





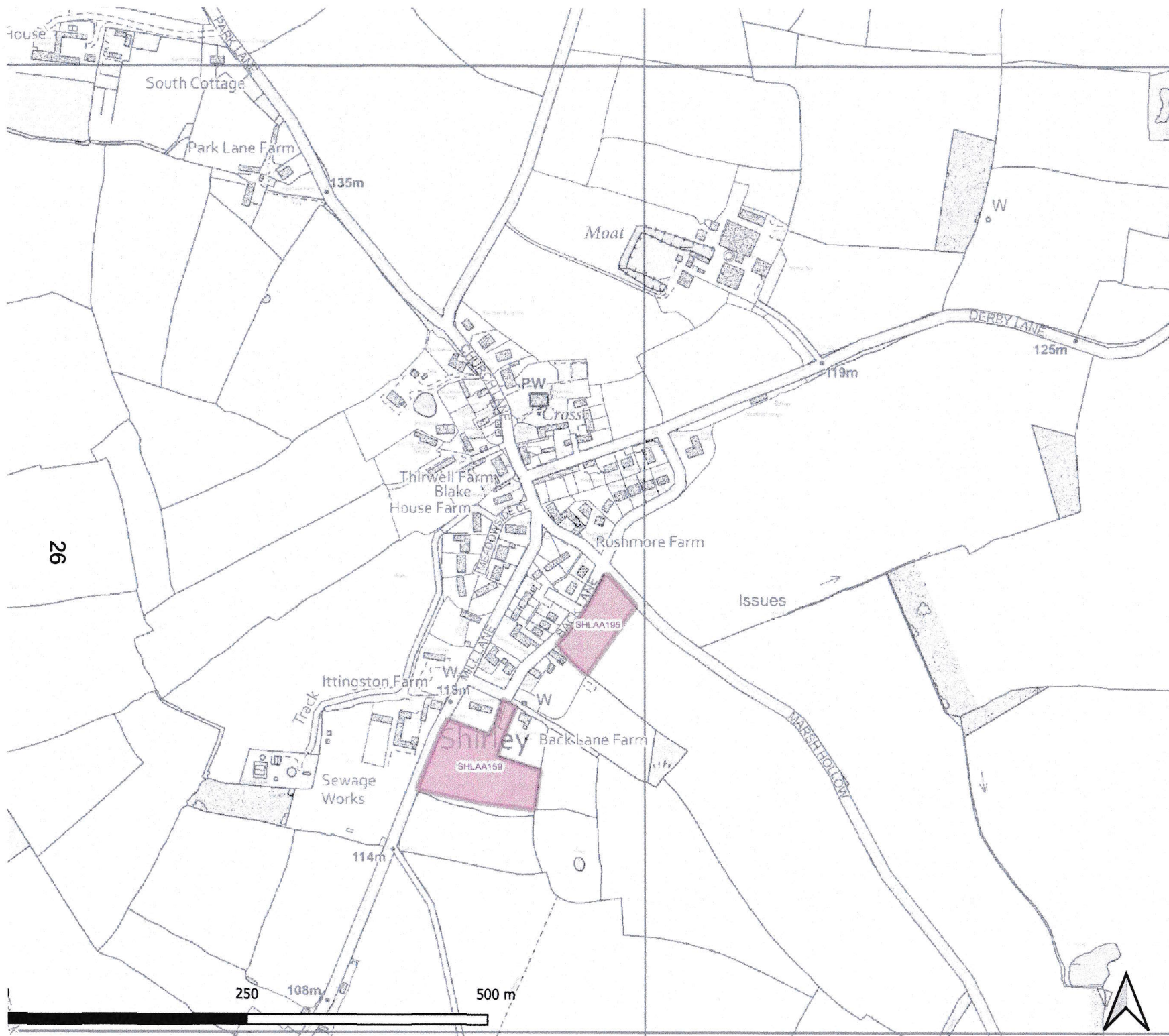
SHLAA Number	Site address	Site Area (Ha)	Conclusions
	Nr Ashbourne Derbyshire		
SHLAA784	Land at Longcliffe crossroads between Honeysuckle Cottage and Meadow Cottage	0.11	The site lies within the countryside unrelated to existing settlements.
SHLAA783	Former RAF Communal Site No.2 Darley Moor/ A515 Ashbourne	1.49	Site situated in the open countryside and unrelated to any existing settlements.
SHLAA451	Land off the A50, Sudbury	18.29	The site is located within the countryside and unrelated to existing settlements.
SHLAA782	Mill Grange Knabb Road Two Dales Derbyshire	0.36	Site situated in the open countryside and unrelated to any existing settlements.
SHLAA247	214 High Tor Colour Works, Dale Road, Matlock Bath	1.62	The site is situated within an unsustainable location, and unrelated to the existing settlement of Matlock Bath.
SHLAA480	South of Porter Lane, Wirksworth	3.28	The site is situated within an unsustainable location, in the countryside or unrelated to existing settlements.
SHLAA785	Duke of York Filling Station Mayfield Road, Mayfield, Ashbourne	0.32	Site fails Stage A Criteria as it is a site in a unsustainable location, situated in open countryside and unrelated to existing settlements.
SHLAA772	Land off A615 Alfreton Road, Tansley	0.72	The site is in an unsustainable location and falls directly within a designated wildlife site.
SHLAA188	Land Opposite 30 Bedehouse Lane CROMFORD	0.06	The site is too small and is under the site size threshold.
SHLAA770	Land to the south of the A52, Ashbourne	4.08	Site situated in the open countryside and unrelated to any existing settlements.
SHLAA759	Jackhill Farm Tansley Matlock	0.049	Site is too small and falls below the site size threshold. The site is Site situated in the open countryside and unrelated to any existing settlements.
SHLAA757	Newhouse Farm Kniveton Ashbourne Derbyshire	0.5	The site is not situated within the physical confines of the settlement, but is situated in open countryside and unrelated to the existing settlement of Kniveton.
SHLAA773	Land adjacent to Woodhouse Farm Rodsley Lane Longford Derbyshire	2.44	The site is in an unsustainable location, situated in the open countryside and unrelated to any existing settlements.
SHLAA765	Land at Corner Farm Shirley Common Ashbourne	0.81	The site is situated in an unsustainable location, in the open countryside and unrelated to existing settlements.
SHLAA766	Land to the south-west of Darley Lodge Normanhurst Farm Bakewell Road Darley Dale	1.15	The site but is considered to be in a sustainable location adjacent to the existing built environment. However the site partially lies within the flood zone 2 & 3. Therefore site fails Stage A.
SHLAA762	Portway Sudbury, land east of the A515 and north of the A50	2.86	The site is situated within an unsustainable location, in the open countryside.
SHLAA769	Land to the south of the A52, Ashbourne	27.83	The site is situated in the open countryside and unrelated to existing settlements.

