

Derbyshire Dales Local Plan Examination 2017

Matters 10 and 11 (Session 12) –Strategic and Other Allocations and Settlement Boundaries, Ashbourne

Statement prepared by Planning Design Practice, on behalf of FW Harrison Commercials Ltd
(landowners at Ashbourne Airfield) 19/04/17

Introduction

This statement has been prepared on behalf of FW Harrison Commercials Ltd in connection with the proposed development at Ashbourne Airfield. The ownership of the land subject to allocations DS1 and DS8 is split between FW Harrison Commercials and Bamford Property Ltd.

The statement should be read in conjunction with Bamford Property Ltd’s own representation in relation to session 12 of the Local Plan Examination.

The draft Derbyshire Dales District Local Plan proposed two strategic allocations at the Airfield – allocation DS1 for phase 1 and allocation DS8 for phase 2.

Outline planning permission was granted for phase 1 at Ashbourne Airfield (367 dwellings, link road, community facilities and 8 Hectares of employment land) on 30/03/17, reference 14/00074/OUT. In view of the granting of this permission Phase 1 can now be treated as a ‘commitment’ rather than an allocation.

The Local Plan proposes the allocation of Phase 2 of the Airfield for a mixed use development comprising 1100 dwellings (of which 800 are forecast to come forward in the plan period to 2033), 6-8 hectares of employment land, community / educational facilities, open space and recreational facilities, to serve the needs of future residents.

Progress to date and anticipated timetable

In addition to outline planning permission being granted for Phase 1, full planning permission was also granted for the link road on 25/05/16, reference 16/00168/FUL.

FW Harrison are currently working with Derbyshire County Council and Derbyshire Dales District Council (Economic Development) to deliver the link road. Detailed designs of the link road were commissioned last year. A final review of the designs is expected to take place in April 2017. The link road design has incorporated communication with utilities providers, delivering indications of capacity and cost estimates in preparation for construction. Tenders for the construction of the link road are expected in summer 2017. Preparatory work has already begun at the site and construction work is due to commence at the end of this year.

Commercial agents have advised that once works on the link road have commenced there is likely to be considerable interest in developing both the residential and commercial elements of Phase 1. Through earlier representations to the District Council FW Harrison have predicted that the employment land allocation within Phase 1 is likely to be delivered within 5 years of commencement, and that up to 60 houses per year are likely to be built.

Bamford Property Ltd in its own Local Plan representation has proposed the following timetable for a planning application for Phase 2:

- complete appointment of professional team – Q2 2017;
- undertake scoping exercise with the District Council, County Council and other statutory consultees – Q2 2017;
- professional team undertake technical assessments – Q2/Q3 2017;
- professional team prepare draft master plan for Phase 2 – Q3/Q4 2017;
- pre-application consultation with District Council/County Council/statutory consultees/community – Q4 2017/Q1 2018;
- refine planning application/master plan Q1 2018;
- prepare formal planning application/ supporting documents and submission of outline planning application – Q1 2018;
- determination of outline planning application – Q2 2018

FW Harrison concur with this timetable.

Access

Detailed planning permission has been granted for a junction off the A52 to serve Phase 1 of the Airfield and to provide a link road through to Blenheim Road. The Owners' highway consultants have advised that the approved access junction will have sufficient capacity to serve a good proportion of Phase 2. There is ample land capacity to construct a second access. This would, as and when required service the remainder of phase 2. Such an access has no technical constraints and both land owners are dedicated to bringing this forward within the required timescales.

Available land

Approximately 23 of the 49.93 Ha of land allocated under policy DS8 (excluding land allocated under policy DS1 for phase 1) is owned by FW Harrison.

This provides ample space to accommodate the 6-8 Hectares of employment land allocated under DS8, as well as a sizeable proportion of the 1100 homes proposed under that allocation.

Deliverability

FW Harrison concur with the observations made within the Bamford Property Ltd representation regarding matters of ecology, noise / air quality, flood risk, the historic environment, landscape, open space, utilities and education. These matters have been investigated in detail through the planning applications for Phase 1 and the findings of these investigations suggest that there is no technical impediment that would prevent the development of Phase 2 coming forward as envisaged, subject to relevant conditions and mitigation.

Conclusion

FW Harrison are committed to both phases of the Airfield development and will continue to work collaboratively with Bamford Property Ltd in order to deliver the schemes. In view of the work they have carried out to date, FW Harrison are confident that the proposed allocations can be delivered in the manner and timescales envisaged by the District Council and therefore fully support the Local Plan.