

Assessment Review

SHLAA Reference: SHLAA781		Brownfield/ Greenfield	Brownfield
Settlement	Darley Dale	Site Name	Station Road, Darley Dale
Proposed Use		Site Area (ha)	0.51
Source	Call for sites	Deliverability	
Delivery Timescales		Housing Capacity	0
		Employment Area (ha)	

Suitability Assessment

<p>Physical Constraints</p>	<p>DDDC officer observed from EA online maps that: There is a low to high risk surface water flood element at the South West corner of the site, as well as a high surface water flood risk at the East border, and a low to medium risk surface flood water factor opposite that.</p> <p>RED - The Environment Agency has commented the following: The majority of this proposed allocation is situated in flood zones 2 and 3 generated from the River Derwent which is designated as a main river. A proportion of the south western part of the site is located within functional floodplain (flood zone 3b) and therefore housing, which is classed as more vulnerable, is not appropriate in this area as per the NPPF. No development should be allowed within the functional floodplain. With regard to the rest of the site, development should be kept out of the areas shown to be in areas of flood zone 2 and flood zone 3a. If this isn't the case, the sequential test will need to be undertaken by the LPA to determine if development is acceptable at this location. If development is to be proposed on this site a sequential approach to development should be undertaken to ensure the most vulnerable development is situated in areas of least flood risk. Any works to be carried out within 8m of a Main River may require a permit from the Environment Agency. Access and egress to the site should be situated within flood zone 1. If access and egress is proposed through flood zone 2 and/or flood zone 3 then the emergency planner should be consulted for their comments on the site.</p> <p>The majority of the site is within flood zone 2 or 3 and not suitable for development.</p>
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	Site situated in an area designated as Source Protection Zone 1 and groundwater abstraction licences are permitted which need to be protected.
Environmental Constraints	
Heritage Constraints	
Highways Access & Pedestrian Constraints	GREEN - The Derbyshire County Council Highways Authority has advised that: Can a satisfactory access be achieved to serve the site plan as drawn? Yes – Dependent on achieving appropriate emerging visibility splays. Could a satisfactory access be achieved potentially? NA.
Landscape & Visual Impact	
Other Considerations	
Amenity	
Infrastructure Requirements	
Overall Suitability	No

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Availability Assessment

Landowner Known/ Unknown	
Availability Details	
Legal or Operational Barriers	
Overall Availability	No

Achievability Assessment

Viability	
Abnormal Costs	

Overall Achievability	No
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Comments

Town & Parish Council Comments	
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Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN	
Net Developable Area		
Conclusion Summary		
Final Conclusion		?

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Assessment Review

SHLAA Reference: SHLAA292		Brownfield/ Greenfield	Greenfield
Settlement	Darley Dale	Site Name	Oakstone Farm, Hackney Lane, Matlock
Proposed Use		Site Area (ha)	1.55
Source	Call for sites	Deliverability	Deliverable
Delivery Timescales		Housing Capacity	0
		Employment Area (ha)	

Suitability Assessment

<p>238</p> <p>Physical Constraints</p>	<p>GREEN – Derbyshire Dales District Council’s Environmental Heal department has noted: No comment. There are no known contamination or unstable land issues, or risks of the need for remediation.</p> <p>GREEN - The Lead Local Flood Authority has noted: No risk. No areas of site at risk from surface water flooding, or other flood incidents. Watercourses - there is an ordinary watercourse that flows along the North West boundary.</p> <p>AMBER - The Environment Agency has commented the following: The following housing sites have the following constraint. They are situated on a Secondary Aquifer, and care should be taken to avoid the potential for pollution of the groundwater resource. All developments should connect to the existing foul mains drainage network. Development will need to ensure that there is available capacity within the receiving sewerage network and sewage treatment works. Developers and the Local Planning Authority should confirm available capacity with Severn Trent Water before allocating sites. Development and growth must not impact upon the quality of watercourses in the Borough. A deterioration may result from additional discharges from sewage treatment works and/or overflows from the sewerage network or changes in quality, quantity or rate of flow as a consequence of urbanisation or increased surface runoff. These sites are situated in flood zone 1 and any surface water comments should now be directed to the lead local flood authority as the statutory body for surface water.</p>
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	<p>Parts of the sites re affected by flood zone 2 and/ or have significant surface water flood risk and further investigation is required</p> <p>Site situated on area or nearby to sites designated as Source Protection Zone 1 or 2.</p> <p>And/or Primary/ Secondary/ Aquifers and potential risk of pollution or groundwater resource or mitigation can be achieved.</p>
Environmental Constraints	<p>GREEN – Derbyshire Wildlife Trust have noted: Low impact.</p> <p>Low impact – sites where we are not aware of any features of high nature conservation value and where the available information indicates that the main habitats are likely to be of lower value for example, arable, modified grassland or hardstanding.</p>
Heritage Constraints	<p>GREEN – The County Council Archaeologist has noted: Archaeological interest identified via prior application, handle via planning process (post-consent).</p> <p>No historic environment issues, or issues easily addressed through planning process.,</p> <p>GREEN - Derbyshire Dales District Council’s Conservation Officer has noted that: Development of the site is likely to result in minimal or no impact(s) to/on the heritage assets.</p> <p>Development of the site is likely to result in minimal or no impact to/on the significance/setting of a listed building (I,II*,II); world heritage site & its buffer zone, a conservation area; a non-designated heritage asset. It is likely that no mitigation is required.</p>
Highways Access & Pedestrian Constraints	<p>RED - The Derbyshire County Council Highways Department has noted: The site does not abut the adopted highway. Therefore the site is not acceptable from a traffic and highway point of view.</p> <p>There are significant issues with access. No safe access can be achieved, significant impact on highway network, insurmountable issues.</p>
Landscape & Visual Impact	<p>Red - The Derbyshire County Council Officer has advised that development of the site will have high impact on landscape. The site consists of pastoral fields enclosed by dry stone walls with scattered boundary trees on sloping ground to the north-east of Hackney Lane in Darley Dale that is consistent with wider landscape character. The land forms important green space within Darley Dale helping maintain spatial separation between Darley Dale, Hackney and Matlock. Visually prominent owing to the sloping nature of the land visible from Hackney Lane, Hackney Road, nearby residential areas and views in the wider landscape across the valley. Potential adverse impact on key landscape characteristics including the coalescence of existing settlement areas along the Derwent Valley. Potential to impact adversely on local and wider views particularly</p>

	when considered alongside other proposed allocations within the locality - SHLAA172, SHLAA791 & SHLAA475
Other Considerations	
Amenity	
Infrastructure Requirements	<p>AMBER - The normal area Infant and Junior schools are currently forecasting some surplus capacity with which to accommodate the total potential growth. However, some contributions to primary education may be required, depending on the timing and order of the sites coming forward. Also to be considered are the existing development sites which fall within the normal area and the capacity that those sites will take up. The school sites offer no meaningful scope for expansion so once the total capacity of the housing sites going forward are known this will require careful review. The normal area secondary school is currently over capacity and projected to remain so. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties. Capacity issues exist, but can be mitigated by S106 contributions and phasing of development to later in the plan period.</p> <p>AMBER - NHS Derby and Derbyshire Integrated Care Board have noted: The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.</p> <p>NHS Derbyshire & Derby Integrated Care Board identifies area as a priority, future housing developments will be required to request S106 Contributions towards health infrastructure.</p> <p>GREEN – Severn Trent has advised regarding groundwater that there is little or no groundwater risk. Severn Trent has commented: Outside of Severn Trent Water Source Protection Zone area, no risk.</p> <p>GREEN – Severn Trent has advised that the potential impact on sewerage infrastructure is low. Development may impact MATLOCK - BAKEWELL RD(HOOLEY TOWN) (Sewage Pumping Station and Settled Storm Overflow). There is one pollution point reported downstream and two Combined Sewer Overflows which may be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing system via gravity (Connection MH Ref: SK28616591) but may require private access.</p> <p>GREEN – Severn Trent has advised that the potential impact on surface water sewerage is low. Greenfield Site, there is no accessible surface water system/major watercourse in vicinity of the site boundary. Surface water should be managed through Sustainable Drainage Systems.</p>
Overall Suitability	No

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Availability Assessment

Landowner Known/ Unknown	
Availability Details	
Legal or Operational Barriers	
Overall Availability	No

Achievability Assessment

Viability	
Abnormal Costs	
Overall Achievability	No

Comments

Town & Parish Council Comments	
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Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN	
Net Developable Area		
Conclusion Summary		
Final Conclusion	Deliverable	

Assessment Review

SHLAA Reference: SHLAA281		Brownfield/ Greenfield	Brownfield site - former quarry
Settlement	Darley Dale	Site Name	Stancliffe Quarry, Dale Road North, Darley Dale, Matlock
Proposed Use	Residential development	Site Area (ha)	10.85
Source	Call for sites	Deliverability	Developable
Delivery Timescales	0-5 years 6-10 years	Housing Capacity	80
		Employment Area (ha)	

Suitability Assessment

Physical Constraints	<p>AMBER - Derbyshire Dales District Council's Environmental Health department has noted: Possible high lead levels in soil and other contaminants from quarrying activity.</p> <p>GREEN - The Lead Local Flood Authority has noted: No risk. No watercourses. No flooding records.</p> <p>AMBER - The Environment Agency has commented the following: The following housing sites have the following constraint. They are situated on a Secondary Aquifer, and care should be taken to avoid the potential for pollution of the groundwater resource. All developments should connect to the existing foul mains drainage network. Development will need to ensure that there is available capacity within the receiving sewerage network and sewage treatment works. Developers and the Local Planning Authority should confirm available capacity with Severn Trent Water before allocating sites. Development and growth must not impact upon the quality of watercourses in the Borough. A deterioration may result from additional discharges from sewage treatment works and/or overflows from the sewerage network or changes in quality, quantity or rate of flow as a consequence of urbanisation or increased surface runoff. These sites are situated in flood zone</p>
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	1 and any surface water comments should now be directed to the lead local flood authority as the statutory body for surface water.
Environmental Constraints	<p>RED - Derbyshire Wildlife Trust have advised development of the site would have a medium to high impact, including the loss of woodland and impact on protected species. Development is likely to result in the loss of extensive areas of broadleaved woodland as well possibly smaller areas of grassland and scrub. Biodiversity Net Gain requirements could be very high on this site as new woodland would need to be created and / or existing woodland significantly enhanced. This could pose a constraint to the extent and type of development that would be viable.</p> <p>The Derbyshire Wildlife Trust has undertaken further ecological appraisal of the site, which has identified the site has potentially supports Habitats of Principal Importance, including lowland mixed deciduous woodland (high distinctiveness) and other habitats include other broad leaved woodland and neutral grassland/ modified grassland, tall herb, ephemeral grassland and mixed scrub. The site is identified in the Local Nature Recovery Strategy as an area that could potentially support health land vegetation. However the woodland habitat is not included on the Local Nature Recovery Strategy habitat map.</p>
Heritage Constraints	<p>AMBER - The County Council Archaeologist has noted: Former Stancliffe Quarries MDR9054, possibly including surviving elements of Sir Joseph Whitworth's 19th century rock gardens. Desk-based assessment and walkover survey needed.,</p> <p>RED - Derbyshire Dales District Council's Conservation Officer has noted that: Development is likely to result in harmful impact on the significance and setting of that part of the site beyond the former quarry. Development is likely to result in minimal impact on the significance / setting of the former quarry site and its relationship to Stancliffe Hall (approval for access through the listed wall, has previously been approved).</p>
Highways Access & Pedestrian Constraints	<p>GREEN – The Derbyshire County Council Highways Department has noted: Vehicle access should be acceptable on Dale Road North where drivers' visibility must be maximised for the access point. Bus enhancements required. The site is considered acceptable in principle. A Transport Assessment is required.</p>
Landscape & Visual Impact	<p>AMBER - The Derbyshire County Council Officer has advised that development of the site will have moderate impact on landscape. The site of Stancliffe Quarry comprising areas of quarry void, spoil heaps and self set vegetation some of which is protected by a Tree Preservation Order. Site visually contained by existing quarry waste tips now colonised by self set woodland along the A6 corridor to the south west and the quarry faces to the north-east. Site boundary includes large areas of protected woodland that visually screens the</p>

	site in close and wider views including elevated viewpoints within the National Park. Boundary wall is a listed structure so site allocation should exclude all land that impacts on these particular landscape constraints.
Other Considerations	
Amenity	
Infrastructure Requirements	<p>AMBER - The normal area primary school is over capacity and project to remain so. It can therefore be expected that a contribution to primary education is very likely to be sought on any or all sites falling in this normal area. The school is on a large site and any contributions will be used to increase provision, subject to the agreement of all relevant parties. The normal area secondary school is currently over capacity and projected to remain so. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties.</p> <p>AMBER - NHS Derby and Derbyshire Integrated Care Board have noted: The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.</p> <p>AMBER – Colleagues at Derbyshire County Council Adult Care comment the following: Limited Care facilities available in the area, only affordable housing extra care services available.</p> <p>GREEN – Severn Trent has advised regarding groundwater that there is little or no groundwater risk. Severn Trent has commented: Outside of Severn Trent Water Source Protection Zone area, no risk.</p> <p>RED – Severn Trent has advised that the potential impact on sewerage infrastructure is high. Development may impact NORTHWOOD - DALE ROAD NORTH (Combined Sewer Overflow) and DARLEY DALE - FOUR LANE ENDS (Sewage Pumping Station). There are two pollution points (Category 3 and 4) immediately downstream of this location which would be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing system via gravity (Connection MH Ref: SK26644095).</p> <p>AMBER – Severn Trent has advised that the potential impact on surface water sewerage is medium. Brownfield Site, adjacent surface water system enters combined system which is undesirable. There is another surface water system nearby to the site boundary which may be possible to connect to (Connection MH Ref: SK26638455). Surface water should be managed through Sustainable Drainage Systems and any excess discharged to the surface water system.</p>
Overall Suitability	Yes

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Availability Assessment

Landowner Known/ Unknown	Known
Availability Details	single landowner
Legal or Operational Barriers	
Overall Availability	Yes

Achievability Assessment

Viability	AMBER: Site viable with mitigation measures
Abnormal Costs	AMBER: There are abnormal costs known, including cliff stabilisation works involved. Details, funding and costs are TBC.
Overall Achievability	Yes

Comments

Town & Parish Council Comments	
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Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN	
Net Developable Area	based upon developer proforma and planning application	
Conclusion Summary	This is a brownfield site, a former quarry and surrounding woodland abutting the A6 between Darley Dale and Northwood. The quarry is contained within an area which was formerly part of the grounds of Stancliffe Hall (Grade II Listed) which is located just to the north east. The site is bound by the A6 to the western boundary of the site is also bound by the listed stone wall and the decorative Cawdor Well which provide prominent features within the street scene. The	

woodland and mature trees, covered by Tree Preservation Orders, that wrap around the boundaries of the site on the northern, western and southern sides. Levels within the site vary considerably, with the quarry floor also including large piles of dimension stone and individual rocks. The site is allocated for in the Adopted Derbyshire Dales Local Plan for housing in the Local Plan, Policy HC2 (m) & DS3 for 100 dwellings. The site falls within the Settlement Development Boundary for Darley Dale defined under policy S2.

