

# **Shirland and Higham**

## **SHLAA**

**November 2012**

## **Strategic Housing Land Availability Assessment (SHLAA) for Shirland and Higham Parish**

This booklet includes the SHLAA results for Shirland and Higham Parish. This consists of the main conclusion for this parish, a list of SHLAA sites with planning permission at 31<sup>st</sup> March 2012 and individual SHLAA site assessment sheets for sites without planning permission at 31<sup>st</sup> March 2012.

Each site has been given a unique site reference. This consists of a Parish code, followed by a number. Any specific site can be recognised by using this site reference.

### Shirland and Higham conclusion

At 31<sup>st</sup> March 2012, 14 sites had planning permission in Shirland and Higham Parish. The deliverable housing yield is 25 dwellings and the undevelopable housing yield is 3 dwellings. 26 sites without planning permission at 31<sup>st</sup> March 2012 have been identified from the data sources identified in paragraph 2.8. A summary of their assessment results is shown in table 1 below.

<b>Site reference</b>	<b>Suitability</b>	<b>Availability</b>	<b>Achievability</b>	<b>Conclusion<sup>1</sup></b>	<b>Potential housing yield</b>
<b>S&amp;H/701</b>	May be	May be	Yes	<b>Yes</b>	<b>60</b>
<b>S&amp;H/702</b>	May be	Yes	Yes	<b>Yes</b>	<b>226</b>
<b>S&amp;H/703</b>	May be	May be	Yes	<b>Yes</b>	<b>70</b>
<b>S&amp;H/704</b>	May be	May be	Yes	<b>Yes</b>	<b>40</b>
<b>S&amp;H/801</b>	No	Yes	Yes	<b>No</b>	<b>1</b>
<b>S&amp;H/802</b>	May be	Yes	Yes	<b>Yes</b>	<b>20</b>
<b>S&amp;H/803</b>	May be	Yes	May be	<b>May be</b>	<b>260</b>
<b>S&amp;H/901</b>	No	No	May be	<b>No</b>	<b>10</b>
<b>S&amp;H/902</b>	May be	May be	May be	<b>Yes</b>	<b>8</b>
<b>S&amp;H/1401</b>	Yes	May be	Yes	<b>Yes</b>	<b>8</b>
<b>S&amp;H/1402</b>	No	May be	No	<b>No</b>	<b>29</b>
<b>S&amp;H/1601</b>	May be	May be	May be	<b>May be</b>	<b>160</b>
<b>S&amp;H/1602</b>	May be	Yes	May be	<b>Yes</b>	<b>120</b>
<b>S&amp;H/1603</b>	May be	Yes	Yes	<b>Yes</b>	<b>95</b>
<b>S&amp;H/1604</b>	May be	Yes	Yes	<b>Yes</b>	<b>45</b>
<b>S&amp;H/1605</b>	May be	May be	Yes	<b>May be</b>	<b>36</b>
<b>S&amp;H/1701</b>	May be	May be	May be	<b>May be</b>	<b>6</b>
<b>S&amp;H/1702</b>	May be	May be	Yes	<b>May be</b>	<b>6</b>
<b>S&amp;H/1703</b>	May be	Yes	Yes	<b>Yes</b>	<b>49</b>
<b>S&amp;H/1704</b>	May be	Yes	Yes	<b>Yes</b>	<b>153</b>
<b>S&amp;H/1801</b>	Yes	Yes	Yes	<b>Yes</b>	<b>10</b>
<b>S&amp;H/1802</b>	Yes	Yes	Yes	<b>Yes</b>	<b>39</b>
<b>S&amp;H/1803</b>	May be	Yes	May be	<b>May be</b>	<b>224</b>
<b>S&amp;H/1804</b>	May be	Yes	May be	<b>May be</b>	<b>32</b>
<b>S&amp;H/1805</b>	May be	Yes	May be	<b>May be</b>	<b>64</b>
<b>S&amp;H/1901</b>	Maybe	Yes	May be	<b>Yes</b>	<b>99</b>

**Table 1: Shirland and Higham summary of sites**

<sup>1</sup> The conclusion that reads 'May be – policy' refers to sites where current local planning policies are the only constraints.