SHLAA Stage A
Assessments (April 2025)

Shirley Common

-  Settlement Framework Boundaries
-  Failed Stage A i Environmentally constrained or too small
-  Stage A ii New settlement options
-  Stage A ii Related to Tier 1-3 settlement
-  Stage A ii Related to Tier 4-5 settlement
-  Small sites in isolated locations
-  HC2 Housing site allocations



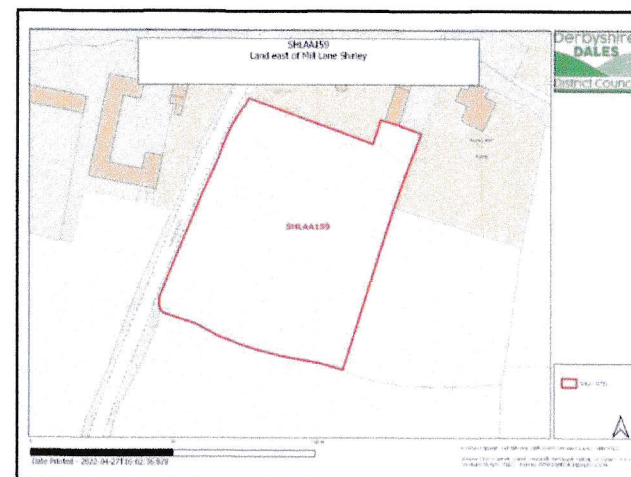


SHLAA Stage A
Assessments (April 2025)