Potential impact of development on biodiversity and local wildlife is medium to high impact, including the loss of woodland and impacts upon protected species. Biodiversity Net Gain requirements could be very high on this site as new woodland would need to be created and / or existing woodland significantly enhanced. This could pose a constraint to the extent and type of development that would be viable.

Development within the quarry site itself may not lead to harmful impacts on the historic setting of Stancliffe Hall, however development of the remaining part of the site is likely to result in harmful impacts on the identified significance of this land and its relationship to Stancliffe Hall. Significant historic environment issues, archaeological remains desk based survey and walkover.

Development of the site will have a moderate impact upon landscape, particularly elevated viewpoint of the PDNP & potential loss of Tree Preservation Orders present and large areas of protected woodland.

The site is considered acceptable in principle from a Highways perspective from the A6 Dale Road North. However the site has been subject to an injunction preventing the removal of stone via an unauthorised access onto the A6. The access cuts through a Grade ii listed wall. - alternative access planned to remove stone, and outstanding planning applications for access non determined due to lack of evidence.

There is a Secondary Aquifer, and care should be taken to avoid the potential for pollution of the groundwater resource. Seven Trent has indicated that the development would have significant impact on the sewage infrastructure. Flood risk is low and there is no groundwater risk.

Extant minerals permission to safeguard and extract mineral reserve on site, and discharge of conditions regarding the future extraction of the site, condition 3 end date 21/02/2042. Approved access road no longer available as an access route to remove remaining mineral reserve from the quarry. North east quarry face subject to stability issues. The current planning applications are held in abeyance pending discussions between the developer and Derbyshire Dales District Council. The emerging Minerals Local Plan will continue to safeguard all Carboniferous Limestone and it will also safeguard the sandstone resource, which covers Stancliffe Quarry.

	<p>The normal area primary school, Highfields School and GP Practices in the Matlock area are reported of being overcapacity and S106 contributions should be sought as part of any development of the site.</p> <p>Overall, this is a brownfield former quarry site that has been allocated for residential development in the Local Plan since 2017 under Policy DS3 and the principle of development on the site has been established. Given the complexities of bringing the site forward, there are still a number of issues that are currently being worked through with the landowner to be addressed. Issues include, biodiversity mitigation measures, potentially safeguarded sandstone resource in the Minerals Local Plan, constrained development to the quarry floor, relocation of the wall bounded to the A6 in order to achieve access, cliff instability and investigation of existing contamination on site. There is a current outline planning application with the District Council for 80 dwellings on the site pending consideration and the site is considered developable.</p>	
Final Conclusion	Developable	

Assessment Review

SHLAA Reference: SHLAA475		Brownfield/ Greenfield	Greenfield
Settlement	Darley Dale	Site Name	Old Hackney Lane
Proposed Use	Residential development	Site Area (ha)	2.9
Source	Call for sites	Deliverability	Undevelopable
Delivery Timescales		Housing Capacity	0
		Employment Area (ha)	

Suitability Assessment

<p>248</p> <p>Physical Constraints</p>	<p>AMBER- Derbyshire Dales District Council's Environmental Health department has noted: Possible high lead levels in soil.</p> <p>GREEN - The Lead local Flood Authority has noted: No risk.</p> <p>Watercourses - There is an ordinary watercourse running south, just below the southern boundary. No flooding records.</p> <p>AMBER - The Environment Agency has commented the following: The following housing sites have the following constraint. They are situated on a Secondary Aquifer, and care should be taken to avoid the potential for pollution of the groundwater resource. All developments should connect to the existing foul mains drainage network. Development will need to ensure that there is available capacity within the receiving sewerage network and sewage treatment works. Developers and the Local Planning Authority should confirm available capacity with Severn Trent Water before allocating sites. Development and growth must not impact upon the quality of watercourses in the Borough. A deterioration may result from additional discharges from sewage treatment works and/or overflows from the sewerage network or changes in quality, quantity or rate of flow as a consequence of urbanisation or increased surface runoff. These sites are situated in flood zone</p>
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	1 and any surface water comments should now be directed to the lead local flood authority as the statutory body for surface water.
Environmental Constraints	GREEN – Derbyshire Wildlife Trust have noted: Low impact.
Heritage Constraints	GREEN – The County Council Archaeologist has noted: No known constraints., GREEN - Derbyshire Dales District Council’s Conservation Officer has noted that: Development is likely to result in minimal/no impact to/on the significance / setting of the heritage assets.
Highways Access & Pedestrian Constraints	RED - The Derbyshire County Council Highways Department has noted: There are drivers' visibility issues due to curvature of Old Hackney Lane and lack of verge and footway. The site is unacceptable.
Landscape & Visual Impact	RED- The Derbyshire County Council Officer has advised that development of the site will have high impact on landscape. The site consists of pastoral fields enclosed by dry stone walls with scattered boundary trees on sloping ground to the north-east of Hackney Lane in Darley Dale that is consistent with wider landscape character, being within an area of secondary sensitivity in the Areas of Multiple Environmental Sensitivity study. The land forms important green space within Darley Dale helping maintain spatial separation between Darley Dale, Hackney and Matlock. Visually prominent land owing to sloping nature of the land visible from Hackney Lane, Hackney Road, nearby residential areas and views in the wider landscape across the valley. Potential adverse impact on key landscape characteristics including the coalescence of existing settlement areas along the Derwent Valley. Potential to impact adversely on local and wider views particularly when considered alongside other proposed allocations within the locality - SHLAA172, SHLAA292 & SHLAA791
Other Considerations	
Amenity	
Infrastructure Requirements	AMBER - The normal area Infant and Junior schools are currently forecasting some surplus capacity with which to accommodate the total potential growth. However, some contributions to primary education may be required, depending on the timing and order of the sites coming forward. Also to be considered are the existing development sites which fall within the normal area and the capacity that those sites will take up. The school sites offer no meaningful scope for expansion so once the total capacity of the housing sites going forward are known this will require careful review. The normal area secondary school is currently over capacity and projected to remain so. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties.

	<p>AMBER - NHS Derby and Derbyshire Integrated Care Board have noted: The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.</p> <p>GREEN – Severn Trent has advised regarding groundwater that there is little or no groundwater risk. Severn Trent has commented: Outside of Severn Trent Water Source Protection Zone area, no risk.</p> <p>GREEN – Severn Trent has advised that the potential impact on sewerage infrastructure is low. Development may impact MATLOCK - BAKEWELL RD(HOOLEY TOWN) (Sewage Pumping Station and Settled Storm Overflow). There is one pollution point reported downstream and two Combined Sewer Overflows which may be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing system via gravity (Connection MH Ref: SK28617495).</p> <p>GREEN – Severn Trent has advised that the potential impact on surface water sewerage is low. Greenfield Site, there is no accessible surface water system/major watercourse in vicinity of the site boundary. Surface water should be managed through Sustainable Drainage Systems.</p>
Overall Suitability	No

Availability Assessment

Landowner Known/Unknown	Known
Availability Details	Single landowner
Legal or Operational Barriers	
Overall Availability	Yes

Achievability Assessment

Viability	RED – The site is unviable, constraints to development exist.
Abnormal Costs	GREEN - No abnormal costs known
Overall Achievability	No

Comments

Town & Parish Council Comments		
Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN	
Net Developable Area		
251 Conclusion Summary	<p>This is a greenfield site, located on the north western edge of Matlock between Hackney Road and Old Hackney Lane to the back and either side of properties at Winton and The Firs. The site comprises steeply sloping ground. Two agricultural fields of pasture divided by a dry stone wall. The southern boundary with Old Hackney Lane is defined by a stone wall, woodland and the grounds of two detached properties. To the east there is a strong boundary hedge with nursery beyond. There is also a nursery to the west. The site is adjacent to the Settlement Development Boundary of Matlock.</p> <p>Development of the site will have a major impact upon landscape character. The land forms important green space within Darley Dale helping maintain spatial separation between Darley Dale, Hackney and Matlock. Visually prominent land owing to sloping nature of the land visible from Hackney Lane, Hackney Road, nearby residential areas and views in the wider landscape across the valley. Potential to impact adversely on local and wider views particularly when considered alongside other proposed allocations within the locality - SHLAA172, SHLAA292 & SHLAA791.</p> <p>There are Tree Preservation Order trees immediately northwest of Winton and off site trees to the majority of boundaries that would need to be incorporated into any development of the site. There are significant highways constraints raised by the Highways Authority, advising that there are drivers' visibility issues due to curvature of Old Hackney Lane and lack of verge and footway. The Environment Agency has advised that the site is situated upon a secondary aquifer and care should be taken to avoid the potential for pollution of the groundwater resource.</p> <p>Highfields school and GP practices are reported to be overcapacity in the Matlock area. S106 Contributions should be sought as part of any development of the site.</p> <p>Development of the site would have a low impact on biodiversity and local wildlife, historic environment, flood risk, sewerage infrastructure, surface water sewerage and groundwater.</p>	

	Overall due to existing highway constraints regarding access, including existing geometry and limited visibility sightlines and major landscape sensitivity of the site in this location as an important green space and adverse impacts upon settlement pattern, the site is considered undevelopable.	
Final Conclusion	Undevelopable	

Assessment Review

SHLAA Reference: SHLAA240		Brownfield/ Greenfield	Brownfield
Settlement	Darley Dale	Site Name	Stancliffe Hall, whitworth road Darley Dale
Proposed Use	Residential development	Site Area (ha)	5.82 - not in QGIS needs plotting and site area checking
Source	Call for sites	Deliverability	Undevelopable Constrained
Delivery Timescales		Housing Capacity	0
		Employment Area (ha)	

Suitability Assessment

Physical Constraints	<p>Amber - Derbyshire Dales District Council's Environmental Health department has noted: Possible high lead levels in soil and noise if quarrying re-commences in quarry.</p> <p>AMBER - The Lead Local Flood Authority has noted: Band of low risk surface water that goes through the entire site in the southern half of the site. There are two records of flooding incidents within 20m of eastern boundary on Moor Lane. No watercourses.</p> <p>GREEN – The Environment Agency has commented the following: No comments.</p>
Environmental Constraints	<p>AMBER- Derbyshire Wildlife Trust have noted: low to Medium to high impact. The impact of development will depend on the extent to which impacts on woodland and trees can be avoided and / or minimised. Loss of grassland is probably low impact. There is a concern that more detailed historical or heritage assessments may find that part of the site should be viewed as 'parkland'. However, based on the ecological information collected so far this definition has not been applied to the habitats present.</p>

	<p>The Derbyshire Wildlife Trust has undertaken further ecological appraisal of the site, which has identified the site has potential to support bats, badgers and breeding birds. Part of the site is identified in the Local Nature Recovery Strategy as an area that could become important for woodland and farmland. However there are no habitats of particular importance to the Local Nature Recovery Strategy identified.</p>
<p>Heritage Constraints</p>	<p>RED – The County Council Archaeologist has noted: Setting of Grade II Listed Stancliffe Hall and designed landscape with connections to Sir Joseph Whitworth. Allocation not recommended.,</p> <p>RED - Derbyshire Dales District Council’s Conservation Officer has noted that: Development is likely to result in harmful impact on/to the significance and setting of heritage assets.</p> <ul style="list-style-type: none"> • The site itself and the adjoining land are deemed ‘curtilage’ to Stancliffe Hall and in that regard are awarded statutory protection. The site itself represents a designated heritage asset. • Within the surrounding area there are a number of heritage assets. • The 1898 map depicts the extent of the Estate as it then existed. This included land to the north, south and west of Stancliffe Hall. The map depicts individual and group plantings of trees to the parkland to the north end, south and to the west a more wooded and partially quarried area. Much of this Estate was bounded by formal stone walls, now listed. Furthermore, a small number of lodge buildings are sited at entrances into the Estate and are characterised by their relative isolation within their immediate context. • Since 1898 and particularly in the later 20 century incursions of some small scale development and land extraction to form Stancliffe Quarry have resulted in the overall reduction of the original Estate, however, that which remains retains a significant value as a setting to Stancliffe Hall. • The principal aspect of Stancliffe Hall was to the south-east and south-west. The site and adjoining land to the south-east of the Hall retains its open, parkland character which is intrinsic to the significance and setting of the Hall. • The surviving parkland to the Estate in its extent, is such that it can be experienced outside the site and its character is such that there is an expectation of the presence of a country house.
<p>Highways Access & Pedestrian Constraints</p>	<p>GREEN – The Derbyshire County Council Highways Department has noted: Vehicle access should be acceptable along the straight sections of Whitworth Road where drivers' visibility must be maximised for the access point. The site is considered acceptable in principle. A Transport Assessment is required.</p>
<p>Landscape & Visual Impact</p>	<p>AMBER - The Derbyshire County Council Officer has advised that development of the site will have moderate impact on landscape. This site comprises historic parkland to Stancliffe Hall and the former playing fields when it was used as a public school. There are several protected trees and areas of tree cover across the site. Stancliffe Hall and surrounding walls are both grade II listed. The parkland site within an area of</p>