S&H/1704	-	-	-	-	-	-	153	-
S&H/1801	-	-	-	-	-	-	10	-
S&H/1802	-	-	-	-	-	-	39	-
S&H/1803	-	-	-	-	-	-	-	224
S&H/1804	-	-	-	-	-	-	-	32
S&H/1805	-	-	-	-	-	-	-	64
S&H/1901	-	-	-	-	-	-	-	99
<b>TOTAL</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>20</b>	<b>935</b>	<b>887</b>

**Table 3: Shirland and Higham trajectory**

The total number of housing that could come forward in the next 15 years is **1855 dwellings**. Of these, **33 dwellings** are included within the five year housing land supply.

### SHLAA sites with planning permission at 31/03/2012

SHLAA reference	Application number	Address	Total no. units	Anticipated completion year
S&H / 101	06/00071/FL	Land at Bronte Street, Mickley	5 (remaining)	2017/18
S&H / 102	08/00403/FL	Land adj 64 Hallfieldgate Lane, Shirland, DE55 6AA	1U/C	2013/14
S&H / 201	06/00089/FL and 08/00616/FL	Land at Hawthorne Avenue, Mickley	6	2017/18
S&H / 203	08/00487/FL	Swiss Farm, 31 Main Road, Shirland, DE55 6BB	1	2014/15
S&H / 204	09/00489/OL	Land on the corner of High Street and Stonebroom Industrial Estate, Stonebroom	2	2015/16
S&H / 206	11/00222/FL 07/00792/FL Exp.	23 Church Street, Shirland, DE55 6BJ	1	2017/18
S&H / 209	09/00161/FL	Former Butchers Shop, Holly Tree Farm, Main Road, Higham	1	2013/14
S&H / 210	09/00786/OL	Land adj. 4 Hallfieldgate Lane, Shirland, DE55 6FG	1	Unlikely
S&H / 211	09/00321/OL	2 Keats Walk, Stonebroom, DE55 6JJ	2	Unlikely
S&H / 212	09/00510/OL	Land adjacent to 17 Strettea Lane, Higham, DE55 6EJ	4	2015/16
S&H/WindA1	10/01202/FL	148 High Street, Stonebroom	2 - 1 loss = 1	2015/16
S&H/WindA2	10/00571/FL	Crown Inn, Main Road, Higham	1	2013/14
S&H/WindB1	11/00288/OL	31 Church Street, Shirland	2 - 1 Loss = 1	2014/15
S&H/WindB2	11/00500/LDC	63a Strettea Lane, Higham	1 U/C	2012/13

**North East Derbyshire District Council – Strategic Housing Land Availability Assessment**

<b>Site details</b>	<b>Site reference</b>	S&H / 701		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Broom Close Farm, Birkinstyle Lane, Shirland		
	<b>Owner</b>	Mr Hare (2001)		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The majority of the site borders the Settlement Development Limit. However, the site includes a small area that is within settlement limit.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	440, 146 ; 359, 276		
	<b>Site Area (ha)</b>	2.21 ha		
	<b>Area which is brownfield</b>	0.12 ha		
	<b>Housing Yield</b>	60 dwellings		
	<b>Current use(s)</b>	Agricultural		
	<b>Previous use (s)</b>	Agricultural		
	<b>Surrounding land use (s)</b>	Residential to east and west and on to the south on Birkinstyle Lane but to the north is open countryside		
	<b>Planning History</b>	<p>The site was submitted as part of the Local Plan Review but not taken forward to allocation, because sufficient previously developed land had been identified to meet the housing requirements.</p> <p>In 1997 a planning application was made to erect 3 terraced houses under: 97/00840/OL. The application was refused.</p>		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
		<b>Local Wildlife Sites</b>	N	
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>	N			

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Scale 1 : 2,000



SHLAA  
 NED/S&H/701



Suitability of the site		Y/N	Comments
<b>Constraints</b>	<b>Physical Problems or Limitations</b>	<b>Access</b>	N Satisfactory access can be achieved. The western frontage to Birkinstyle Lane could be provided with an access meeting current safe minimum standards, for a cul-d-sac development. Access on the eastern frontage is unlikely to be provided with sufficient visibility and would be resisted (although an emergency link may be considered).
		<b>Infrastructure</b>	N Along a main bus route
		<b>Ground conditions</b>	N
		<b>Steep slopes</b>	N Site is flat
		<b>Flood risk</b>	N
		<b>Hazardous Risks</b>	N
		<b>Location of pylons</b>	N Pylons on very east side boundary only
		<b>Pollution / contamination</b>	N
		<b>Other constraints?</b>	N
	<b>Potential impacts</b>	<b>Protected Species</b>	
<b>Landscape</b>		N	The landscape assessment categorises this site as having minor landscape constraints. The