Shirley

- Settlement Framework Boundaries
- Failed Stage A i Environmentally constrained or too small
- Stage A ii New settlement options
- Stage A ii Related to Tier 1-3 settlement
- Stage A ii Related to Tier 4-5 settlement
- Small sites in isolated locations
- HC2 Housing site allocations

Site Address: Land east of Mill Lane Shirley	SHLAA Reference: SHLAA159
Site Area (Ha): 0.55	Employment Land Site (Ha):
Housing Capacity:	



Site Assessment

Environmental Health Comments

GREEN - Environmental Health has raised no objection.

Derbyshire County Council Minerals & Waste Comments

No comments.

Lead Local Flood Authority Comments

GREEN - The Lead Local Flood Authority has commented that the site is largely in Flood Zone 1, contains no areas of surface water, no watercourses and zero flood records nearby the site.

Environment Agency Comments - Flood Risk & Surface Water Drainage

AMBER - The Environment Agency has commented that the site is situated in flood zone 1 and therefore the LLFA will need to be consulted for their comments on surface water matters. The site is situated on a Secondary Aquifer, and care should be taken to avoid the potential for pollution of the groundwater resource. The proposed allocation appears to be over 50m away from the nearest mains connection. A development of this size should be connected to the mains drainage as opposed to using a non mains option. The developer and the LPA should ensure connection to the mains sewer is acceptable before allocating this site. Whilst not the Environment Agency's remit, we would encourage that any development of this site is required to retain existing hedgerows and trees as well as requiring biodiversity net gain to be provided throughout the site.

Landscape Comments

GREEN - The County Council Landscape Officer has commented that development of the site will have a minor impact on landscape. The site is visually contained by the farmstead to the north and existing boundary vegetation. There are no significant landscape or visual amenity constraints affecting this site although the interface with the surrounding countryside would need to be carefully designed. The scale of development alongside other proposed sites needs to be carefully considered.

Historic Environment Comments

AMBER - The County Council Archaeologist has commented that there is ridge and furrow on site.

GREEN - The Conservation Officer has advised that development likely to have negligible impact on heritage assets. Development is likely to result in minimal impact to/on the significance/setting of designated heritage assets.

Derbyshire Wildlife Trust Ecology Comments

GREEN - Derbyshire Wildlife Trust has advised that it is not aware of any features of high nature conservation value at this site. The primary habitat is thought to be grassland and the site appears to have been in agricultural use. Achieving a net gain should be possible on site provided sufficient space is set aside for habitat creation/enhancement.

Derbyshire Highways Authority Comments – Access

* RED - The Highways Authority has commented that access cannot be satisfactorily achieved potentially (either through demolition of a property within the control of the applicant or other measure) to Back Lane - no additional land control shown. The site boundary does not appear to have a direct frontage or connecting route available from Back Lane, as drawn.

In addition, access is unlikely to be achieved to Mill Lane – narrow, rural highway network. It is unlikely the highway could be sufficiently improved to cater for the increased demands of residential related traffic (vehicular and pedestrian) at this isolated location.

The rural highway network at this location is likely to be sensitive to any increases in residential traffic (vehicular or pedestrian). The junction of Back Lane with Mill Lane has particularly limited visibility for emerging vehicles. Residents are likely to be heavily reliant on the private motor car for all residential related trips, given the absence of facilities in Shirley itself.