	<p>secondary sensitivity in the Areas of Multiple Environmental Sensitivity study. The site has a prominent frontage with Whitworth Road curving around the eastern boundary of the site, although views into the site are restricted by existing boundary vegetation. There are residential properties along Whitworth Road that look on to the site. There are several landscape and heritage constraints associated with the site that would need to be considered prior to allocation. Mitigation might include restricting the scale of allocation to reflect the scale of development in the immediate area, the retention of existing vegetation within and adjacent to the site, and a comprehensive landscape scheme to help mitigate any residual effects.</p>
Other Considerations	
Amenity	
<p>255</p> <p>Infrastructure Requirements</p>	<p>AMBER - The normal area primary school is over capacity and project to remain so. It can therefore be expected that a contribution to primary education is very likely to be sought on any or all sites falling in this normal area. The school is on a large site and any contributions will be used to increase provision, subject to the agreement of all relevant parties. The normal area secondary school is currently over capacity and projected to remain so. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties.</p> <p>AMBER - NHS Derby and Derbyshire Integrated Care Board have noted: The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.</p> <p>GREEN – Severn Trent has advised regarding groundwater that there is little or no groundwater risk. Severn Trent has commented: Outside of Severn Trent Water Source Protection Zone area, no risk.</p> <p>GREEN – Severn Trent has advised that the potential impact on sewerage infrastructure is low. Development may impact DARLEY DALE - CHURCH ROAD (Combined Sewer Overflows) and DARLEY DALE - FOUR LANE ENDS (Sewage Pumping Stations) and may impact Matlock Lea Severn Trent Water. There are two Historic Flood Risk Register. points and one pollution point reported downstream which would be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing system via gravity (Connection MH Ref: SK26638592).</p> <p>GREEN – Severn Trent has advised that the potential impact on surface water sewerage is low. Greenfield Site, there is a surface water system nearby to the site boundary which may be possible to connect to (Connection MH Ref: SK26638454). Surface water should be managed through Sustainable Drainage Systems and any excess discharged to the surface water system.</p>

Overall Suitability	No
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Availability Assessment

Landowner Known/ Unknown	Known
Availability Details	single landowner
Legal or Operational Barriers	
Overall Availability	Yes

Achievability Assessment

Viability	RED – The site is unviable, constraints to development exist.
Abnormal Costs	no abnormal costs known
Overall Achievability	No

Comments

Town & Parish Council Comments	
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Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN	
Net Developable Area		
Conclusion Summary	This is a greenfield site comprising historic parkland to Stancliffe Hall and the former playing fields when it was used as a public school. There are several protected trees and areas of tree cover across the site. Stancliffe Hall and surrounding walls are both grade II listed. The site has a prominent frontage with Whitworth Road curving around the eastern boundary of the site, although views into the site are restricted by existing boundary vegetation. There are residential	

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">257</p>	<p>properties along Whitworth Road that look on to the site. There are significant bank of trees to the northern boundary.</p> <p>Development is likely to result in harmful impact on the significance and setting of Stancliffe Hall and its associated parkland and context. The site itself and the adjoining land are deemed 'curtilage' to Stancliffe Hall and in that regard are awarded statutory protection. The site itself represents a designated heritage asset. The site and adjoining land to the south-east of the Hall retains its open, parkland character which is intrinsic to the significance and setting of the Hall. Development of the site will have moderate impact on landscape. There are several landscape and heritage constraints associated with the site that would need to be considered. Mitigation might include restricting the scale of allocation to reflect the scale of development in the immediate area, the retention of existing vegetation within and adjacent to the site, and a comprehensive landscape scheme to help mitigate any residual effects.</p> <p>Development of the site will have a medium impact upon biodiversity, depending on the extent to which impacts on woodland and trees can be avoided and / or minimised.</p> <p>The Lead Local Flood Authority has advised of low risk surface water. Flooding incidents near to the eastern boundary. There are possible high lead levels in soil, that requires further investigation and noise may be an issue if quarrying re-commences in quarry.</p> <p>The normal area primary school, Highfields School and GP practices in the Matlock area are over capacity. S106 Contributions should be sought from any development of the site.</p> <p>Low risk impacts upon sewerage infrastructure, surface water sewerage and groundwater.</p> <p>Overall, given the heritage constraints and impact of development upon the setting of the parkland of Stancliffe Hall, including trees and woodland, the site is considered undevelopable.</p>	
<p>Final Conclusion</p>	<p>Undevelopable Constrained</p>	

Assessment Review

SHLAA Reference: SHLAA781		Brownfield/ Greenfield	Greenfield
Settlement	Darley Dale	Site Name	Station Road and Old Road, Darley Dale
Proposed Use	Employment use	Site Area (ha)	0.63
Source	Call for sites	Deliverability	Undevelopable
Delivery Timescales		Housing Capacity	0
		Employment Area (ha)	

Suitability Assessment

<p>258</p> <p>Physical Constraints</p>	<p>AMBER - Derbyshire Dales District Council's Environmental Health department has noted: Possible noise/nuisance considerations in relation to nearby domestic properties. Site is potentially contaminated or unstable and required further investigation and r</p> <p>RED - The Local Lead Flood Authority has noted: High risk in central and south west corner. Medium risk along western boundary. Low risk north. Derbyshire Dales District Council Officer observed that the site is wholly within Flood Zone 2 and the majority, apart from the North East part of the site is also in flood zone 3.</p> <p>RED - The Environment Agency has commented the following: The majority of this proposed allocation is situated in flood zones 2 and 3 generated from the River Derwent which is designated as a main river. A proportion of the south western part of the site is located within functional floodplain (flood zone 3b) and therefore housing, which is classed as more vulnerable, is not appropriate in this area as per the National Planning Policy Framework. No development should be allowed within the functional floodplain. With regard to the rest of the site, development should be kept out of the areas shown to be in areas of flood zone 2 and flood zone 3a. If this isn't the case, the sequential test will need to be undertaken by the LPA to determine if development is acceptable at this location. If development is to be proposed on this site a sequential approach to development should be undertaken to ensure the most vulnerable development is situated in areas of least flood risk. Any works to be carried out within 8m of a Main River may require a permit from the</p>
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	<p>Environment Agency. Access and egress to the site should be situated within flood zone 1. If access and egress is proposed through flood zone 2 and/or flood zone 3 then the emergency planner should be consulted for their comments on the site.</p> <p>The majority of the site is within flood zone 2 or 3 and not suitable for development.</p> <p>Site situated in an area designated as Source Protection Zone 1 and groundwater abstraction licences are permitted which need to be protected.</p>
Environmental Constraints	
Heritage Constraints	<p>GREEN – The County Council Archaeologist has noted: No known constraints. No historic environment issues, or issues easily addressed through planning process.,</p> <p>AMBER - Derbyshire Dales District Council’s Conservation Officer has noted that: Development of the site may result in harmful impact(s) to/on the significance/setting of the designated heritage assets. Development of the site may result in harmful impact to/on the significance/setting of a listed building (I,II*,II); a scheduled monument; a registered park or garden (I,II*,II); world heritage site & its buffer zone, a conservation area; a non-designated heritage asset. It is likely that impact can be avoided/mitigated.</p>
Highways Access & Pedestrian Constraints	<p>GREEN - The Derbyshire County Council Highways Authority has advised that: Can a satisfactory access be achieved to serve the site plan as drawn? Yes – Dependent on achieving appropriate emerging visibility splays. Could a satisfactory access be achieved potentially? NA.</p>
Landscape & Visual Impact	<p>AMBER - The Derbyshire County Council Officer has advised that development of the site will have minor impact on landscape. The site comprises waste ground within the curtilage to Old Road Industrial Estate with protected trees along frontage with Station Road. The site is located entirely within the floodzone to the River Derwent and the Riverside Meadows LCT; a landscape traditionally associated with a lack of development. Visually prominent frontage with Station Road and visible in wider views from the upper slopes of the Derwent Valley including viewpoints within the Peak District National Park. Overall the site would be viewed as an extension to the existing industrial use of the neighbouring site and as such is less sensitive to some of the environmental constraints such as flood risk. Visual prominence could be overcome by a well designed frontage with Station Road and the use of darker recessive materials.</p>
Other Considerations	

Amenity	
<p>260</p> <p>Infrastructure Requirements</p>	<p>AMBER - At primary level the normal area school is currently forecast to have sufficient capacity to accommodate the anticipated pupil yield from both potential sites. Should the situation change significantly and a contribution to primary education be required, flexibility may be sought to enhance facilities at an alternative school, as the normal area school is on a restricted site. The normal area secondary school is currently over capacity and projected to remain so. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties.</p> <p>Capacity issues exist, but can be mitigated by S106 contributions and phasing of development to later in the plan period.</p> <p>GREEN – Severn Trent has advised regarding groundwater that there is little or no groundwater risk. Severn Trent has commented: Outside of Severn Trent Water Source Protection Zone area, no risk.</p> <p>GREEN – Severn Trent has advised that the potential impact on sewerage infrastructure is low. Development may impact DARLEY DALE - FOUR LANE ENDS (Sewage Pumping Station and Settled Storm Overflow). There is one pollution point reported immediately downstream and multiple Combined Sewer Overflows further downstream which may be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing system via gravity (Connection MH Ref: SK27622491).</p> <p>GREEN – Severn Trent has advised that the potential impact on surface water sewerage is low. Brownfield Site, there is a surface water system adjacent to the site boundary outfalling to a nearby watercourse (Connection MH Ref: SK27621451). Surface water should be managed through Sustainable Drainage Systems and any excess discharged to the surface water system.</p> <p>GREEN - low potential impact of ground water. Not within an Source Protection Zone. Outside of Severn Trent Water Source Protection Zone area, no risk.</p>
Overall Suitability	No

Availability Assessment

Landowner Known/ Unknown	Known
Availability Details	Single landowner

Legal or Operational Barriers	
Overall Availability	Yes

Achievability Assessment

Viability	The site is unviable, constraints to development exist.
Abnormal Costs	No abnormal costs known.
Overall Achievability	No

Comments

Town & Parish Council Comments	
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261

Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN
Net Developable Area	
Conclusion Summary	<p>The Local Lead Flood Authority has noted: High risk in central and south west corner. Medium risk along western boundary. Low risk north. Derbyshire Dales District Council Officer observed that the site is wholly within Flood Zone 2 and the majority, apart from the North East part of the site is also in flood zone 3.</p> <p>The Environment Agency has commented the following: The majority of this proposed allocation is situated in flood zones 2 and 3 generated from the River Derwent which is designated as a main river. A proportion of the south western part of the site is located within functional floodplain (flood zone 3b) and therefore housing, which is classed as more vulnerable, is not appropriate in this area as per the National Planning Policy Framework.</p> <p>The Education Authority noted capacity issues exist, but can be mitigated by S106 contributions and phasing of development to later in the plan period.</p> <p>Overall most of the site falls within flood zone 2 & 3 and it is not considered suitable for development. The site is therefore undevelopable.</p>

	Overall most of the site falls within floodzone 2 & 3 and it is not considered suitable for development. The site is therefore undevelopable.	
Final Conclusion	Undevelopable	

Assessment Review

SHLAA Reference: SHLAA957		Brownfield/ Greenfield	Greenfield
Settlement	Darley Dale	Site Name	Land to the east of Oddford Lane, Darley Dale
Proposed Use	Residential development	Site Area (ha)	0.58
Source	Call for sites	Deliverability	Undevelopable Constrained
Delivery Timescales		Housing Capacity	0
		Employment Area (ha)	

Suitability Assessment

<p>Physical Constraints</p>	<p>AMBER - Derbyshire Dales District Council's Environmental Health department has noted: Possible high lead levels in soil.</p> <p>RED - The Lead Local Flood Authority noted: majority of the site falls with flood zone 2 & 3. Warney brook flows south west along southern boundary. There are no surface water or flooding reports. Derbyshire Dales District Council officer observed from online Environment Agency maps that there are no surface water risk elements on this site.</p> <p>AMBER - The Environment Agency has commented the following: The southern half of the site falls within flood zone 2/3. The site borders the Environment Agency maintained main river, the "Warney Brook". No development should take place with a minimum of 8m from the top of the bank, ideally a larger buffer zone will be provided e.g. 20m. The site should follow the sequential test, and development within Flood Zone 2 & Flood Zone 3 should be avoided where possible. If development is pursued with Flood Zone 2 or Flood Zone 3 appropriate mitigation will need to be provided.</p>
<p>Environmental Constraints</p>	<p>AMBER – Derbyshire Wildlife Trust have noted: Medium impact. Development would result in a loss of wet grassland including areas that may be moderately diverse as well as species poor grasslands. Given the small size of the site, it could be difficult to effectively protect and</p>

	buffer the brook from adverse impacts. The functionality and hydro-ecology of these fields in relation to water storage could also be affected by developed.
Heritage Constraints	GREEN – The County Council Archaeologist has noted: No known constraints., GREEN - Derbyshire Dales District Council’s Conservation Officer has noted that: It is likely that development will result in no impact to/on the significance or setting of heritage assets.
Highways Access & Pedestrian Constraints	RED - The Derbyshire County Council Highways Department has noted: There are drivers' visibility issues onto the highway and no footway connections on this road. The site is unacceptable.
Landscape & Visual Impact	AMBER - The Derbyshire County Council Landscape Officer has advised that development of the site will have moderate impact on landscape. The site consists of two pastoral fields enclosed by dry stone walls with Warney Brook running along its southern boundary. A large part of the site falls within Flood zone 2 and 3 to Warney Brook. The site has a visually prominent frontage with Oddford Lane to the west, is overlooked by the residential curtilages of properties along the B5057 most notably Oddford Barn, and from several Public Right of Ways in the immediate area. The land retains some strength of character that is consistent with the wider landscape and more locally the floodplain to Warney Brook to the south and is visible from Oddford Lane and several Public Right of Ways in the immediate area. The land is with a flood risk zone.
Other Considerations	RED - Site lies within Policy PD10 designation which seeks to safeguard the intrinsic character and quality of the open spaces through the Derwent Valley between Matlock and Darley Dale, and to prevent further coalescence of the settlements of Matlock and
Amenity	
Infrastructure Requirements	AMBER - There is currently sufficient forecast capacity at the normal area school to accommodate the anticipated pupil yield from this development. The normal area secondary school is currently over capacity and projected to remain so. At secondary level contributions should be anticipated on any and all sites being proposed that are served by Lady Manners. The site does offer scope for expansion, subject to agreement by all parties. AMBER - NHS Derby and Derbyshire Integrated Care Board have noted: The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.