				site's relationship to the landscape character of the wider countryside should form a key component of the site's design.
		<b>Agricultural land quality</b>	N	
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
	<b>GP Surgery</b>	Y – 8.4 min		Y – 8.4 min
	<b>Pharmacy</b>	Y – 8.4 min		Y – 8.4 min
	<b>Primary School</b>	Y – 5.1 min		Y – 9.5 min
	<b>Secondary School</b>	Y - 25.1 min		N – 60.4 min
	<b>Post Office</b>	Y – 14.9 min		N – 15 min
	<b>Supermarket / convenience st.</b>	Y – 25.1 min		N – 63 min
	<b>Tick</b>	<b>Suitability - Reasoned justification</b>		
<b>This site is not suitable</b>		No physical constraints have been identified.		
<b>The site may be suitable</b>	Y			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
		<b>Tick</b>	<b>Comments</b>	
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	It is currently unknown if the landowner is willing to take the site forward at this moment.
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	N	
		<b>Tenancies</b>		Unknown
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>		Unknown
		<b>Site for sale?</b>		Unknown
		<b>Proposed use?</b>	Housing	
	<b>Tick</b>	<b>Availability - Reasoned justification</b>		
<b>This site is not available</b>		It is currently unknown if the landowner wants to take the site forward at this moment.		
<b>The site may be available</b>	Y			
<b>The site is available</b>				
<b>Achievability of the site</b>				
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>		There are no physical constraints to the development of this site, which would make the site economically unviable.		

	Tick	Achievability - Reasoned Justification
<b>This site is not achievable</b>		There are no physical constraints to the development of this site, which would make the site unachievable.
<b>This site may be achievable</b>		
<b>This site is achievable</b>	Y	
<b>Conclusion</b>		
<b>The site is deliverable</b>		<p>No physical constraints have been identified. However, it is unknown whether the owner wishes to take the site forward for development at this moment.</p> <p>Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.</p>
<b>The site is developable, subject to overcoming minor issues</b>	Y	
<b>The site is not developable</b>		
<b>Timeframe for delivery</b>		
<b>When will the site be delivered?</b>	<b>2012/13</b>	
	<b>2013/14</b>	
	<b>2014/15</b>	
	<b>2015/16</b>	
	<b>2016/17</b>	
	<b>2017/18</b>	
	<b>2018 – 2023</b>	60
	<b>2023 – 2028</b>	

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 702		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Main Road, Shirland		
	<b>Owner</b>	Multiple owners - Mr John Sleath (allotments), Mr William Denis Southey (southern field) and Mr Geoffrey Sheldon (rest)		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site is located on the opposite side of the road to the Settlement Development Limit.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	440, 075 ; 358, 223		
	<b>Site Area (ha)</b>	9.39 ha		
	<b>Area which is brownfield</b>	0.19 ha		
	<b>Housing Yield</b>	226 dwellings		
	<b>Current use(s)</b>	Agriculture and allotments		
	<b>Previous use (s)</b>	Agriculture and allotments		
	<b>Surrounding land use (s)</b>	Residential to east, south east and north and north-west. To south is agriculture and to west is Shirland Golf Course.		
	<b>Planning History</b>	This site was submitted by the owner as part of the call for sites that was carried out in September 2008.		
		Part of the site was also submitted as part of the Local Plan Review but not taken forward to allocation, because no more land was needed to meet the housing requirement.		
		No significant planning history for residential development, except for one bungalow on the south eastern part of the site, which was refused on grounds of its countryside location.		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N		
	<b>Local Wildlife Sites</b>	N		
	<b>Ancient Woodlands</b>	N		
	<b>Local Nature Reserves</b>	N		
	<b>Scheduled Ancient Monuments</b>	N		
	<b>Registered Historic Parks and Gardens; Historic Battlefields</b>	N		
	<b>Listed Building</b>	N		
	<b>Conservation Area</b>	N		
	<b>Protected Trees</b>	N		