Derbyshire Highways Authority Comments - Public Transport

* RED - The Highways Authority has commented that there does not appear to be any access to public transport. Future residents are likely to be heavily reliant on the private motor car for all residential related trips, which does appear to be in direct conflict with the NPPF, which is clear in its aim to provide a balance of land uses so that people can be encouraged to minimise journey lengths for work, leisure, shopping, education and other activities

Derbyshire Highways Authority Comments – Access to shops, services and facilities

* RED - The Highways Authority has commented that the site is on the edge of existing residential village. No essential residential facilities in the village. No street lighting. Future residents are likely to be heavily reliant on the private motor car for all residential related trips, which does appear to be in direct conflict with the NPPF, which is clear in its aim to provide a balance of land uses so that people can be encouraged to minimise journey lengths for work, leisure, shopping, education and other activities.

Derbyshire Highways Authority – Availability of Pedestrian Networks

* RED - The Highways Authority has commented that there are no pedestrian facilities or street lighting in close proximity to the site.

Derbyshire Education Authority Comments

AMBER - Derbyshire Education Authority advises that the Brallsford Primary School is at capacity projected to be over capacity. Even a development of this size is likely to require a contribution for expansion. Should these sites come forward once scope for expanding the primary school is exhausted, contributions will be required towards a more strategic response.

AMBER - Derbyshire Education Authority advise that the scale of sites 266 (Airfield) and 764 (Mayfield Road) combined will necessitate an additional secondary school for Ashbourne. QEGS is projected to remain overcapacity and it's scope to expand has been exhausted through accommodating the sites in the current Local Plan. It is noted that there are also at least 6 significant sites, likely to be over 100 dwellings each. Once the list of sites is refined it will be critical for DCC to understand if the two largest sites are to be developed and if so how a school site can be secured. Also important will be the cumulative numbers coming forward on sites which make it through for further consideration.

Derbyshire NHS Clinical Commissioning Group (CCG) Comments

GREEN - Derby & Derbyshire CCG Estates Strategy does not identify any specific known capacity issues or that any course of action is required to address the impact of development on the practices served by the site.

Severn Trent Comments

GREEN - Regarding ground water Severn Trent has no comments.

GREEN - Severn Trent has advised that the impact on sewerage infrastructure is low (subject to hydraulic capacity checks and when considered in isolation from upstream proposed sites).

GREEN - Severn Trent has advised that the potential impact of surface water sewerage infrastructure is low (assuming use of SUDs).

Open space and recreation impacts

None

Potential bad neighbour impacts

None.

Other Material Policy Considerations

None

Conclusions

A greenfield site located to the south of the village of Shirley currently used for agriculture. The site is located to the east of Mill Lane. Residential development and farming characterise the land to the north and west of the site with open countryside to the east and south.

There are no significant landscape or visual amenity constraints affecting this site although the interface with the surrounding countryside would need to be carefully designed.

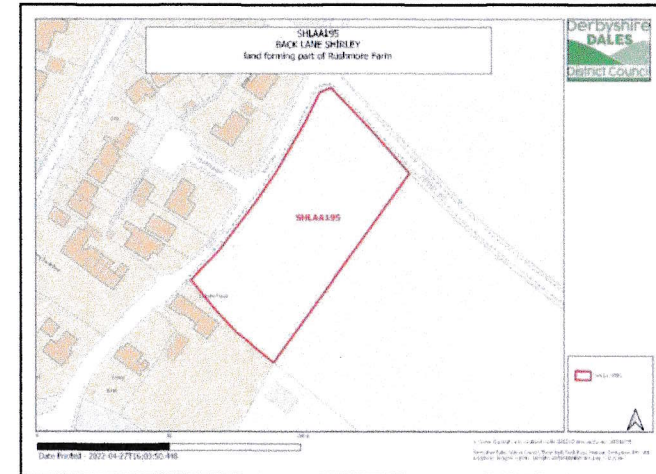
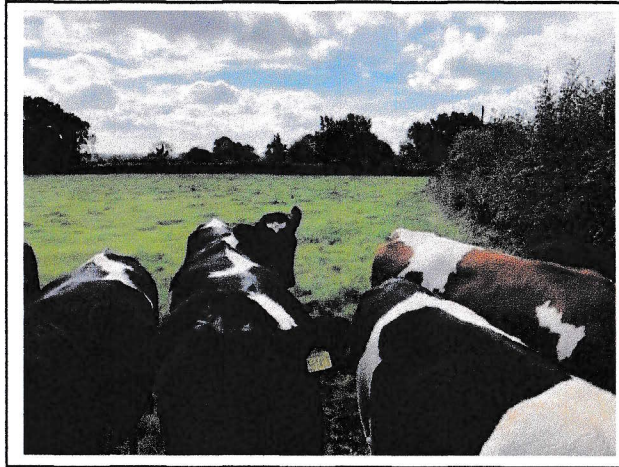
Derbyshire Wildlife Trust has advised that it is not aware of any features of high nature conservation value at this site.

