

Response to Derbyshire Dales Local Plan sub-committee Minutes, dated 2nd April 2025

In the minutes of the DDDC Local Plan sub-committee dated 2nd April 2025, it is noted that Parish Councils will be asked for comments on nearby sites.

Shirley is near to three of the sites mentioned in the reports considered by the sub-committee. These are:

SHLAA898 – Shirley Common – A New Settlement which includes the site previously assessed as SHLAA765

SHLAA159 – Land East of Mill Lane – a site previously assessed under the same SHLAA title and determined to be undevelopable.

SHLAA195 – Land off Back Lane, Shirley, part of Rushmore Farm – a site previously assessed under the same SHLAA title and determined to be undevelopable.

Comments

SHLAA898

When this site was first assessed as the much smaller SHLAA765, it was determined by DDDC to be “situated in an unsustainable location, in the open countryside and unrelated to existing settlements”.

By now putting forward a proposal for a self-contained new settlement on the same land, the criticism that the land is unrelated to existing settlements is perhaps defeated. However the other criticisms, that the location is unsustainable and in the open countryside, remain.

Our view is therefore that this site is still undevelopable.

SHLAA159 and SHLAA195

These two sites have been previously assessed by DDDC and failed at Stage B to be included in the Local Plan. The reasons given were, in both cases:

- “Red” assessments by the Derbyshire Highways Authority. The sites promote heavy reliance on private motor cars, in direct conflict with the NPPF.
- Shirley is a 5th Tier Settlement according to the Local Plan Policy S2. This Tier is only suitable for infill and consolidation. These sites do not align with this Policy.

Both sites have been subject to Planning Applications (15/00514/OUT and 17/00260/FUL respectively). Both applications were refused. We are therefore very disappointed to see these sites back in the Assessment process, and we encourage

DDDC to exclude them from the Local Plan for the reasons given in DDDC's own previous assessments.