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Scale 1 : 3,000



Suitability of the site		Tick	Comments		
Constraints	Physical Problems or Limitations	Access	N	Satisfactory access can be achieved. Sufficient frontage to create access(es) for small cul-de-sacs, meeting safe minimum criteria. Individual residential accesses to the A61 likely to be resisted. Access locations to avoid creating cross road junctions with existing streets opposite.  Carriageway parking issues on Main Road restrict 2-way vehicle flow at present. The road will require widening to create sheltered parking for local residents and improve 2-way vehicle flow.  Assisted right turn facilities may be required at the junction access points and pedestrian refuges introduced to assist pedestrians crossing to shop / public house.	
			Infrastructure	N	On bus route – bus stops located at each end of the site.
			Ground conditions	N	Grass
			Steep slopes	N	Site undulates, but no significant slopes
			Flood risk	N	
			Hazardous Risks	N	

		<b>Location of pylons</b>	N	
		<b>Pollution / contamination</b>	N	
		<b>Other constraints?</b>	N	Footpaths run across the site (Public Right of Way)
	<b>Potential impacts</b>	<b>Protected Species</b>		Unknown
		<b>Landscape</b>	Y	This is an area of farmland and former allotments comprising improved pasture, hedgerows and mature boundary trees. The landscape assessment raises the following concerns: <ul style="list-style-type: none"> <li>• Potential impact on the scale of the existing settlement</li> <li>• Potential impact on existing mature vegetation across the site</li> <li>• Potential adverse visual impact on views from the south and the A61</li> <li>• Potential impact on existing Green Infrastructure</li> </ul>
		<b>Agricultural land quality</b>	N	Grade 4
		<b>Open space and recreation</b>	Y	Part of the site is used as allotments, but this is not designated with the Local Plan. Alternative allotments may have to be found.
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
		<b>GP Surgery</b>	Y – 8.7 min	N – 24.7 min
		<b>Pharmacy</b>	Y – 8.7 min	N – 24.7 min
		<b>Primary School</b>	Y – 6.4 min	N – 12.3 min
		<b>Secondary School</b>	Y - 18.7 min	N – 44.4 min
		<b>Post Office</b>	Y – 1.1 min	Y – 0.9 min
		<b>Supermarket / convenience st.</b>	Y – 18.2 min	N – 46.6 min
	<b>Tick</b>	<b>Suitability - Reasoned justification</b>		
<b>This site is not suitable</b>		No major physical constraints have been identified.		
<b>The site may be suitable</b>	Y	The site is currently used for allotments. Although these are not defined within the Local Plan, it would need to be shown that there is no local demand for them, or an alternative site should be found.		
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
			<b>Tick</b>	<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	N	
		<b>Multiple ownership</b>	Y	Although the site is in multiple ownership, this is not considered a constraint as all owners appear to be involved and submitted the site via the SHLAA webform, with one agent.
		<b>Ransom Strip (s)</b>	N	
		<b>Tenancies</b>	N	
		<b>If constraints</b>	<b>Can they be</b>	