The Highways Authority state that a satisfactory access to serve development cannot be achieved from either Back Lane or Mill Lane due to the lack of a direct frontage and constraints with highway geometry, alignment and issues pertaining to vehicle speeds and changes in levels. Isolated location for residential development. There is a constrained highway network with no opportunity for meaningful improvement. They also raise concerns regarding the remoteness from residential facilities.

Local Plan Policy S2 : Settlement Hierarchy identifies Shirley as a fifth tier settlement, suitable for infill and consolidation. This site does not align with this policy intention as it is not infill or consolidation or a brownfield site.

The site is therefore not considered developable because of the Highway constraints and the current Local Plan categorisation of Shirley as a fifth tier settlement remote from residential facilities, development in this location would not be sustainable development.

Site Address: BACK LANE SHIRLEY land forming part of Rushmore Farm	SHLAA Reference: SHLAA195
Site Area (Ha): 0.37	Employment Land Site (Ha):
Housing Capacity:	



Site Assessment

Environmental Health Comments

GREEN - Environmental Health has raised no objections.

Derbyshire County Council Minerals & Waste Comments

No comments.

Lead Local Flood Authority Comments

AMBER - The Lead Local Flood Authority has commented that the site is largely in Flood Zone 1, no areas of surface water, one watercourse to the east of the site and no flood records nearby the site.

Environment Agency Comments - Flood Risk & Surface Water Drainage

AMBER - The Environment Agency has commented that the site is low environmental risk have the following constraint. It is 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. This site is 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.

Landscape Comments

GREEN - The County Council Landscape Officer commented that development of the site would have a minor impact on landscape. The site is partially visible from Back Lane and approaching the village along Marsh Hollow. There are no significant landscape or visual amenity constraints affecting this site although the interface with the surrounding countryside would need to be carefully designed. The scale of development alongside other proposed sites needs to be carefully considered.

Historic Environment Comments

GREEN - The County Council Archaeologist has stated that there are no known issues.

GREEN - The Conservation Officer has advised that development is likely to result in minimal impact to/on the significance /setting of designated heritage assets.

Derbyshire Wildlife Trust Ecology Comments

GREEN - Derbyshire Wildlife Trust has advised that the site is part of an arable field. Impacts considered very low given the nature of the habitats and the size of the development. It should be possible to address the loss of the arable through some on-site enhancements or a small off-site compensation scheme.

Derbyshire Highways Authority Comments – Access

AMBER - The Highways Authority has commented that satisfactory access can possibly be achieved. Back Lane is a rural lane with limited geometry in parts, limited connecting pedestrian facilities and little in the way of street lighting – the existing highway network is very constrained. The site does have a considerable roadside frontage available, however, it is likely that some geometric improvements would need to be made to provide acceptable access arrangements and visibility sightlines to serve further residential development.

Detailed designs would need to be provided, meeting acceptable access and visibility criteria, with room for manoeuvring vehicles, for the site to remain viable.

