8).

14.8. The assessment also notes that the SSSI, which is designated for geological reasons, falls outside development boundary and will not be affected by development. It does recommend a management programme to keep the cliff face clear of tress to avoid rock fall.
14.9. In summary there is no significant harm, adverse impact or loss of irreplaceable habitat to the SSSI or any part of the wider site and there is no reason to refuse planning permission when considering these elements.

**Flood Risk**

14.10. The Flood Risk Assessment by IPaD is a separate document and states in its introduction:

> “the developable area of the site mainly falls within the Environment Agency (EA) Very Low Risk (former Flood Zone 1); very low probability, land with a less than 0.1% (1 in 1000) probability of fluvial flooding in any one year, as depicted on the EA’s flood mapping information on its Internet site; there will not be significant risk of fluvial flooding. Some of the site has Former EA Flood Zone 1, 100 year plus 20% as well as 1000 year flooding but development has been located away from these areas known to flood” (para. 1.3).

14.11. It concludes:

> “It is therefore concluded that the development will be low risk in respect of flooding and causing flooding elsewhere. There should be no impediment to development on flood risk grounds” (para. 7.6)

**Archaeology**


14.13. This desk based assessment concludes that:

> “there is a low potential for prehistoric, Roman, and early medieval remains, and a high potential for both medieval and post-medieval archaeology. The potential archaeological remains (if encountered) would likely to be deemed of local significance.

> The Local Planning Authority and their Archaeology Advisor at Derbyshire County Council may require further site work to ascertain the presence or absence of such remains and, if present, to mitigate against the impact to them from the proposed scheme.”

14.14. On this basis, an appropriate condition may be imposed on the planning permission.
15. **CONCLUSION**

15.1. The ‘Matlock Spa’ concept is far removed from a conventional housing estate. It aims to create something special with beautifully designed and distinctive spa villages within a country park setting and the dramatic quarry scenery.

15.2. This concept needs a critical mass to achieve a real sense of place and commercial success. Moreover, 78 affordable dwellings are proposed. At best these are ‘cost neutral’ or make a small loss. It means that the 508 private units for sale have to bear the whole cost of the development.

15.3. It is evident from the length of time that Groveholt have been involved (2001 to present day) that there is a long term commitment to deliver a scheme that will not be a standard housing development of similar house types designed to achieve maximum density per acre. The price of this is that development of part of Snitterton Fields is necessary, not to build in isolation, but as an integral element of the total concept.

15.4. If the proposed number of dwellings was compressed into the original quarry site then the ‘Matlock Spa’ concept would be compromised and diluted.

15.5. This is the special justification for the development of part of Snitterton fields. It is not a prelude to further encroachment.
APPENDIX A

PUBLIC EXHIBITION MATERIAL
Cawdor Quarry Redevelopment

Comments Form

We are planning the redevelopment of Cawdor Quarry and part of Snitterton Fields.

We would appreciate a few minutes of your time to provide us with your comments. We envisage submitting a planning application within the next month.

Name (optional) ____________________________________________________________________

Address (optional) __________________________________________________________________

Please provide any comments you have below.

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If you would like to email your feedback to us, please email matlockspa@dmarch.co.uk by 21st February 2016.

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A SERIES OF DISTINCTIVE SPA VILLAGES

In an area of diverse natural beauty, 600 new homes will be built in the breath-taking landscape setting of a re-claimed quarry. Each village boasts its own distinctive character offering a variety of rural-style homes in the form of 2, 3, 4 and 5 bedroom woodland lodges, courtyard cottages and spa villas. Matlock Spa will embrace the ‘Healthy Town’ model, promoting fitness in addition to a firm commitment to working with and protecting the local ecology and famous heritage of the Derbyshire Dales.

“Located in the heart of the Derbyshire Dales, Matlock Spa is just ten minutes’ walk away from the newly revitalised Matlock Town and a stone’s throw from the Peak District National Park.”

- An existing site of special scientific interest will be enhanced with significant new areas of habitat.
- The new villages will not just consist of homes but a sequence of low energy flexible buildings for new business start ups.
- There will also be a local cafe which is a stopping point on the Derwent Valley Heritage Trail and a place to meet.
- There is space at the gateway for a local convenience store.
- Matlock Spa is extremely well connected to England’s extensive rail and road network and is just a short drive from the M1.

Matlock Spa will take great care in blending its architecture with this stunning backdrop.