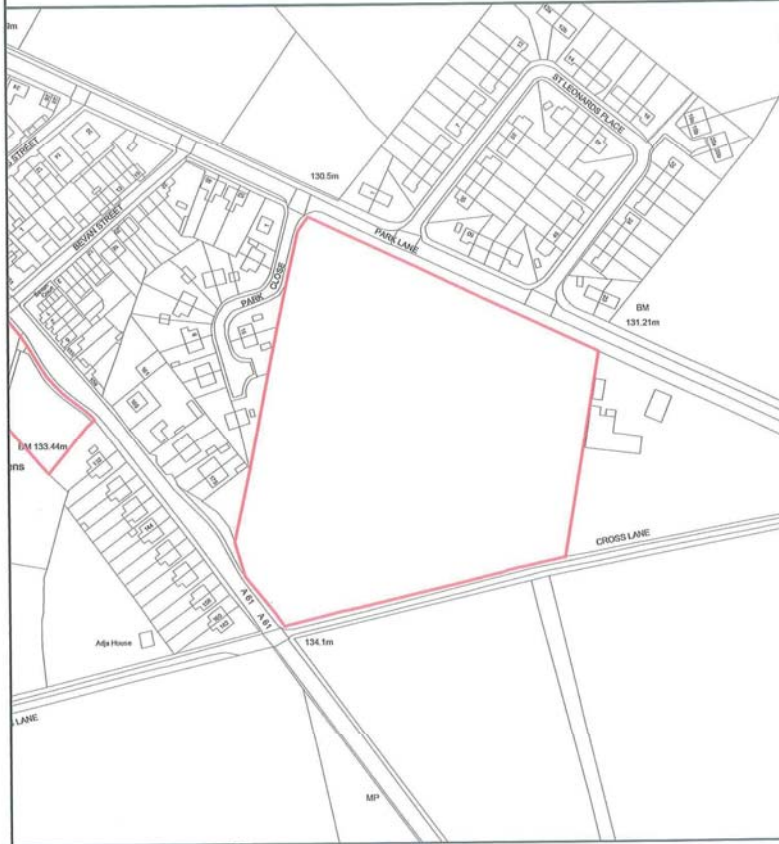
	<b>identified</b>	<b>overcome?</b>	
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	Y The owners indicate on the form that a developer is willing to invest in the site.
		<b>Site for sale?</b>	N
		<b>Proposed use?</b>	Mixed use, housing and employment
	<b>Tick</b>	<b>Reasoned justification</b>	
<b>This site is not available</b>		The owners of this site are willing to sell the site for development and it is therefore considered available.	
<b>The site may be available</b>			
<b>The site is available</b>	Y		
<b>Achievability of the site</b>			
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>		Although there are some highways requirements, such as widening the existing road and creating pedestrian refuges, it is not considered that they will make the development economically unviable. The allotments may have to be relocated.	
	<b>Tick</b>	<b>Achievability - Reasoned Justification</b>	
<b>This site is not achievable</b>		There are no major physical constraints to the development of this site, which would make the site unachievable.	
<b>This site may be achievable</b>			
<b>This site is achievable</b>	Y		
<b>Conclusion</b>			
<b>The site is deliverable</b>		No major physical constraints have been identified and the site is available.	
<b>The site is developable, subject to overcoming minor issues</b>	Y	The site is currently used for allotments. Although these are not defined within the Local Plan, it would need to be shown that there is no local demand for them, or an alternative site should be found.	
<b>The site is not developable</b>		Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.	
<b>Timeframe for delivery</b>			
<b>When will the site be delivered?</b>		<b>2012/13</b>	
		<b>2013/14</b>	
		<b>2014/15</b>	
		<b>2015/16</b>	
		<b>2016/17</b>	
		<b>2017/18</b>	
		<b>2018 – 2023</b>	226
		<b>2023 – 2028</b>	

**North East Derbyshire District Council – Strategic Housing Land Availability Assessment**

<b>Site details</b>	<b>Site reference</b>	S&H / 703		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	336 Cross Lane Shirland		
	<b>Owner</b>	Unknown – The Banks Group promoted the site in 2001		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site borders the Settlement Development Limit.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	440, 372 ; 358, 095		
	<b>Site Area (ha)</b>	2.57 ha		
	<b>Area which is brownfield</b>	0 ha		
	<b>Housing Yield</b>	70 dwellings		
	<b>Current use(s)</b>	Agriculture		
	<b>Previous use (s)</b>	Agriculture		
	<b>Surrounding land use (s)</b>	Agriculture and residential		
	<b>Planning History</b>	<p>The site was submitted as part of the Local Plan Review but not taken forward to allocation, because no more land was needed to meet the housing requirement.</p> <p>Two planning applications for residential development have been submitted, one in 1976 the other in 1981 both were outline and both refused.</p>		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
		<b>Local Wildlife Sites</b>	N	
		<b>Ancient Woodlands</b>	N	
		<b>Local Nature Reserves</b>	N	
		<b>Scheduled Ancient Monuments</b>	N	
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>		Y	TPO 156 (1996) identifies at least two of its trees within the boundary of this site.	

