

# Appendix 2

## Stage B Assessment Schedule

# SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Kirk Ireton

Site Reference	SHLAA184	Final Assessment Category	Undevelopable Constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	0.42					Site Address	Vesta Lynn, Moor Lane, Kirk Ireton
Capacity	0						
Include within SHLAA	<input type="checkbox"/>					0 - 5:	<input type="checkbox"/>
Discount from SHLAA	<input checked="" type="checkbox"/>					6 - 10:	<input type="checkbox"/>
		11 - 15:	<input type="checkbox"/>				
		15 Plus:	<input type="checkbox"/>				

<b>Flood Risk</b>	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
<b>Environment Ecology</b>	Green	There are no known natural environment related constraints and there is opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site as low nature conservation value. There is grassland possibly semi-natural, but not marked as such.
<b>Landscape</b>	Green	Low landscape sensitivity and no adverse impact upon landscape setting. Opportunities for improvement and enhancement. The Landscape Consultants conclude that there is capacity for development across the site. Tree belts on the northern and eastern boundaries should be retained as far as possible.
<b>Historic Environment</b>	Red	The Derbyshire County Archaeologist considers potential for medieval village archaeology including the line of the Roman Road, the high historic landscape value of the ancient enclosures and fossilised 'strip' fields with reverse 'S' boundaries. Therefore archaeological issues likely to be substantial and allocation of site may be judged unsound. Development is likely to result in harmful impact to /on the significance of the designated heritage asset, the Kirk Ireton Conservation Area, in relation to the potential for this site to represent back-land development (i.e. the site has no road presence or frontage) in that regard this would not be in accordance with the Conservation Area Appraisal (2015). Development may result in a harmful impact on the setting of the listed buildings.
<b>Trees and Hedgerows</b>	Amber	Although there are trees on the site, this would not hinder development. Mitigation may be achieved. There are trees to all boundaries of the site and across the southern part of the site that should be retained where possible.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>Contamination</b>	Green	There are no known contamination or unstable land issues, or risks of the need for remediation.
<b>Topography</b>	Green	Site is predominantly flat with no known topography constraints. The site gently slopes north to south.
<b>Local Character</b>	Red	There would be significant adverse impact upon the local character which cannot be mitigated. The site falls wholly within the Kirk Ireton Conservation Area, any development of the site would not be in accordance with the Conservation Area Appraisal.
<b>Highway Infrastructure</b>	Red	There are significant issues with access. The site does not front onto an adopted Highway. The Highways Authority have advised that no satisfactory access can be achieved from the site. The site does not have a controlled link to the public highway, as drawn, to enable a safe means of access to be delivered to serve the site. The landowners has suggested access could be derived from an adjoining property, Vesta Lyn, however, it is unclear whether the existing property would remain or would be demolished. However, given the perceived road frontage associated with this property it is still unlikely to deliver acceptable access arrangements with appropriate visibility sightlines, without affecting third party frontages either side of the access point.
<b>Public Transport</b>	Green	Within 5-10 minutes walk (295m to the nearest bus stop).
<b>Services and Facilities</b>	Green	Less than 10 minutes walk. There is considered to be a reasonable provision of services and facilities in the village, including, a Primary School, Church, Play area, Public House.

# SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

## Settlement: Kirk Ireton

<b>Educational Facilities</b>	Green	Less than 10 minutes walk (545m to Kirk Ireton Primary School).
<b>Retail Facilities</b>	Red	Over 20 minute walk. No shops exist within Kirk Ireton Village.
<b>Health Facilities</b>	Red	Over 20 minute walk. There is no GP surgery in Kirk Ireton, nearest is located in Wirksworth.
<b>Pedestrian and cycling</b>	Red	Very Limited accessibility. As the site does not front onto a highway, there are no pavements to and from the site. The site is currently accessed via a public footpath off Moor Lane, beyond Hardings Close and across a boundary field to the east of the site. Until the issue of access is resolved it is unclear as to how improvements could be made. The Highways Authority have advised that there are some pedestrian footways linking to the village centre. Some residential facilities in the vicinity e.g. shop, public house, school. Kirk Ireton has a rural bus service, which passes close to the site, with bus stops within reasonable walking thresholds.
<b>Previously Developed Land</b>	Red	Site is predominantly greenfield, more than 70%.
<b>Open Space or Recreational</b>	Amber	Some open space would be lost.
<b>Material policy</b>	Red	Site seriously conflicts with a material policy consideration and designation (NBE21- Development affecting a conservation area).
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
<b>Bad Neighbour Impact</b>	Green	No known constraints, amenity unaffected.
<b>Other Issues</b>	Amber	There are other issues that would constrain development, There is a ransom strip to the east boundary of the site. Further discussions are to be sought with the owner concerning the nature of this issue and how it would constrain development of the site.
<b>Land Availability</b>	Green	Landownership known. Single ownership, no issues.
<b>Land Achievability</b>	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
<b>Summary</b>	<p>This site is located to the north-western edge of Kirk Ireton, bounded by the gardens of residential properties to the west and south and agricultural land to the east and north. This is a greenfield site abutting the existing settlement of Kirk Ireton. The site consists of a flat, linear site of improved grassland enclosed by mature hedgerows subdivided by a tree belt. The landscape sensitivity to housing is low. The site has low visual prominence as views are screened by the vegetation and trees on the site boundaries. A number of listed buildings are located to the south of the site. The site sits within the Conservation Area and any development is likely to result in harmful impact upon its setting and there is no opportunity for mitigation. Derbyshire County Council Archaeologist has assessed the site to hold high historic landscape value of the ancient enclosures and fossilised 'strip' fields with reverse 'S' boundaries. The Highways Authority have advised that no satisfactory access can be achieved from the site. The site does not have a controlled link to the public highway, to enable a safe means of access to be delivered to serve the site. This site is therefore assessed as undevelopable.</p>	

# SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

Settlement: Kirk Ireton

Site Reference	SHLAA219	Final Assessment Category	Undevelopable constrained	Time Period (Years)	Number of Dwellings	Anticipated timeframe	
Site Area (Ha)	0.37			0 - 5: <input type="checkbox"/>		Site Address	Blackwall Lane, Kirk Ireton
Capacity	0			6 - 10: <input type="checkbox"/>			
Include within SHLAA	<input type="checkbox"/>			11 - 15: <input type="checkbox"/>			
Discount from SHLAA	<input checked="" type="checkbox"/>			15 Plus: <input type="checkbox"/>			

<b>Flood Risk</b>	Green	The site is not affected by identified areas of indicative flood mapping or is located in flood zone 1.
<b>Environment Ecology</b>	Green	There are no known natural environment related constraints and/ or there is opportunity to enhance the natural environment. Derbyshire Wildlife Trust have assessed the site to have low nature conservation value.
<b>Landscape</b>	Green	Low landscape sensitivity and no adverse impact upon landscape setting. Opportunities for improvement and enhancement. Landscape consultants conclude there is capacity for development across the site. Tree belts on the northern and eastern boundaries should be retained as far as possible.
<b>Historic Environment</b>	Amber	Development may result in harmful impact to /on the significance of the designated heritage asset. The Derbyshire County Archaeologist notes the possible alignment of a Roman Road in close vicinity. He recommends a field evaluation (geo-physics and possible trial trenching) as part of any planning application.
<b>Trees and Hedgerows</b>	Green	There are limited trees on the site and none are designated as a TPO. Opportunities for improvement and enhancement. Although all trees and hedgerows to the boundaries of the site should be retained where possible.
<b>National Park status</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>National Park extent</b>	Green	Site will have no impact on the purposes of the National Park and presents opportunities for enhancement.
<b>Contamination</b>	Green	There are no known contamination or unstable land issues, or risks of the need for remediation.
<b>Topography</b>	Green	Site is predominantly flat with no known topography constraints. Slopes gently upwards east to west.
<b>Local Character</b>	Amber	There would be an adverse impact on the existing character of the settlement, however this could be mitigated in part. The impact upon heritage assets is to be evaluated further to reduce the potential of any adverse impacts.
<b>Highway Infrastructure</b>	Red	There are significant issues with access. The site is accessed at the junction of Blackwell Lane and Broadway, this could compromise safety and visibility may be poor from the site entrance. The site is currently accessed via a farmers gate and track. The Highways Authority have advised that no satisfactory access could be achieved from the site. Blackwell Lane – very constrained, narrow, rural highway network in the vicinity of the site (circa 3m wide road with no roadside margins), with a change in speed limit part way along the site frontage – 30/60mph. There is extremely limited visibility in parts, with no opportunity for vehicles to pass each other. The existing access is located at the junction with Field Lane and whilst emerging vehicle visibility from the site could be improved by removal of the roadside hedge, forward visibility for vehicles entering the site, or right turning vehicles, would be severely limited. NO – Field Lane – this is an un-made private access road, it is unclear whether there would be an opportunity to create an access to this road, however, similar issues and concerns, as highlighted above, would also be raised. Development of the site would have an adverse impact upon the surrounding highway network, it is very constrained part of the highway network with narrow carriageways and limited or no highway margins – in its current form it is unlikely to be able to safely cater for considerable increases in residential related traffic (vehicular or pedestrian). There are no pedestrian footways and no street lighting in close proximity to the site.