	<p>GREEN – Severn Trent has advised regarding groundwater that there is little or no groundwater risk. Severn Trent has commented: Outside of Severn Trent Water Source Protection Zone area, no risk.</p> <p>AMBER – Severn Trent has advised that the potential impact on sewerage infrastructure is medium. Development may impact TWO DALES - DALE RD SOUTH (GARAGE) (Combined Sewer Overflow) and MATLOCK - BAKEWELL RD(HOOLEY TOWN) (Sewage Pumping Station and Settled Storm Overflow) but is unlikely to impact Matlock Lea Severn Trent Water. There are no Historic Flood Risk Register or pollution points downstream of this location which would be impacted by this development. Based on a review of topography, it is anticipated that a pump may be needed to connect into the existing network (Connection MH Ref: SK27627792).</p> <p>GREEN – Severn Trent has advised that the potential impact on surface water sewerage is low. Greenfield Site, assumed that the development will outfall to the adjacent watercourse Warney Brook. Surface water should be managed through Sustainable Drainage Systems and any excess discharged to the watercourse Warney Brook.</p>
Overall Suitability	No

Availability Assessment

Landowner Known/Unknown	Known
Availability Details	single landowner
Legal or Operational Barriers	
Overall Availability	Yes

Achievability Assessment

Viability	RED: Site is unviable, constraints to development.
Abnormal Costs	No known abnormal costs to development.
Overall Achievability	No

Comments

Town & Parish Council Comments	
Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN
Net Developable Area	
Conclusion Summary	<p>This is a greenfield site that consists of two pastoral fields enclosed by dry stone walls with Warney Brook running along its southern boundary. A large part of the site falls within flood zone 2 and 3 to Warney Brook. The site has a visually prominent frontage with Oddford Lane to the west, is overlooked by the residential curtilages of properties along the B5057 most notably Oddford Barn, and from several Public Right of Ways in the immediate area.</p> <p>The Highways Authority has advised that the access arrangements are unacceptable, there are drivers' visibility issues onto the highway and no footway connections on this road.</p> <p>Development of the site will have moderate impact on landscape. The land retains some strength of character that is consistent with the wider landscape and more locally the floodplain to Warney Brook to the south and is visible from Oddford Lane and several Public Right of Ways in the immediate area.</p> <p>The site is currently designated as open space under Policy PD10 to protect the intrinsic character and quality of the open space, that assists in helping maintain the character of settlement through the valley and preventing physical and visual coalescence.</p> <p>Development of the site will have a medium impact upon biodiversity, resulting in a loss of wet grassland including areas that may be moderately diverse as well as species poor grasslands.</p> <p>The Lead Local Flood Authority noted: majority of the site falls with flood zone 2 & 3. The Environment Agency has advised that the site borders the Environment Agency maintained main river, the "Warney Brook" and appropriate buffer zone should be provided to protect the river.</p> <p>The site should follow the sequential test, and development within Flood Zone 2 & 3 should be avoided where possible.</p> <p>Severn Trent has advised that the potential impact on sewerage infrastructure is medium. Based on a review of topography, it is anticipated that a pump may be needed to connect into the existing network.</p> <p>Highfields school and GP practices are over capacity in the Matlock area. S106 contributions should be sought as part of any development of the site.</p>

	<p>Overall the site forms part of an important undeveloped gap along the A6 corridor, consistent with the objectives of Policy PD10. The landscape is of high sensitivity and the gap plays a key role in maintaining the perceived separation between built-up areas and avoiding the visual and physical coalescence of development along the valley floor. Development of the site would erode this function, resulting in a loss of openness and a weakening of settlement pattern and landscape structure. There are also outstanding access and flood risk issues, the site is considered undevelopable.</p>	
Final Conclusion	Undevelopable Constrained	

Assessment Review

SHLAA Reference: SHLAA911		Brownfield/ Greenfield	Greenfield/ Brownfield
Settlement	Darley Dale	Site Name	Land at Audley St Elphin's Park, Dale Road South, Darley Dale, Matlock
Proposed Use	Residential development	Site Area (ha)	1.2
Source	Call for sites	Deliverability	Developable
Delivery Timescales	6-10 years	Housing Capacity	25
		Employment Area (ha)	

Suitability Assessment

Physical Constraints 268	<p>Amber - Derbyshire Dales District Council's Environmental Health department has noted: Possible high lead levels in soil.</p> <p>RED - The Lead Local Flood Authority has noted: High surface water risk along the entire eastern boundary. No watercourses or flooding records.</p> <p>Derbyshire Dales District Council officer observed from the Environment Agency online maps that there is a surface water flood risk element at the north of the site, following the north eastern border.</p>
Environmental Constraints	<p>AMBER - Derbyshire Wildlife Trust have noted: Low to medium impact. There are areas of grassland of moderate diversity and orchid species have previously been reported from the site. Development would also be adjacent to a pond which would need to be buffered and protected.</p>
Heritage Constraints	<p>GREEN – The County Council Archaeologist has noted: No known constraints.,</p> <p>GREEN - Derbyshire Dales District Council's Conservation Officer has noted that: Development is likely to result in minimal or no impact to/on the significance or setting of heritage assets.</p>

Highways Access & Pedestrian Constraints	GREEN – The Derbyshire County Council Highways Department has noted: Vehicle access could be achieved along the A6 subject to gaining maximum drivers' visibility along the frontage. Acceptable in principle. Transport Statement required.
269 Landscape & Visual Impact	AMBER - The Derbyshire County Council Officer has advised that development of the site will have moderate impact on landscape. The site forms part of the amenity land to the north-west of the existing St Elphin's complex comprising a pond, parkland trees, amenity grassland and footpaths on the former site of sports pitches when St Elphins was a school. There are some protected trees (Tree Preservation Order) to the south of the site boundary and the north-western part of the site is within an area of secondary sensitivity in the Areas of Multiple Environmental Sensitivity study. The land is long established open land along the A6 corridor. The site is visually prominent from the A6 and partially visible from Greenaway Lane to the north and north-east. Views would be obtained from some properties along Greenaway Lane and a small number opposite the site along the A6 although predominantly from first floor windows. There is a public footpath to the south-west of the site that connects the A6 to Greenaway Lane. This proposed site forms part of an area of important open space along the A6 corridor that assists in helping maintain the character of settlement through the valley and preventing physical and visual coalescence. Mitigation might include restricting or varying the allocation in accordance with the guidance previously provided.
Other Considerations	RED - Site lies within Policy PD10 designation which seeks to safeguard the intrinsic character and quality of the open spaces through the Derwent Valley between Matlock and Darley Dale, and to prevent further coalescence of the settlements of Matlock and
Amenity	
Infrastructure Requirements	<p>AMBER - The normal area primary school is over capacity and project to remain so. It can therefore be expected that a contribution to primary education is very likely to be sought on any or all sites falling in this normal area. The school is on a large site and any contributions will be used to increase provision, subject to the agreement of all relevant parties. The normal area secondary school is currently over capacity and projected to remain so. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties.</p> <p>AMBER - NHS Derby and Derbyshire Integrated Care Board have noted: The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.</p>

	<p>GREEN – Severn Trent has advised regarding groundwater that there is little or no groundwater risk. Severn Trent has commented: Outside of Severn Trent Water Source Protection Zone area, no risk.</p> <p>GREEN – Severn Trent has advised that the potential impact on sewerage infrastructure is low. Development may impact MATLOCK - BAKEWELL RD(HOOLEY TOWN) (Sewage Pumping Station and Settled Storm Overflow) but is unlikely to impact Matlock Lea Severn Trent Water. There are no Historic Flood Risk Register or pollution points downstream of this location which would be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing system via gravity (Connection MH Ref: SK27628393) 150m from the development.</p> <p>GREEN – Severn Trent has advised that the potential impact on surface water sewerage is low. Greenfield Site, assumed that the development will outfall to the adjacent Sustainable Drainage Systems feature. Surface water should be managed through Sustainable Drainage Systems.</p>
Overall Suitability	Yes

Availability Assessment

Landowner Known/ Unknown	Known
Availability Details	single landowner
Legal or Operational Barriers	
Overall Availability	Yes

Achievability Assessment

Viability	Site is economically viable
Abnormal Costs	No abnormal costs known
Overall Achievability	Yes

Comments

Town & Parish Council Comments	
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Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN	
Net Developable Area	based on submitted plans 0	
271	<p>Conclusion Summary</p> <p>This is part greenfield, part brownfield site consisting of informal open space, The site forms part of the amenity land to the north-west of the existing St Elphin's complex comprising a pond used for Sustainable Drainage Systems from the St Elphins development, parkland trees, amenity grassland and footpaths on the former site of sports pitches when St Elphins was a school. The site lies adjacent to the Audley retirement village off the A6, Darley Dale. the site is surrounded by the retirement village to the south and east, open space to the north, and existing residential development to the west. There is a public footpath to the south-west of the site that connects the A6 to Greenaway Lane. The site is currently access via a private drive from the A6. The site partly falls with the Settlement Development boundary of Matlock.</p> <p>There is high surface water risk along the entire eastern boundary. Development of the site will have moderate impact on landscape. There are some protected trees (Tree Preservation Order) to the south of the site boundary. The site is currently designated as open space under policy PD10 to protect the intrinsic character and quality of the open space, that assists in helping maintain the character of settlement through the valley and preventing physical and visual coalescence. Medium impact upon biodiversity.</p> <p>Normal are primary school, Highfields school and GP practices in the Matlock are currently over capacity. S106 contributions should be sought as part of any development of the site.</p> <p>Access is acceptable from the A6, a transport assessment should be provided.</p> <p>Low risk of groundwater pollution, surface water sewerage infrastructure and sewerage infrastructure. Surface water should be managed through Sustainable Drainage Systems.</p> <p>Possible high lead levels in soil requires further investigation. Low impact upon heritage features.</p> <p>Recent planning advice sought for development of the site.</p> <p>Overall the site falls in area of openness to the A6 and into PD10 and associated landscape character with open spaces along A6 corridor but does partly fall within the settlement development boundary. There is also an area of significant surface water flooding on the site. It is considered that the developable area of the site could be reduced to exclude the area of high surface water risk to the east of the site, provide an appropriate buffer to the pond area and limit</p>	

	the site visual prominence of the site. The protected trees to the southern boundary should be retained. It is considered that the site is developable.	
Final Conclusion	Developable	

Assessment Review

SHLAA Reference: SHLAA164		Brownfield/ Greenfield	
Settlement	Darley Dale	Site Name	Highlands Bent Lane Darley Dale Derbyshire
Proposed Use	Residential development	Site Area (ha)	1.88
Source	Call for sites	Deliverability	Undevelopable Constrained
Delivery Timescales		Housing Capacity	0
		Employment Area (ha)	

Suitability Assessment

Physical Constraints	<p>AMBER - Derbyshire Dales District Council's Environmental Health department has noted: Possible high lead levels in soil.</p> <p>GREEN - The Lead Local Flood Authority has noted: No risk. No watercourses. No flooding record.</p> <p>GREEN – The Environment Agency has commented the following: No comments.</p>
Environmental Constraints	<p>GREEN - Derbyshire Wildlife Trust have noted low impact on the site from development. The field visit has confirmed that the site does not support a traditional orchard and that grassland habitat is species poor and low distinctiveness. Small areas of woodland and hedgerows are of greater value but impacts on these features can potentially be avoided or sufficiently minimised or compensated. The few remaining fruit trees could also be valuable and should be retained if possible.</p>
Heritage Constraints	<p>GREEN – The County Council Archaeologist has noted: No known constraints.,</p>

	<p>AMBER - Derbyshire Dales District Council's Conservation Officer has noted that: Development of the site may result in harmful impact(s) to/on the significance and setting of designated and non-designated heritage assets.</p> <ul style="list-style-type: none"> • Based on the historic maps the site forms part of the parkland associated with Stancliffe Hall. Whilst sections of the parkland are now in separate ownership the extent of the parkland (including this site) has remained relatively intact. • There are a large number of designated and non-designated heritage assets in close proximity to the site, many of which are related to the Stancliffe Hall estate and parkland. • Historic boundary walls are a conspicuous feature of Darley Hillside and are nationally recognised for their special architectural and historic interest. • Previous Bronze Age artifacts found in close proximity to the site, both to the east and west of the site boundary indicate high archaeological potential on the site. • Development of the site would entail built encroachment onto the former parkland associated with Stancliffe Hall. • Development on this site would likely require the alteration of the Listed boundary walls and the walls designated and non-designated features of architectural and historical significance and would likely result in harm to their significance and setting. • Development of the site would result in further devolution of the Stancliffe Hall estate.
<p>Highways Access & Pedestrian Constraints</p>	<p>RED - The Derbyshire County Council Highways Department has noted: Due to the high boundary wall along the sites' whole frontage and lack of footway (within the adjacent highway) there will be drivers' visibility restrictions in both directions from any point of the site, therefore considered unacceptable from a traffic and highway point of view. Additionally, there are level differences within the site and acceptable gradients internally unlikely to be achieved.</p>
<p>Landscape & Visual Impact</p>	<p>AMBER - The Derbyshire County Council Officer has advised that development of the site will have moderate impact on landscape. The residential curtilage to Highlands Cottage surrounded by a listed boundary wall. The site has a frontage with both Whitworth Road to the west and Bent Lane to the east but views into the site are restricted by the high boundary wall. Views in the wider landscape are significantly contained by existing tree cover. There is a Public Right of Way along the northern boundary of the site but views are screened by extensive vegetation against this boundary. There are some landscape character and visual considerations that would need to be overcome with the development of this site as well as clear heritage considerations.</p>