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SHLAA  
 NED/S&H/703

Scale 1 : 2,000



Suitability of the site		Tick	Comments	
Constraints	Physical Problems or Limitations	Access	N Satisfactory access can be achieved by a shared use of Park Close. This road would need to be modified to give priority to vehicles entering and exiting the development site. The site should be served from the lowest category road, fit for purpose, available. Therefore, a new junction with the A61 is unlikely to be considered acceptable and one with Park Lane would need to be carefully located to achieve adequate junction stagger. An overlong cul-de-sac will need to be avoided.	
		Infrastructure	N	
		Ground conditions	N	Grass field
		Steep slopes	N	
		Flood risk	N	
		Hazardous Risks	N	
		Location of pylons	N	

		<b>Pollution / contamination</b>	N	
		<b>Other constraints?</b>	N	
	<b>Potential impacts</b>	<b>Protected Species</b>		Unknown
		<b>Landscape</b>	N	The landscape assessment categorises this site as having minor landscape constraints. The site's relationship to the landscape character of the wider countryside should form a key component of the site's design.
		<b>Agricultural land quality</b>	N	
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
	<b>GP Surgery</b>	Y – 9.5 min		N – 28.9 min
	<b>Pharmacy</b>	Y – 9.5 min		N – 28.9 min
	<b>Primary School</b>	Y – 7.8 min		N – 16.5 min
	<b>Secondary School</b>	Y – 19.5 min		N – 41.7 min
	<b>Post Office</b>	Y – 5.4 min		Y – 5.2 min
	<b>Supermarket / convenience st.</b>	Y – 18.8 min		N – 44.2 min
	<b>Tick</b>	<b>Suitability Reasoned justification</b>		
<b>This site is not suitable</b>		No major physical constraints have been identified.		
<b>The site may be suitable</b>	Y			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
			<b>Tick</b>	<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	Although the owner is not known, the developer that promoted the site in 2001 is known.
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	N	
		<b>Tenancies</b>		Unknown
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>		It is not known whether the developer would still be interested in this site.
		<b>Site for sale?</b>	N	
		<b>Proposed use?</b>	Housing	
	<b>Tick</b>	<b>Availability – Reasoned justification</b>		
<b>This site is not available</b>		Although the owner is not known, the developer that promoted the site in 2001 is known. It is not known if the developer is still interested in this site.		
<b>The site may be available</b>	Y			
<b>The site is available</b>				

<b>Achievability of the site</b>		
Is there a reasonable prospect the site will be developed at a particular point in time?		There are no physical constraints to the development of this site, which would make the site economically unviable.
	<b>Tick</b>	<b>Reasoned Justification</b>
This site is not achievable		There are no physical constraints to the development of this site, which would make the site unachievable.
This site may be achievable		
This site is achievable	Y	
<b>Conclusion</b>		
The site is deliverable		No major physical constraints have been identified. However, there are some ownership issues which need to be clarified.  Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.
The site is developable, subject to overcoming minor issues	Y	
The site is not developable		
<b>Timeframe for delivery</b>		
When will the site be delivered?	2012/13	
	2013/14	
	2014/15	
	2015/16	
	2016/17	
	2017/18	
	2018 – 2023	70
	2023 – 2028	

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 704		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	71 West Street, Stonebroom		
	<b>Owner</b>	Unknown, but land agent was Mr S Findlay, Everington & Ruddle (2000)		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site borders the Settlement Development Limit.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	440, 841 ; 359, 612		
	<b>Site Area (ha)</b>	1.47 ha		
	<b>Area which is brownfield</b>	0 ha		
	<b>Housing Yield</b>	40 dwellings		
	<b>Current use(s)</b>	Agriculture		
	<b>Previous use (s)</b>	Agriculture		
	<b>Surrounding land use (s)</b>	Residential to south and open countryside		
	<b>Planning History</b>	The site was submitted as part of the Local Plan Review but not taken forward to allocation, because no more land was needed to meet the housing requirement.		
		No planning application history.		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
<b>Local Wildlife Sites</b>		N		
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>		N		



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SHLAA  
NED/S&H/704



Suitability of the site		Tick	Comments
Constraints	Physical Problems or Limitations	Access	<p>N</p> <p>Satisfactory access can be achieved and access to Quarry Lane may be possible as an extension to the adopted highway. However, this is subject to controlling sufficient land to create an estate street with adoptable geometry and land titles abutting to avoid any ransom element.</p> <p>Access is not possible from West Street.</p> <p>There may be some issues relating to the proximity of the school (vehicle / pedestrian conflict).</p> <p>Vehicle speeds on High Street seem high despite traffic calming features being in place. It will be necessary to demonstrate achievable visibility at the junction of Quarry Lane with High Street is commensurate with passing vehicle speeds – additional traffic calming, incorporating School Safety Zone measures, may be required.</p>
		Infrastructure	N Relatively close to bus route
		Ground conditions	N Grass field
		Steep slopes	Y Slopes away in a northerly direction
		Flood risk	N A stream running along northern boundary
		Hazardous Risks	N
		Location of pylons	N Some are located in close proximity.
		Pollution / contamination	N
		Other constraints?	N A public right of way runs along east boundary