# SHLAA Stage B (SOUTH) Sites Detailed Assessments by Settlement

## Settlement: Kirk Ireton

<b>Public Transport</b>	Green	Within 5 minutes walk (130m to the nearest bus stop).
<b>Services and Facilities</b>	Green	Primary School, Church, Play Area, Public House.
<b>Educational Facilities</b>	Green	Within 5- 10 minutes walk (370m to Kirk Ireton Primary School).
<b>Retail Facilities</b>	Red	Over 20 minutes walk. There is no shop in Kirk Ireton.
<b>Health Facilities</b>	Red	Over 20 minutes Walk. There is no GP Surgery in Kirk Ireton.
<b>Pedestrian and cycling</b>	Red	Very limited pedestrian and cycle links. The Highways Authority have advised that no pedestrian footways in the vicinity, linking to the village centre. Some residential facilities in the village e.g. shop, public house, school, however, the walking route available to and from the site is likely to be a barrier for pedestrians. Kirk Ireton has a rural bus service, which passes close to the site, with bus stops within reasonable walking thresholds, however, again, the walking route could be a barrier to encouraging any up-take in public transport use by future residents.
<b>Previously Developed Land</b>	Red	Site predominantly greenfield, more than 70%.
<b>Open Space or Recreational</b>	Amber	There would be some loss of open space.
<b>Material policy</b>	Amber	Site has a neutral impact on material policy considerations and designations (Policy NBE21).
<b>Infrast. Capacity or Utilities</b>	Green	There is sufficient infrastructure in place to serve the development. No capacity constraints.
<b>Bad Neighbour Impact</b>	Green	No known constraints, amenity unaffected.
<b>Other Issues</b>	Green	There are no other issues that would constrain development.
<b>Land Availability</b>	Green	Landownership known, single ownership, no issues.
<b>Land Achievability</b>	Green	Site is viable - developer able to realise reasonable profit, taking account of all costs & values of development (including relevant planning obligations and other contributions).
<b>Summary</b>	<p>A greenfield site adjacent to the existing settlement of Kirk Ireton. The site is located on the south-western edge of Kirk Ireton, bounded by Blackwell Lane to the north, Field Lane to the east and agricultural land to the south and west. An agricultural building is located adjacent to the site to the west. The site comprises a rectangular field of improved grassland which slopes gently up from the settlement. Site is enclosed by tree belts and hedgerows and has low visual prominence. The eastern edge of the site is used for the storage of agricultural materials, and a track crosses the site provides access to the adjacent field. The landscape sensitivity to housing development is low. The site lies within the Kirk Ireton Conservation Area and has been identified as an area of archeological interest. Any development within this site may have a harmful impact upon these heritage features. The Derbyshire County Archaeologist notes the possible alignment of a Roman Road in close vicinity. He recommends a field evaluation (geo-physics and possible trial trenching) as part of any planning application. The main issue preventing development of this site is to address concerns over achieving a safe access in and out of the site. The Highways Authority have advised that no satisfactory access can be achieved from the site. Blackwell Lane is very constrained narrow, rural highway network in the vicinity of the site, with a change in speed limit part way across the site frontage. There is extremely limited visibility in parts, with no opportunity for vehicles to pass each other. Given this constraint the site is considered undevelopable.</p>	