Other Considerations	
Amenity	
<p>275</p> <p>Infrastructure Requirements</p>	<p>AMBER - The normal area primary school is over capacity and project to remain so. It can therefore be expected that a contribution to primary education is very likely to be sought on any or all sites falling in this normal area. The school is on a large site and any contributions will be used to increase provision, subject to the agreement of all relevant parties. The normal area secondary school is currently over capacity and projected to remain so. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties.</p> <p>AMBER - NHS Derby and Derbyshire Integrated Care Board have noted: The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.</p> <p>NHS Derbyshire & Derby Integrated Care Board identifies area as a priority, future housing developments will be required to request S106 Contributions towards health infrastructure.</p> <p>GREEN – Severn Trent has advised regarding groundwater that there is little or no groundwater risk. Severn Trent has commented: Outside of Severn Trent Water Source Protection Zone area, no risk.</p> <p>GREEN – Severn Trent has advised that the potential impact on sewerage infrastructure is low. Development may impact DARLEY DALE - CHURCH ROAD (Combined Sewer Overflows) and DARLEY DALE - FOUR LANE ENDS (Sewage Pumping Stations and Settled Storm Overflows) but is unlikely to impact Matlock Lea Severn Trent Water. There are two Historic Flood Risk Register points and one pollution point reported downstream which would be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing system via gravity (Connection MH Ref: SK26639993).</p> <p>GREEN – Severn Trent has advised that the potential impact on surface water sewerage is low. Greenfield Site, there is a surface water system nearby to the site boundary which may be possible to connect to (Connection MH Ref: SK26639852). Surface water should be managed through Sustainable Drainage Systems and any excess discharged to the surface water system.</p>
Overall Suitability	No

Availability Assessment

Landowner Known/ Unknown	Known
Availability Details	Single landowner
Legal or Operational Barriers	
Overall Availability	Yes

Achievability Assessment

Viability	RED: The site is unviable, constraints to development exist.
Abnormal Costs	GREEN: No abnormal costs known.
Overall Achievability	No

Comments

Town & Parish Council Comments	
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Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN	
Net Developable Area		
Conclusion Summary	<p>This site is predominately greenfield and consists of walled garden land to Highlands and Highlands cottage, and lies on sloping ground between Whitworth Road, Foggs Hill and Bent Lane. This land, including the properties Highlands and Highlands Cottage, were the garden related to the the Sir Joseph Whitworth estate and it is bounded by Grade II listed boundary walls.</p> <p>The site is accessed from Whitworth Road, into the existing property at Highlands. However it is unlikely that a suitable access is possible, due to drivers' visibility restrictions and level differences within the site and acceptable gradients internally unlikely to be achieved. Highways Authority advise that the site in unacceptable.</p>	

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">277</p>	<p>Development of the site may result in harmful impact(s) to/on the significance and setting of designated heritage assets, impacting upon the former parkland associated with Stancliffe Hall and would likely require the alteration of the listed boundary walls and would likely result in harm to their significance and setting; and would result in further devolution of the Stancliffe Hall estate.</p> <p>Development of the site will have moderate impact on landscape. There are some landscape character and visual considerations that would need to be overcome with the development of this site as well as clear heritage considerations. Tree root protection areas / canopy cover likely to impact developable area, including, trees to the boundary and trees/hedgerows within site at several locations.</p> <p>The normal area primary school Highfields school & GP practices are reported overcapacity in the Matlock Area. S106 Contributions should be sought for any development of the site. There are possible high lead levels in the soil that need to be investigated.</p> <p>The site has been subject the previous planning applications and appeals over the last 15 years that have all been dismissed due to the site being in an unsustainable location and impacts upon heritage assets.</p> <p>Low impact from development upon biodiversity, surface water sewerage, sewerage infrastructure, groundwater and flood risk.</p> <p>Overall due to access and heritage constraints and impact upon settlement pattern the site is considered undevelopable.</p>	
<p>Final Conclusion</p>	<p>Undevelopable Constrained</p>	

Assessment Review

SHLAA Reference: SHLAA955		Brownfield/ Greenfield	
Settlement	Darley Dale	Site Name	Land on the west side of Darley Road North, Darley Dale, Matlock.
Proposed Use	Residential development	Site Area (ha)	3.55
Source	Call for sites 2024	Deliverability	Developable
Delivery Timescales	6-10 years	Housing Capacity	40
		Employment Area (ha)	

Suitability Assessment

Physical Constraints 278	<p>AMBER - Derbyshire Dales District Council's Environmental Health department has noted: Possible high lead levels in soil and noise if quarrying re-commences in quarry.</p> <p>RED - The Lead Local Flood Authority has noted: West half of the site is at high surface water flooding risk. Derbyshire Dales District Council officer observed from online Environment Agency maps that: There is a large, low-high risk surface water flooding element along the west border and covering around a quarter of the site, with the majority of the surface water flood risk being at a high risk. No watercourses or flooding records.</p> <p>GREEN – The Environment Agency has commented the following: No comments.</p>
Environmental Constraints	GREEN – Derbyshire Wildlife Trust have noted: Low impact.
Heritage Constraints	<p>GREEN – The County Council Archaeologist has noted: No known constraints.,</p> <p>GREEN - Derbyshire Dales District Council's Conservation Officer has noted that: The non-designated heritage asset within the site boundary has now been lost, and it is likely that development will result in no impact to/on the significance or setting of the remaining non-designated heritage assets.</p>

Highways Access & Pedestrian Constraints	<p>AMBER - The Derbyshire County Council Highways Department has noted: Although the site has frontage adjacent Dale Road North, there is a level difference to the highway so access is unachievable through this route in addition to the narrow highway margin there is also visibility issues. It is assumed that access could be taken from Olympian Way, although this is a private unadopted road. So the Highway Authority has no jurisdiction over this. A Transport Assessment is necessary should access via Olympian Way be pursued.</p>
Landscape & Visual Impact	<p>AMBER - The Derbyshire County Council Officer has advised that development of the site will have moderate impact on landscape. The site consists of a single large pastoral field enclosed by walls and hedgerows, on land between the A6 and the railway line in Darley Dale. The land is long established open land along the A6 corridor. There are several protected trees within the site and along the boundary with the A6 and access would be gained through an established allotment area. The site is visually prominent from the A6 to the east and the White Peak Loop cycle way to the west and would be visible in the wider landscape to the west including elevated land in the Peak District National Park. The land is overlooked by dwellings along Church Road and Olympian Way. This proposed site retains some strength of character consistent with the wider landscape and forms important open space along the A6 corridor that assists in helping maintain the character of settlement through the valley and preventing physical and visual coalescence. Mitigation should include restricting allocation to the existing settlement edge and preventing ribbon development along the A6 corridor, and then reinforcing this boundary with a strong landscape interface to reduce overall visual impacts.</p>
Other Considerations	
Amenity	
Infrastructure Requirements	<p>AMBER - At primary level the normal area school is currently forecast to have sufficient capacity to accommodate the anticipated pupil yield from both potential sites. Should the situation change significantly and a contribution to primary education be required, flexibility may be sought to enhance facilities at an alternative school, as the normal area school is on a restricted site. The normal area secondary school is currently over capacity and projected to remain so. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties.</p> <p>AMBER - NHS Derby and Derbyshire Integrated Care Board have noted: The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.</p>

	<p>GREEN – Severn Trent has advised regarding groundwater that there is little or no groundwater risk. Severn Trent has commented: Outside of Severn Trent Water Source Protection Zone area, no risk.</p> <p>GREEN – Severn Trent has advised that the potential impact on sewerage infrastructure is low. Development may impact DARLEY DALE - CHURCH ROAD (Combined Sewer Overflow) and DARLEY DALE - FOUR LANE ENDS (Sewage Pumping Stations) but is unlikely to impact Matlock Lea Severn Trent Water. There is one Historic Flood Risk Register point and one pollution point reported downstream which would be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing sewerage infrastructure on the site via gravity.</p> <p>GREEN – Severn Trent has advised that the potential impact on surface water sewerage is low. Greenfield Site, there is a surface water system nearby to the site boundary which may be possible to connect to (Connection MH Ref: SK26637252). Surface water should be managed through Sustainable Drainage Systems and any excess discharged to the surface water system.</p>
Overall Suitability	Yes

Availability Assessment

Landowner Known/ Unknown	Known
Availability Details	Single landowner
Legal or Operational Barriers	
Overall Availability	Yes

Achievability Assessment

Viability	GREEN - Site is economically viable.
Abnormal Costs	GREEN - No known abnormal costs from development of the site.
Overall Achievability	Yes

Comments

Town & Parish Council Comments	
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Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN	
Net Developable Area	1.42 Capacity submitted by landowner of the site and reduced to 40% net developable area to mitigate impacts against floodrisk and settlement pattern.	
Conclusion Summary	<p>This is a greenfield site and consists of a single large pastoral field enclosed by walls and hedgerows, on land between the A6 and the railway line in Darley Dale. The land is long established open land along the A6 corridor. There are several protected trees within the site and along the boundary with the A6. The site can be accessed through an established allotment area and a farmers track. The site is visually prominent from the A6 to the east and the White Peak Loop cycle way to the west and would be visible in the wider landscape to the west including elevated land in the Peak District National Park. The land is overlooked by dwellings along Church Road and Olympian Way.</p> <p>The Lead Local Flood Authority has advised that west half of the site is at high risk of surface water flooding.</p> <p>The Derbyshire County Council Highways Department has advised that due to level differences from the A6 from the site, access is unachievable through this route in addition to the narrow highway margin there is also visibility issues. It is assumed that access could be taken from Olympian Way, although this is a private unadopted road. So the Highway Authority has no jurisdiction over this. A Transport Assessment is necessary should access via Olympian Way be pursued.</p> <p>Development of the site will have moderate impact on landscape. This proposed site retains forms important open space along the A6 corridor that assists in helping maintain the character of settlement through the valley and preventing physical and visual coalescence. Part of the site is affected by Tree Preservation Orders which should be incorporated into any development of the site.</p> <p>Highfields school and GP practices are reported over capacity in the Matlock area. S106 contributions should be sought as part of any development of the site.</p> <p>There is low risk to biodiversity, heritage assets, ground water, sewerage infrastructure and surface water sewerage infrastructure. The Environment Agency has not given any comments on this site.</p>	

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	Overall, it is considered that a reduced area of the site is suitable for development subject to mitigating the surface water flood risk to the west of the site and restricting development to the existing settlement edge and preventing ribbon development along the A6 corridor. The site is therefore considered developable, subject to obtaining access over third party land.	
Final Conclusion	Developable	

Assessment Review

SHLAA Reference: SHLAA791		Brownfield/ Greenfield	Greenfield
Settlement	Darley Dale	Site Name	Land South of Hackney Road, Hackney, Matlock,
Proposed Use	Residential development	Site Area (ha)	1.14
Source	Call for sites	Deliverability	Undevelopable Constrained
Delivery Timescales		Housing Capacity	0
		Employment Area (ha)	

Suitability Assessment

<p>Physical Constraints</p>	<p>AMBER - Derbyshire Dales District Council's Environmental Health department has noted: Possible high lead levels in soil.</p> <p>GREEN - The Lead Local Flood Authority has noted: Patch of low risk surface water in the middle of the northern boundary line. Watercourses - ordinary watercourse flows South West approximately 10m from Western boundary line. Flooding records - two records on the Northern boundary line on Hackney Road.</p> <p>GREEN – The Environment Agency has commented the following: No comments.</p>
<p>Environmental Constraints</p>	<p>RED - Derbyshire Wildlife Trust have noted: Medium impact - loss of species rich grassland. Development would impact at least in part on semi-natural grassland habitats, scrub and woodland within the potential Local Wildlife Site. Given the extent of habitat and the size of the site it will be difficult to avoid adverse impacts. The grassland is probably moderately diverse other neutral grassland. Loss of the site would have a biodiversity impact locally.</p> <p>The Derbyshire Wildlife Trust has undertaken further ecological appraisal of the site, which has identified the site potentially supports remnants of species rich grassland but there has been significant recent development of scrub, bramble trees and trees with young sycamore/ ash woodland and scattered mature trees present. The site is not a core site in the Local Nature Recovery Strategy, but part of the site has been identified in the Local Nature Recovery Strategy as land that could become important for upland moorland or</p>

	lowland heathland. However the site could be restored and enhanced for grassland and woodland habitats. Part of the site is identified in the Local Nature Recovery Strategy as an area that could become important for woodland and farmland. However there are no habitats of particular importance to the Local Nature Recovery Strategy identified.
Heritage Constraints	GREEN – The County Council Archaeologist has noted: No known constraints., GREEN - Derbyshire Dales District Council’s Conservation Officer has noted that: Development is likely to result in minimal or no impact on the identified non-designated heritage assets.
Highways Access & Pedestrian Constraints	RED - The Derbyshire County Council Highways Department has noted: Vehicle access unachievable due to level differences of land to highway, required gradients impractical plus highway margin narrow leading to unsafe driver's visibility.
Landscape & Visual Impact	RED - The Derbyshire County Council Officer has advised that development of the site will have high impact on landscape. The site consists of an area of rough grassland with scrub and a single pastoral field on sloping ground enclosed by dry stone walls to the west of Hackney Road. The land retains some strength of character reflected in it being part of a wider area of secondary sensitivity in the Areas of Multiple Environmental Sensitivity study. The land forms important green space within Darley Dale helping maintain spatial separation between Darley Dale, Hackney and Matlock. Visually prominent land owing to sloping nature of the land visible from Hackney Lane, Hackney Road, nearby residential areas and views in the wider landscape across the valley. Potential adverse impact on key landscape characteristics including the coalescence of existing settlement areas along the Derwent Valley. Potential to impact adversely on local and wider views particularly when considered alongside other proposed allocations within the locality.
Other Considerations	
Amenity	
Infrastructure Requirements	AMBER - The normal area Infant and Junior schools are currently forecasting some surplus capacity with which to accommodate the total potential growth. However, some contributions to primary education may be required, depending on the timing and order of the sites coming forward. Also to be considered are the existing development sites which fall within the normal area and the capacity that those sites will take up. The school sites offer no meaningful scope for expansion so once the total capacity of the housing sites going forward are known this will require careful review. The normal area secondary school is currently over