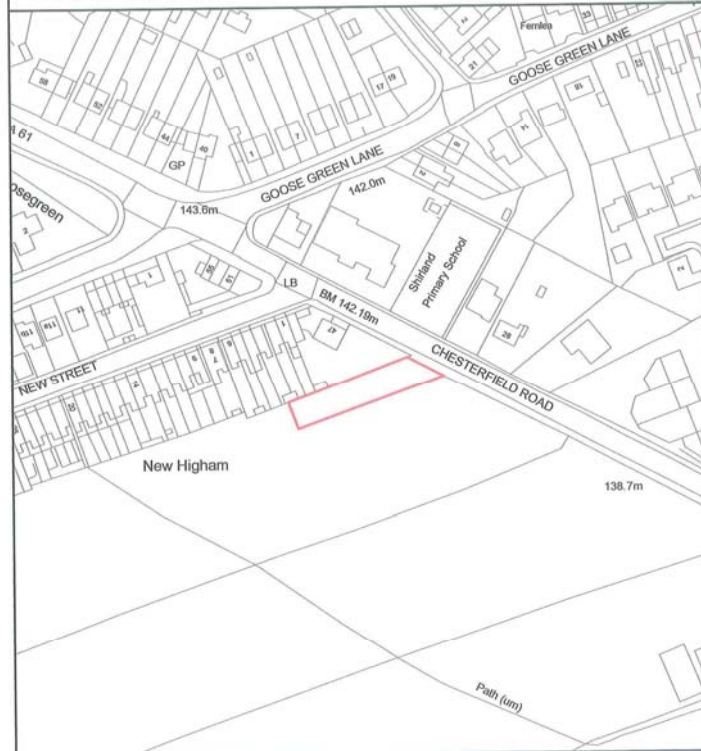
	<b>Potential impacts</b>	<b>Protected Species</b>		Unknown
		<b>Landscape</b>	N	The landscape assessment categorises this site as having minor landscape constraints. The site's relationship to the landscape character of the wider countryside should form a key component of the site's design.
		<b>Agricultural land quality</b>	N	
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>	<b>Within 10 minutes walking time</b>	
	<b>GP Surgery</b>	Y – 3.9 min	Y – 3.9 min	
	<b>Pharmacy</b>	Y – 3.9 min	Y – 3.9 min	
	<b>Primary School</b>	Y – 3.1 min	Y – 2.9 min	
	<b>Secondary School</b>	N – 30.6 min	N – 55.3 min	
	<b>Post Office</b>	Y – 9.4 min	Y – 8.8 min	
	<b>Supermarket / convenience st.</b>	Y – 20.6 min	N – 61.1 min	
	<b>Tick</b>	<b>Suitability - Reasoned justification</b>		
<b>This site is not suitable</b>		Although access can be achieved, there may be some safety issues relating to the close proximity of the school which need to be resolved. There are no other major physical constraints.		
<b>The site may be suitable</b>	Y			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
			<b>Tick</b>	<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	It is currently unknown if the landowner is willing to take the site forward at this moment.
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	Y	There may be a ransom strip at the end of Quarry Lane, to link this road with the site.
		<b>Tenancies</b>	N	
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>		Unknown
		<b>Site for sale?</b>		Unknown
		<b>Proposed use?</b>	Housing	
	<b>Tick</b>	<b>Availability - Reasoned justification</b>		
<b>This site is not available</b>		It is currently unknown if the landowner is willing to take the site forward at this moment.		
<b>The site may be available</b>	Y			
<b>The site is available</b>		Additional land may also need to be purchased to create a suitable access link with Quarry Lane.		
<b>Achievability of the site</b>				