The Highways Authority has commented that the development of the site would cause an adverse impact on surrounding highway network, as identified above Back Lane is a rural lane that has limited geometry, pedestrian provision and street lighting. The junctions at either end of Back Lane also exhibit limited levels of visibility and it is difficult to see how this environment would be able to satisfactorily accommodate further residential development (or sustainable development). Back Lane currently serves a limited number of historic dwellings, however, the low number of dwellings sought as part of this process may still be a material consideration because of the existing low levels of vehicular and pedestrian activity.

Derbyshire Highways Authority Comments - Public Transport

* RED - The Highways Authority has commented that the existing rural residential area with constrained highway network for vehicles and pedestrians. No residential facilities within acceptable walking thresholds or access to public transport services in the vicinity of the site; this may therefore be in direct conflict with the NPPF, which is clear in its aim to provide a balance of land uses so that people can be encouraged to minimise journey lengths for work, leisure, shopping, education and other activities.

Derbyshire Highways Authority Comments – Access to shops, services and facilities

* RED - The Highways Authority has commented that the site would be remote from any form of residential facilities and the residents of any development would be heavily reliant on the private motor vehicle for everyday facilities / trips.

Derbyshire Highways Authority – Availability of Pedestrian Networks

* RED - The Highways Authority has commented that the constrained highway network is likely to be a significant barrier to walking / cycling trips to or from the site.

Derbyshire Education Authority Comments

AMBER - Derbyshire Education Authority has advised that Brailsford Primary School is projected to be over capacity. Even a development of this size is likely to require a contribution for expansion. Should these sites come forward once scope for expanding the primary school is exhausted, contributions will be required towards a more strategic response.

AMBER - Derbyshire Education Authority advises that the scale of sites 266 (Airfield) and 764 (Mayfield Road) combined will necessitate an additional secondary school for Ashbourne. QEGS is projected to remain overcapacity and its scope to expand has been exhausted through accommodating the sites in the current Local Plan. It is noted that there are also at least 6 significant sites, likely to be over 100 dwellings each. Once the list of sites is refined it will be critical for DCC to understand if the two largest sites are to be developed and if so how a school site can be secured. Also important will be the cumulative numbers coming forward on sites which make it through for further consideration.

Derbyshire NHS Clinical Commissioning Group (CCG) Comments

GREEN - Derby & Derbyshire CCG Estates Strategy does not identify any specific known capacity issues or that any course of action is required to address the impact of development on the practices served by the site.

Severn Trent Comments

GREEN - Regarding groundwater Severn Trent has no comments.

GREEN - Severn Trent has advised regarding sewerage infrastructure that the site does not meet assessment threshold for individual site but consider localised cumulative impact.

Open space and recreation Impacts

None

Potential bad neighbour Impacts

None

Other Material Policy Considerations

None

Conclusions

A greenfield site, currently used for agriculture, located adjacent to the settlement of Shirley. Site adjoins Back Lane along its Northern boundary with a farm access lane located to the East. Residential development is located to the North, West and South West. Agricultural land is located to the South, South East and North East. Sloping site forming part of a larger field of improved grassland, open to the south-west and enclosed by well-maintained hedgerows on the remaining boundaries.

There are no significant landscape or visual amenity constraints affecting this site although the Landscape Officer notes that the interface with the surrounding countryside would need to be carefully designed. The scale of development alongside other proposed sites needs to be carefully considered.

Access is possible to Back Lane with improvements made to provide adequate access arrangements and visibility sight lines.

No significant conservation or archaeology constraints were raised.

Derbyshire Wildlife Trust has advised that the site is part of an arable field. Impacts considered very low given the nature of the habitats and the size of the development.

Development of the site would extend the village boundary beyond Back Lane and site in a prominent position in the landscape. The settlement is currently in Local Plan Policy S2: Settlement Hierarchy fifth tier and as such the proposed development does not represent infill or consolidation.

The site is therefore not considered developable because of the unsustainable location of the proposed development, the current Local Plan categorisation of Shirley as a fifth tier settlement remote from residential facilities.