285	<p>capacity and projected to remain so. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties.</p> <p>AMBER - NHS Derby and Derbyshire Integrated Care Board have noted: The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.</p> <p>GREEN – Severn Trent has advised regarding groundwater that there is little or no groundwater risk. Severn Trent has commented: Outside of Severn Trent Water Source Protection Zone area, no risk.</p> <p>GREEN – Severn Trent has advised that the potential impact on sewerage infrastructure is low. Development may impact DARLEY DALE - DALE ROAD SOUTH (Combined Sewer Overflow) and MATLOCK - BAKEWELL RD(HOOLEY TOWN) (Sewage Pumping Station and Settled Storm Overflow) but is unlikely to impact Matlock Lea Severn Trent Water. There is one pollution point downstream of this location which would be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing system via gravity (Connection MH Ref: SK28618691). There is existing sewerage infrastructure on the site that will need to be considered.</p> <p>GREEN – Severn Trent has advised that the potential impact on surface water sewerage is low. Greenfield Site, assumed that the development will outfall to the adjacent watercourse. Surface water should be managed through Sustainable Drainage Systems and any excess discharged to the watercourse.</p>
Overall Suitability	No

Availability Assessment

Landowner Known/ Unknown	Known
Availability Details	Single landowner
Legal or Operational Barriers	
Overall Availability	Yes

Achievability Assessment

Viability	RED – The site is unviable, constraints to development exist.
Abnormal Costs	GREEN: No abnormal costs known.
Overall Achievability	No

Comments

Town & Parish Council Comments	
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Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN	
Net Developable Area		
Conclusion Summary	<p>This is a greenfield site and consists of an area of rough grassland with scrub and a single pastoral field on sloping ground enclosed by dry stone walls to the west of Hackney Road. Visually prominent land owing to sloping nature of the land visible from Hackney Lane, Hackney Road, nearby residential areas and views in the wider landscape across the valley. Development of the site will have major impact on landscape. The land forms important green space within Darley Dale helping maintain spatial separation between Darley Dale, Hackney and Matlock.</p> <p>The Highways Authority has advised that vehicle access is unachievable due to level differences of land to highway, required gradients impractical plus highway margin narrow leading to unsafe driver's visibility. Nearest facilities and services are over 20 mins walk from this location. Development of the site would have a medium impact upon biodiversity, with the loss of semi-natural grassland habitats, scrub and woodland within the potential local wildlife site. . Parts of site likely particularly affected by arboricultural constraints, site boundaries.</p> <p>The site is situated on a Secondary Aquifer, and care should be taken to avoid the potential for pollution of the groundwater resource.</p> <p>Highfields School and GP practices are reported to be over capacity in the Matlock area. S106 contributions should be sought as part of development of the site.</p> <p>There is low risk on the historic environment; flood risk; and sewerage infrastructure; groundwater and surface water sewerage infrastructure.</p>	

	<p>Overall, due to the topography of the land, the narrow ridge that Hackney Lane occupies creates a linear settlement. It is considered that development of the site will have an adverse impact upon settlement pattern and character of the area. The site has unacceptable access arrangements due to gradients of the land and visibility and significant loss of species on site, the site is considered undevelopable.</p>	
Final Conclusion	Undevelopable Constrained	

Assessment Review

SHLAA Reference: SHLAA252		Brownfield/ Greenfield	
Settlement	Darley Dale	Site Name	Rotherwood Fields, Old Rd. Darley Dale. Matlock.
Proposed Use	Residential development	Site Area (ha)	
Source	Call for sites	Deliverability	Undevelopable Constrained
Delivery Timescales		Housing Capacity	0
		Employment Area (ha)	

Suitability Assessment

288	Physical Constraints	<p>GREEN - Derbyshire Dales District Council's Environmental Health department has noted: No objection possible elevated lead in soils.</p> <p>AMBER - The Lead local Flood Authority has noted: Low risk surface water flooding through central eastern part of site. High risk surface water flooding south of site. Derwent Valley River to the south of the site.</p> <p>GREEN - The Environment Agency has no comments.</p>
	Environmental Constraints	<p>GREEN - Derbyshire Wildlife Trust has advised that there are no known features of ecological value present. The site is thought most likely to support arable or grassland ley (modified grassland). Loss of this type of habitat can usually be addressed through Biodiversity Net Gain.</p>
	Heritage Constraints	<p>AMBER – The County Council Archaeologist has noted: Potential for prehistoric activity plus environmental evidence - Derwent Valley floodplain. As this is a larger site there should be archaeological field evaluation as part of a planning application.,</p> <p>GREEN - Derbyshire Dales District Council's Conservation Officer has noted that: It is likely that development will result in no impact to/on the significance or setting of heritage assets.</p>

<p>Highways Access & Pedestrian Constraints</p>	<p>RED - The Highways Authority have noted: NO - Old Road – No direct frontage to a public highway. Old Road is subject to a 60mph speed limit and it has not been demonstrated that adequate visibility sightlines could be achieved to serve the site, as drawn. Any junction would require adequate separation from the junction with the A6 and visibility sightlines commensurate with captured vehicle speeds. NO – A6 - No direct frontage to a public highway. It is unlikely satisfactory access arrangements could be provided direct to the A6, given the separation required from the Old Road junction and visibility splay requirements. Could a satisfactory access be achieved potentially? POSSIBLY – it is understood Derbyshire Dales District Council may control the land between the site and public highway – although the extent of ownership has not been confirmed to see if acceptable access arrangements could ultimately be achieved."</p>
<p>Landscape & Visual Impact</p> <p>289</p>	<p>AMBER - The Derbyshire County Council Officer has advised that development of the site will have moderate impact on landscape. This site comprises two agricultural fields enclosed by walls and hedgerows, to the rear of existing properties along the A6 and south-east of Red House complex of buildings. The southernmost field is more visually contained than the field to the north that is visible for the A6 and a Public Right of Way along its north-western boundary. Existing properties along the A6 help screen the southern field although these properties do overlook the site. There may be filtered views from across the valley to the west/south-west. The southernmost field is more visually contained than the field to the north that is visible for the A6 and a Public Right of Way along its north-western boundary. Existing properties along the A6 help screen the southern field although these properties do overlook the site. There may be filtered views from across the valley to the west/south-west. This proposed site forms important open space along the A6 corridor that assists in helping maintain the character of settlement through the valley and preventing complete physical and visual coalescence. Mitigation might include restricting allocation to the land immediately behind existing residential along the A6 corridor and reinforcing the northern boundary of this field.</p>
<p>Other Considerations</p>	<p>RED - Site lies within Policy PD10 designation in the Derbyshire Dales Adopted Local Plan (2017).</p>
<p>Amenity</p>	
<p>Infrastructure Requirements</p>	<p>AMBER - The Education Authority advise that : The normal area primary school is over capacity and project to remain so. It can therefore be expected that a contribution to primary education is very likely to be sought on any or all sites falling in this normal area. The school is on a large site and any contributions will be used to increase provision, subject to the agreement of all relevant parties. The normal area secondary school is</p>

290	<p>currently over capacity and projected to remain so. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties.</p> <p>AMBER - NHS Derby and Derbyshire Integrated Care Board have noted: The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.</p> <p>GREEN – Severn Trent has advised that the potential impact on sewerage infrastructure is low. Development may impact DARLEY DALE - DALE ROAD SOUTH (Combined Sewer Overflow) and MATLOCK - BAKEWELL RD(HOOLEY TOWN) (Sewage Pumping Station and Settled Storm Overflow) but is unlikely to impact Matlock Lea Severn Trent Water. There is one pollution point downstream of this location which would be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing system within the site boundary via gravity (Connection MH Ref: SK27629091).</p> <p>GREEN – Severn Trent has advised that the potential impact on surface water sewerage is low. Greenfield Site, assumed that the development will outfall to the nearby watercourse River Derwent but may require crossing train tracks. Surface water should be managed through Sustainable Drainage Systems and any excess discharged to the watercourse River Derwent.</p> <p>GREEN - Severn Trent has advised that the potential impact on ground water is low, Outside of Severn Trent Water Source Protection Zone area, no risk.</p>
Overall Suitability	No

Availability Assessment

Landowner Known/ Unknown	Known
Availability Details	single landowner
Legal or Operational Barriers	
Overall Availability	Yes

Achievability Assessment

Viability	RED - Site is unviable, constraints to development.
Abnormal Costs	AMBER - Ransom Strip of land to allow access.
Overall Achievability	No

Comments

Town & Parish Council Comments	
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Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN
Net Developable Area	
Conclusion Summary	<p>This is a greenfield site located on the south east of Darley Dale centre, close to the junction of Old Road from the A6. The site consists of two agricultural fields in the open countryside used for pasture. The site is gently sloping towards the south west. The boundary on the north east comprises in part a stone wall beyond open space characterised by the avenue of lime trees. In the north west there is a hedgerow and public footpath with existing residential development beyond. The railway lies to the southwest and to the southeast the offices at Shand House. The site is within reasonable walking distances of existing local services and facilities.</p> <p>The Highways Authority has advised that currently no satisfactory access can be achieved. The site does not directly abut the highway. The main point of access from Old Road and the A6 crosses over Council owned ransom strip land. Old Road is subject to a 60 mph speed limit and it has not been demonstrated that adequate visibility sightlines could be achieved to serve the site. It is unlikely that satisfactory access direct to the A6 could be achieved, given the separation required from the Old Road Junction and viability splay requirements.</p> <p>The Local Lead Flood Authority has advised of high risk of surface water flooding to the south of site.</p> <p>The site will have a moderate impact upon landscape. This proposed site forms important open space along the A6 corridor that assists in helping maintain the character of settlement through</p>

292	<p>the valley and preventing complete physical and visual coalescence. The site is currently protected in the Local Plan under Policy PD10. There are Tree Preservation Orders present on site individually, along the south east boundary and potentially 'important hedgerow' (as defined by Hedgerow Regs 1997) through centre of site.</p> <p>The site occupies a sensitive and strategically important position within the Matlock to Darley Dale A6 corridor, where it contributes to the wider landscape structure of the Derwent Valley, the perception of openness, and the maintenance of settlement separation.</p> <p>The normal are primary school, Highfields School and GP practices in the Matlock area are reported to be overcapacity. S106 contributions are to be sought as part of any development of the site. Possible elevated lead in soils requires further investigation.</p> <p>No risk to heritage assets, though floodplain location suggest enhanced potential for archaeology/geo-archaeology. low risk to sewerage infrastructure and sewerage surface infrastructure. Surface water should be managed through Sustainable Drainage Systems.</p> <p>The site is subject to a ransom strip owned by the District Council. The Council has advised that it will only be willing to release the land for access onto Old Road, subject to pre-application advice.</p> <p>Overall the site forms part of an important undeveloped gap along the A6 corridor, consistent with the objectives of Policy PD10. The landscape is of high sensitivity and the gap plays a key role in maintaining the perceived separation between built-up areas and avoiding the visual and physical coalescence of development along the valley floor. Development of the site would erode this function, resulting in a loss of openness and a weakening of settlement pattern and landscape structure. There also remains access issues from the site. The site is therefore considered undevelopable.</p>	
Final Conclusion	Undevelopable Constrained	

Assessment Review

SHLAA Reference: SHLAA264		Brownfield/ Greenfield	
Settlement	Darley Dale	Site Name	Dale Road South, Darley Dale. Matlock. Derbys.
Proposed Use	Residential development	Site Area (ha)	2.77
Source	Call for sites	Deliverability	Undevelopable Constrained
Delivery Timescales		Housing Capacity	0
		Employment Area (ha)	

Suitability Assessment

<p>Physical Constraints</p>	<p>GREEN - Derbyshire Dales District Council's Environmental Health department has noted: No objection possible contamination from historic uses and lead in soil.</p> <p>RED - The Lead Local Flood Authority has noted: Low risk south of site, high surface water risk south west corner of site</p> <p>Derbyshire Dales District Council officer observed from Environment Agency online maps that: On the west side of the site, there is a low to high surface water flood risk along the majority of the west border. On the east side of the site, there is a very small low risk surface water flood element at the southernmost point.</p> <p>GREEN – The Environment Agency has commented the following: No Comments.</p> <p>The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.</p>
<p>Environmental Constraints</p>	<p>GREEN - Derbyshire Wildlife Trust has advised that there will be a low impact on biodiversity. There are no known features of ecological value present. The site is thought most likely to support arable and / or grassland ley (modified grassland). Loss of this type of habitat can usually be addressed through Biodiversity Net Gain.</p>

<p>Heritage Constraints</p>	<p>AMBER - The County Council Archaeologist has noted: MDR9069 historic mill lead; earthwork ridge and furrow on LiDAR - desk-based assessment and geophysics needed.,</p> <p>GREEN - Derbyshire Dales District Council's Conservation Officer has noted that: It is likely that development will result in no impact to/on the significance or setting of heritage assets.</p>
<p>Highways Access & Pedestrian Constraints</p>	<p>AMBER - The Highways Authority has advised a satisfactory access be achieved to serve the site as follows:</p> <p>POSSIBLY - A6 – The site has a reasonable site frontage to the Dale Road South (A6), which is subject to a 40mph speed limit and it has not been demonstrated that adequate visibility sightlines could be achieved to serve the site, as drawn. The scale of development may require the provision of a right turn harbourage.</p> <p>UNLIKELY - Oddford Lane - Existing highway limited in width, no footway. Highway safety concerns on this basis.</p> <p>Could a satisfactory access be achieved potentially?</p> <p>POSSIBLY – A6 - The applicant would need to undertake additional detailed design work to demonstrate that acceptable access arrangements, meeting current safe minimum criteria, could be achieved for the site to remain viable.</p> <p>POSSIBLE - The applicant would need to undertake additional detailed design work to demonstrate that acceptable access arrangements, meeting current safe minimum criteria, could be achieved for the site to remain viable. Concerns likely without improvements to Oddford Lane.</p>
<p>Landscape & Visual Impact</p>	<p>RED - The Derbyshire County Council Officer has advised that development of the site will have major impact on landscape. The site consists of Two pastoral fields enclosed by hedgerows to the east and west of Oddford Lane. The land is long established open land along the A6 corridor. The site has a visually prominent frontage with both the A6 and Oddford Lane, and there is a Public Right of Way running along the north-west boundary of each field. space along the A6 corridor that assists in helping maintain the character of settlement through the valley and preventing complete physical and visual coalescence along the A6 corridor. Any development of this site would result in significant adverse effects on landscape character, visual amenity, and settlement pattern.</p> <p>Planscape Consultants have considered the conclusion of major (high sensitivity) to be appropriate. The site forms part of an important undeveloped gap along the A6 corridor, consistent with the objectives of Policy PD10. This gap plays a key role in maintaining the perceived separation between built-up areas and avoiding the visual and physical coalescence of development along the valley floor. Within the wider landscape, this parcel represents one of the most intact and appreciable sections of this gap. Development of the site would erode this function, resulting in a loss of openness and a weakening of settlement pattern and landscape</p>

	structure. Adverse effects would be experienced particularly by receptors travelling along A6/Dale Road South, Oddford Lane and users of the adjacent Public Right of Ways 20 and 21.
Other Considerations	RED - Site lies within Policy PD10 designation which seeks to safeguard the intrinsic character and quality of the open spaces through the Derwent Valley between Matlock and Darley Dale, and to prevent further coalescence of the settlements of Matlock and
Amenity	
Infrastructure Requirements	<p>AMBER - The normal area primary school is over capacity and project to remain so. It can therefore be expected that a contribution to primary education is very likely to be sought on any or all sites falling in this normal area. The school is on a large site and any contributions will be used to increase provision, subject to the agreement of all relevant parties. The normal area secondary school is currently over capacity and projected to remain so. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties.</p> <p>AMBER - NHS Derby and Derbyshire Integrated Care Board have noted: The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.</p> <p>GREEN – Severn Trent has advised that the potential impact on sewerage infrastructure is low. Development may impact DARLEY DALE - DALE ROAD SOUTH (Combined Sewer Overflows) and MATLOCK - BAKEWELL RD (HOOLEY TOWN) (Sewage Pumping Stations and Settled Storm Overflows) but is unlikely to impact Matlock Lea Severn Trent Water. There is one pollution point immediately upstream of the site boundary and one pollution point downstream of this location which would be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing system via gravity (Connection MH Ref: SK27627592). There is existing sewerage infrastructure on the site that will need to be considered.</p> <p>GREEN – Severn Trent has advised that the potential impact on surface water sewerage is low. Greenfield Site, there is a surface water system nearby to the site boundary which may be possible to connect to (Connection MH Ref: SK27628354). Surface water should be managed through Sustainable Drainage Systems and any excess discharged to the surface water system.</p> <p>GREEN - Severn Trent has advised that impact upon ground water is low.</p>
Overall Suitability	No

Availability Assessment

Landowner Known/ Unknown	Known
Availability Details	Single landowner
Legal or Operational Barriers	
Overall Availability	Yes

Achievability Assessment

Viability	RED – The site is unviable, constraints to development exist.
Abnormal Costs	No abnormal costs known
Overall Achievability	No

296 Comments

Town & Parish Council Comments	
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Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN	
Net Developable Area		
Conclusion Summary	The site consists of two pastoral fields enclosed by hedgerows to the east and west of Oddford Lane. It is an open space off the A6 and lies predominantly within open countryside in between Two Dales and Darley Dale primary school. A garden centre is adjacent to the site to the North West, Darley Dale School playing fields to the East, and open countryside to the North and South and there is a Public Right of Way running along the north-west boundary of each field.	

	<p>Development of the site will have major impact on landscape. The land is long established open land along the A6 corridor. The site has a visually prominent frontage with both the A6 and Oddford Lane. It is an important open space along the A6 corridor that assists in helping maintain the character of settlement through the valley and preventing complete physical and visual coalescence along the A6 corridor. Any development of this site would result in significant adverse effects on landscape character, visual amenity, and settlement pattern.</p> <p>Important hedgerow should be retained around site boundaries and along lane sides. The Lead Local Flood Authority has advised high surface water risk south west corner of site. No comments from the Environment Agency.</p> <p>A satisfactory access be achieved to serve the site from the A6, subject to adequate viability lines. The scale of development may require the provision of a right turn harbourage.</p> <p>The County Council Archaeologist has noted: MDR9069 historic mill lead; earthwork ridge and furrow on LiDAR, desk-based assessment and geophysics needed. There is possible contamination from historic uses and lead in soil.</p> <p>The normal are primary school Highfields school and GP practices in the Matlock are currently overcapacity. S106 contributions will be required towards any development of the site.</p> <p>Low risk upon biodiversity, sewerage infrastructure and surface water sewerage infrastructure. Surface water to managed by Sustainable Drainage Systems .</p> <p>Overall the site forms part of an important undeveloped gap along the A6 corridor, consistent with the objectives of Policy PD10. The landscape is of high sensitivity and the gap plays a key role in maintaining the perceived separation between built-up areas and avoiding the visual and physical coalescence of development along the valley floor. Development of the site would erode this function, resulting in a loss of openness and a weakening of settlement pattern and landscape structure. The site is therefore considered undevelopable.</p>	
Final Conclusion	Undevelopable Constrained	

Assessment Review

SHLAA Reference: SHLAA1093		Brownfield/ Greenfield	
Settlement	Darley Dale	Site Name	Land between Old Hackney Lane and Hackney Road
Proposed Use	Residential development	Site Area (ha)	0.8
Source	call for sites	Deliverability	Developable
Delivery Timescales	6-10 years	Housing Capacity	14
		Employment Area (ha)	

Suitability Assessment

298	Physical Constraints	<p>AMBER: The Environmental Health Officer has noted that: No objection may be contaminated land in the form of elevated lead levels in the soil, and radon gas.</p> <p>The Lead Local Flood Authority has noted: GREEN - No flood zone, no surface water risk, 1 unnamed ordinary watercourse approx. 3m north of northern boundary, 4 internally flooded properties within approx. 400m of site, 4 reports of highway flooding within approx. 300m of site.</p> <p>GREEN: The Environment Agency has commented the following: - no comments.</p>
	Environmental Constraints	<p>AMBER - Derbyshire Wildlife Trust has noted that development will have a low to high impact upon biodiversity. The site includes grassland of unknown type but probably other neutral grassland. However, there is a possibility the grassland could be of grea</p>
	Heritage Constraints	<p>GREEN – The County Council Archaeologist has noted: Potential for prehistoric colluvium plus environmental evidence - Derwent Valley slopes. This can adequately be addressed through the planning process.,</p> <p>GREEN - Conservation Officer has advised that development of the site is likely to result in minimal or no impact(s) to/on the heritage assets.</p>

Highways Access & Pedestrian Constraints	<p>AMBER: This site has potential for circa 20 dwellings (at 10 dwellings/acre) so would need an adoptable form of access. The site has no frontage onto the adopted highway. However, there is an extant permission, permitted at appeal and not yet implemented, for a housing scheme on land to the south-west of this site, which bounds this site and through which access might be taken (23/01275/FUL). The internal layout of the permitted site would have to be amended to form a suitable access into this site.</p>
Landscape & Visual Impact	<p>AMBER - The existing assessment appropriately identifies the sensitivity of the site, particularly in relation to its topography and role within the wider valley landscape.</p> <p>The site comprises pastoral fields enclosed by characteristic drystone walls, located on rising ground to the north-east of Hackney Lane. This elevated position increases the site's visibility from a range of receptors, including nearby roads, residential areas and longer-distance views across the Derwent Valley. As such, the site is inherently sensitive in landscape and visual terms. The site also contributes to an area identified under Policy PD10, forming part of a wider undeveloped gap that assists in maintaining separation between Darley Dale and Matlock. This function adds to its sensitivity, particularly in terms of settlement pattern and the perception of coalescence along the valley corridor.</p> <p>However, the site does not exist in isolation. The presence of proposed and emerging development in adjacent areas, including other SHLAA sites, alters the baseline context and reduces the degree to which this parcel can be considered as wholly intact or undeveloped. In this respect, the contribution of the site to the wider gap function is influenced by cumulative change. Development of the site would still result in adverse effects, including the erosion of openness. However, when considered alongside the changing context, the magnitude and significance of these effects may be moderated.</p> <p>On this basis, whilst a relatively high level of sensitivity is acknowledged, a more proportionate judgement would be Moderate–Major (Medium-High Sensitivity) judgement on a 5-point scale, rather than a definitive Major impact.</p> <p>Planscape Consultants have considered the conclusion of major impact is partly appropriate. A moderate to major impact would be a better suited judgement on a 5-point scale, rather than a definitive major impact. Development of the site would still result in adverse effects, including the erosion of openness. However, when considered alongside the changing context, the magnitude and significance of these effects may be moderated.</p>
Other Considerations	
Amenity	
Infrastructure Requirements	<p>AMBER - The normal area Infant and Junior schools are currently forecasting some surplus capacity with which to accommodate the total potential growth. However, some contributions to primary education may be</p>

300	<p>required, depending on the timing and order of these sites coming forward. Also to be considered are the existing development sites which fall within the normal area and the capacity that those sites will take up. The school sites offer no meaningful scope for expansion so once the total capacity of the housing sites going forward are known this will require careful review. The normal area secondary school is currently over capacity and projected to remain so. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties.</p> <p>AMBER - The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.</p> <p>GREEN -Severn Trent has advised: low potential impact on sewerage infrastructure. Development may impact DARLEY DALE - DALE ROAD SOUTH (Combined Sewer Overflow) and MATLOCK - BAKEWELL RD (HOOLEY TOWN) (Sewage Pumping Station and Settled Storm Overflow). There is one pollution point reported immediately downstream and multiple Combined Sewer Overflows located further downstream which may be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing system via gravity (Connection MH Ref: SK28616591) but may require private access.</p> <p>GREEN - low potential impact of surface water sewerage infrastructure. Greenfield Site, assumed that the development will outfall to the small adjacent watercourse.</p> <p>Surface water should be managed through Sustainable Drainage Systems and any excess discharged to the watercourse.</p> <p>GREEN - low potential impact of ground water. Not within Source Protection Zone . Outside of Severn Trent Water Source Protection Zone area, no risk.</p>
Overall Suitability	Yes

Availability Assessment

Landowner Known/ Unknown	Known
Availability Details	Single landowner

Legal or Operational Barriers	
Overall Availability	Yes

Achievability Assessment

Viability	GREEN - The site is economically viable.
Abnormal Costs	AMBER: Abnormal costs may involve substantial retaining works.
Overall Achievability	Yes

Comments

Town & Parish Council Comments	
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Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN
Net Developable Area	0.48 assume 60% of site developable to account for Biodiversity Net Gain and retaining works on site. based upon developer form.
Conclusion Summary	<p>This is a greenfield site that consists of agricultural land with significant sloping site rising to the north east off Old Hackney lane. The site lies to the rear of Oakstone Farm and the site abuts site to rear of the farm, allowed on appeal (Appeal Ref: APP/P1045/W/25/3361297) issued by the inspector on 8th October 2025 for 37 dwellings. Public Footpath no.46 in the parish of Darley Dale runs to the south of the site but does not cross it.</p> <p>The Highways Authority advise that the site has potential for circa 20 dwellings (at 10 dwellings/acre) so would need an adoptable form of access. There is an extant permission, permitted at appeal and not yet implemented, for a housing scheme on land to the south-west of this site, which bounds this site and through which access might be taken (23/01275/FUL). subject to internal layouts, suitable access arrangements and suitable internal gradient could be achieved.</p>

302	<p>Development will have a medium to high impact upon landscape sensitivity. Development of the site would result in adverse effects, including the erosion of openness. However, when considered alongside the changing context, the magnitude and significance of these effects may be moderated.</p> <p>Several large mature trees are located close to the site boundaries and within the site, most appear to be associated with field boundaries. These may present constraints to development in parts of the site. Development of the site could have indirect impact upon biodiversity, there are records from nearby for a variety of protected species, which can probably be avoided and / or mitigated for a small site but surveys would be needed to inform this. Trees and hedgerows are to be retained where possible.</p> <p>Normal area infant and junior schools have surplus capacity. However Highfields school and local GP practices are over capacity. S106 contributions would be required to support development of the site.</p> <p>low flood risk and historic environment impacts from development of the site. Low impact upon sewerage and drainage.</p> <p>Overall the site is considered developable if it was incorporated into the existing development allowed on appeal adjacent to the site (Appeal Ref: APP/P1045/W/25/3361297). There are however outstanding issues that will need to be satisfied concerning design of a suitable scheme that addresses land retention issues and suitable gradients for access. It is considered 60% of the site is developable to take account of any biodiversity loss and retaining works on site.</p>	
Final Conclusion	Developable	

Assessment Review

SHLAA Reference: SHLAA1094		Brownfield/ Greenfield	Greenfield
Settlement	Darley Dale	Site Name	Land to the Southwest of Darley Lodge, Bakewell Road, Darley Dale
Proposed Use	Residential development - affordable housing	Site Area (ha)	0.77
Source	Call for sites	Deliverability	Developable
Delivery Timescales	6-10 years	Housing Capacity	25
		Employment Area (ha)	

Suitability Assessment

<p>Physical Constraints</p>	<p>AMBER - The Environmental Health Officer has noted that: No objection may be contaminated land in the form of elevated lead levels in the soil, and radon gas.</p> <p>AMBER: The Lead Local Flood Authority has noted: Western part of site in flood zone 2, low to high surface water risk in north-eastern corner of site, Main river approx. 85m southwest of site, 3 unnamed ordinary watercourses within 300m of site. 3 internally flooded properties within 80m south of site, 2 reports of highway flooding approx. 134m north of site.</p> <p>RED: The Environment Agency has commented the following: the South West corner of the site falls within flood zone 2. The site should follow the sequential test, and development within Flood Zone 2 & Flood Zone 3 should be avoided where possible. If development is pursued within Flood Zone 2 or Flood Zone 3 appropriate mitigation will need to be provided.</p>
<p>Environmental Constraints</p>	<p>AMBER - The Derbyshire Wildlife Trust Officer has advised that development of the site would have a low to medium impact upon development. The site is cattle-grazed pasture with some scattered mature trees. The grassland is not known to be of high value</p>

Heritage Constraints	<p>GREEN: The Archeology Officer at Derbyshire County Council has noted that: Potential for prehistoric colluvium plus environmental evidence - Derwent Valley slopes. This can adequately be addressed through the planning process.,</p> <p>GREEN - The Conservation Officer has advised that all designated and non-designated heritage assets lie outside of the site boundary, and it is therefore probable that no direct impact will result from development of the site. It is possible that the cast iron Midland Railway marker (MDR10143) could be impacted by access design/arrangements and potential impact on this asset will need to be considered in any future plans.</p>
Highways Access & Pedestrian Constraints	<p>AMBER - The Highways Authority has advised that the site has no frontage onto the adopted highway. Bakewell Road (A6) is the closest adopted road located circa 70m north-east of the site. Access could potentially be gained via the care home site. However, this would require improvements. The A6 fronting this access has no footway provision. An appropriate pedestrian crossing would be required, along with acceptable visibility which would require extensive frontage due to a lack of a highway margin at this point. Access could potentially be gained from Boden Close, a residential cul-de-sac located to the east of the site. Boden Close is currently unadopted (Section 38 Agreement in place). This is a relatively new development and access should be acceptable in terms of geometry.</p> <p>A footpath runs along the opposite side of Bakewell Road from the proposed site. Public Footpath no.23 in the Parish of Darley Dale runs along the north-western boundary of the site.</p>
Landscape & Visual Impact	<p>GREEN: Planscape Consultants consider this site to have a minor impact on the landscape. The site comprises a single pastoral field enclosed by drystone walls with mature boundary trees, consistent with the surrounding landscape character. However, its sensitivity is moderated by its immediate context, particularly the presence of existing built development on adjacent land to the north. This relationship with surrounding development provides a degree of visual containment and reduces the perception of the site as part of an open or undeveloped rural landscape. In views from the south-west and west, any development would be experienced in conjunction with existing built form, limiting the extent to which it would appear as a new or isolated development in the countryside. Overall, although the site retains some local landscape character, its capacity to accommodate change is increased by its relationship with existing development.</p>
Other Considerations	<p>RED - Site lies within Policy PD10 designation which seeks to safeguard the intrinsic character and quality of the open spaces through the Derwent Valley between Matlock and Darley Dale, and to prevent further coalescence of the settlements of Matlock and</p>
Amenity	

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">305</p> <p>Infrastructure Requirements</p>	<p>AMBER - The normal area primary school is operating close to capacity and is projected to be overcapacity in 5 years. It can therefore be expected that a contribution to primary education is very likely to be sought on any or all sites falling in this normal area. The school is on a large site and any contributions would be used to increase provision, subject to the agreement of all relevant parties. The normal area secondary school is currently over capacity. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties.</p> <p>AMBER - The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.</p> <p>GREEN – Severn Trent has advised that the potential impact on sewerage infrastructure is low. Development may impact MATLOCK - BAKEWELL RD(HOOLEY TOWN) (Sewage Pumping Station and Settled Storm Overflow). There are no Historic Flood Risk Register or pollution points immediately downstream of this location but there are multiple Combined Sewer Overflows further downstream which would be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing system within the site boundary via gravity (Connection MH Ref: SK28613691).</p> <p>GREEN – Severn Trent has advised that the potential impact on surface water sewerage is low. Greenfield Site, there is a surface water system adjacent to the site boundary which may be possible to connect to (Connection MH Ref: SK28612652).</p> <p>GREEN - low potential impact of ground water. Not within Source Protection Zone. Outside of Severn Trent Water Source Protection Zone area, no risk.</p>
<p>Overall Suitability</p>	<p>Yes</p>

Availability Assessment

<p>Landowner Known/ Unknown</p>	<p>Known</p>
<p>Availability Details</p>	<p>single landowner</p>
<p>Legal or Operational Barriers</p>	<p></p>

Overall Availability	Yes
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Achievability Assessment

Viability	GREEN - Site is economically viable.
Abnormal Costs	GREEN - No abnormal costs known.
Overall Achievability	Yes

Comments

Town & Parish Council Comments	
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Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN	
Net Developable Area	0.62 Based upon site submission from landowner.	
Conclusion Summary	<p>This is a greenfield site that comprises two grassland fields beyond existing residential development to the south of Bakewell Road, Darley Dale. The site lies adjacent to Darley Lodge care home a three story high development, that lies to the north and north east and residential development off Boden Close to southeast. To the northwest lies vegetation Public Right of Way and the southwest is screened by vegetation. The site lies mostly within flood zone 1. There is a very small area of the site that overlaps with flood zone 2.</p> <p>There is a high surface flood risk, a small part of the site to the west fall within flood zone 2, low to high surface water risk in north-eastern corner of site, Main river approx. 85m southwest of site and there have been flooding incident to nearby properties. An sequential test will be required. Landowner has indicated that access would be achieved from adjacent development, off Boden Close. Highways have accepted this in principle, subject to geometry.</p> <p>Development of the site will have a minor impact upon landscape. This proposed site forms important open space along the A6 corridor that assists in helping maintain the character of settlement through the valley and preventing complete physical and visual coalescence under Policy PD10 of the Derbyshire Dales Adopted Local Plan. However Planscape Consultants have</p>	

	<p>reviewed the site and consider that although the site retains some local landscape character, its capacity to accommodate change is increased by its relationship with existing development. Development should have due regard to the significance and setting of the heritage assets, preserving extant historic railway features such as MDR10143.</p> <p>Development of the site would have a low to medium impact upon biodiversity due to the indirect impacts upon the habitat in the Derwent River valley which is significant locally due to its scarcity. Any development would need to protect, enhance and buffer the marsh within the potential Local Wildlife Site (to the west) which is characterised by tall herbs and rushes.</p> <p>The site is promoted for 25 affordable dwellings to be incorporated alongside the existing residential development to the southeast.</p> <p>Overall the site is considered developable subject to an Flood Risk Assessment. Whilst the area is currently protected from development under Policy PD10, this area of land is obscured from development to the north and east which has recently been developed and it is considered the loss of the open space would not have an adverse impact upon the surrounding area or lead to the visual coalescence of settlements. It is considered that 60% of the site is developable.</p>	
Final Conclusion	Developable	

Assessment Review

SHLAA Reference: SHLAA1095		Brownfield/ Greenfield	Greenfield
Settlement	Darley Dale	Site Name	Millfield, 42 Greenaway Lane, Hackney, Matlock, Derbyshire
Proposed Use	Affordable housing and elderly accommodation	Site Area (ha)	2.50
Source	Call for sites	Deliverability	Undevelopable Constrained
Delivery Timescales		Housing Capacity	0
		Employment Area (ha)	

Suitability Assessment

Physical Constraints 308	<p>AMBER: The Environmental Health Officer has noted that: No objection may be contaminated land in the form of elevated lead levels in the soil, and radon gas.</p> <p>AMBER: The Lead Local Flood Authority has noted:- No flood zone, no surface water risk, Main river approx. 500m west of site, 1 unnamed ordinary watercourse partially running through site, 1 unnamed ordinary watercourse approx. 160m south of site, 1 unnamed ordinary watercourse approx. 232m east of site. 2 reports of highway flooding approx. 135m east of site, report of property flooding approx. 50m west of site, report of property flooding approx. 200m north of site.</p> <p>GREEN: The Environment Agency has commented the following: no comments.</p>
Environmental Constraints	<p>GREEN - Derbyshire Wildlife Trust have noted that development will have a low impact upon biodiversity. The site is dominated by grassland vegetation which is thought most likely to be modified grassland or possibly other neutral grassland. There are severe</p>
Heritage Constraints	<p>GREEN – The County Council Archaeologist has noted: Potential for prehistoric colluvium plus environmental evidence - Derwent Valley slopes. This can adequately be addressed through the planning process.,</p>

Highways Access & Pedestrian Constraints	<p>RED - The Highways Authority has advised that the site has insufficient frontage to the highway from which to provide an access. Blind Lane is the closest adopted highway. However, due to its limited width Blind Lane is not considered appropriate for any additional traffic. Access may be possible onto Grove Lane, located to the north-west of the site, if additional land is purchased. However, Grove Lane is limited in terms of width and, due to a lack of highway margin it is unlikely that a satisfactory access could be provided. The Grove Lane junction with the A6 and the wider highway network also appears constrained. Access and impacts on local roads are therefore problematic and likely to preclude development of this site.</p>
Landscape & Visual Impact	
Other Considerations	
Amenity	<p>AMBER - polygons overhead cross the site, which will need to be re-routed underground.</p>
Infrastructure Requirements	<p>AMBER - The normal area primary school is operating close to capacity and is projected to be overcapacity in 5 years. It can therefore be expected that a contribution to primary education is very likely to be sought on any or all sites falling in this normal area. The school is on a large site and any contributions would be used to increase provision, subject to the agreement of all relevant parties. The normal area secondary school is currently over capacity. Contributions should be anticipated on any and all sites being proposed that are served by Highfields. The site does offer scope for expansion, subject to agreement by all parties.</p> <p>AMBER - The Matlock/Wirksworth/Darley Dale area is identified as a priority in the Local Integrated Care Boards Primary Care Estates Strategy, with practices being fully utilised at the time of the strategy development, further housing developments in this area will be requested to provide a S106 contribution towards health infrastructure.</p> <p>GREEN -Severn Trent has advised: low potential impact on sewerage infrastructure. Development may impact DARLEY DALE - DALE ROAD SOUTH (Combined Sewer Overflow) and MATLOCK - BAKEWELL RD (HOOLEY TOWN) (Sewage Pumping Station and Settled Storm Overflow). There is one Historic Flood Risk Register point and one pollution point reported immediately downstream, and multiple Combined Sewer Overflows located further downstream which may be impacted by this development. Based on a review of topography, it is anticipated a connection can be made into the existing system via gravity (Connection MH Ref: SK28615818) but would require private access. If access is not possible would require pumped connection.</p> <p>GREEN - Severn Trent has advised: low potential impact of surface water sewerage infrastructure.</p>

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	Greenfield Site, assumed that the development will outfall to the small watercourse within the site boundary. Surface water should be managed through Sustainable Drainage Systems and any excess discharged to the surface water system. GREEN -Severn Trent has advised: low potential impact of ground water. Not within Source Protection Zone. Outside of Severn Trent Water Source Protection Zone area, no risk.
Overall Suitability	No

Availability Assessment

Landowner Known/ Unknown	Known
Availability Details	Multiple landowners
Legal or Operational Barriers	
Overall Availability	Yes

Achievability Assessment

Viability	RED - Site is unviable, constraints to development exist.
Abnormal Costs	GREEN - No abnormal costs known
Overall Achievability	No

Comments

Town & Parish Council Comments	
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Deliverability	Overall RAG Rating: RED/ AMBER/ GREEN	
Net Developable Area		

<p>Conclusion Summary</p>	<p>This is a greenfield site, currently used for agriculture, including some buildings on site. The site slopes north west to south east. Surrounding land uses include, agricultural field to the east, residential to the north, west and south. The site is accessed by a shared driveway off Blind Lane.</p> <p>The site has insufficient frontage to the highway from which to provide an access. Blind Lane is the closest adopted highway. However, due to its limited width Blind Lane is not considered appropriate for any additional traffic. Access may be possible onto Grove Lane, located to the north-west of the site, if additional land is purchased. However, Grove Lane is limited in terms of width and, due to a lack of highway margin it is unlikely that a satisfactory access could be provided. The Grove Lane junction with the A6 and the wider highway network also appears constrained. Access and impacts on local roads are therefore problematic and likely to preclude development of this site.</p> <p>Low impact upon biodiversity, but trees and hedgerows should be retained where possible. A small number of significant sized trees are located close to / on the site boundaries which may present constraint to development of parts of the site.</p> <p>Pending Landscape comments.</p> <p>Site is considered undevelopable due to access constraints.</p>	
<p>Final Conclusion</p>	<p>Undevelopable Constrained</p>	

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