<p><b>Is there a reasonable prospect the site will be developed at a particular point in time?</b></p>	<p>Some Highways works may be required to provide School Safety Zone measures and a ransom strip may need to be purchased. However, it is not considered that this would make the site economically unviable.</p>	
	<p><b>Tick</b></p>	<p><b>Reasoned Justification</b></p>
<p><b>This site is not achievable</b></p>		<p>There are no major physical constraints to the development of this site, which would make the site unachievable.</p>
<p><b>This site may be achievable</b></p>		
<p><b>This site is achievable</b></p>	<p>Y</p>	
<p><b>Conclusion</b></p>		
<p><b>The site is deliverable</b></p>		<p>There are some minor access issues that need to be resolved and It is currently unknown if the landowner is willing to take the site forward at this moment.</p> <p>Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.</p>
<p><b>The site is developable, subject to overcoming minor issues</b></p>	<p>Y</p>	
<p><b>The site is not developable</b></p>		
<p><b>Timeframe for delivery</b></p>		
<p><b>When will the site be delivered?</b></p>	<p><b>2012/13</b></p>	
	<p><b>2013/14</b></p>	
	<p><b>2014/15</b></p>	
	<p><b>2015/16</b></p>	
	<p><b>2016/17</b></p>	
	<p><b>2017/18</b></p>	
	<p><b>2018 – 2023</b></p>	<p>40</p>
	<p><b>2023 – 2028</b></p>	

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 801		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Chesterfield Road, Higham		
	<b>Owner</b>	Stephanie Cooper		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site borders the Settlement Development Limit.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	439,586: 358,901		
	<b>Site Area (ha)</b>	0.05 ha		
	<b>Area which is brownfield</b>	0 ha		
	<b>Housing Yield</b>	1 dwelling		
	<b>Current use(s)</b>	Overgrown		
	<b>Previous use (s)</b>	Shop and market garden (approx 75 years ago)		
	<b>Surrounding land use (s)</b>	Residential to north, north west and north east. Fields to south used to keep horses.		
	<b>Planning History</b>	This site was sent to the LDF team in 2006, in advance of carrying out the SHLAA call for sites.		
		No planning application history.		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
<b>Local Wildlife Sites</b>		N		
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>		N		

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SHLAA  
 NED/S&H/801

Suitability of the site		Tick	Comments
Constraints	Physical Problems or Limitations	Access	Unknown
		Infrastructure	Unknown
		Ground conditions	Unknown
		Steep slopes	Unknown
		Flood risk	Unknown
		Hazardous Risks	Unknown
		Location of pylons	Unknown
		Pollution / contamination	Unknown
	Other constraints?	Unknown	
	Potential impacts	Protected Species	Unknown
		Landscape	Unknown
		Agricultural land quality	Unknown
		Open space and recreation	N
		Neighbouring uses	Unknown
Accessibility	Within 30 minutes public transport time	Within 10 minutes walking time	

	<b>GP Surgery</b>	Unknown	Unknown
	<b>Pharmacy</b>	Unknown	Unknown
	<b>Primary School</b>	Unknown	Unknown
	<b>Secondary School</b>	Unknown	Unknown
	<b>Post Office</b>	Unknown	Unknown
	<b>Supermarket / convenience st.</b>	Unknown	Unknown
	<b>Tick</b>	<b>Reasoned justification</b>	
<b>This site is not suitable</b>	Y	The size of this site is below the minimum size threshold of 0.16 ha for this SHLAA, as set out in the methodology	
<b>The site may be suitable</b>			
<b>The site is suitable</b>			
<b>Availability of the site</b>			
<b>Planning Permission</b>	<b>Application Number</b>	No planning application	
			<b>Tick</b>
			<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y
		<b>Multiple ownership</b>	N
		<b>Ransom Strip (s)</b>	N
		<b>Tenancies</b>	N
	<b>If constraints identified</b>	<b>Can they be overcome?</b>	
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	N
		<b>Site for sale?</b>	N
		<b>Proposed use?</b>	Housing
	<b>Tick</b>	<b>Reasoned justification</b>	
<b>This site is not available</b>		The owner wishes to develop the site for housing, but the size limits it to one dwelling only.	
<b>The site may be available</b>			
<b>The site is available</b>	Y		
<b>Achievability of the site</b>			
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>		There are no physical constraints to the development of this site, which would make the site economically unviable.	
	<b>Tick</b>	<b>Reasoned Justification</b>	
<b>This site is not achievable</b>		There are no physical constraints to the development of this site, which would make the site unachievable.	
<b>This site may be achievable</b>			
<b>This site is achievable</b>	Y		
<b>Conclusion</b>			
<b>The site is deliverable</b>		This site is initially discounted from the SHLAA because the size is below the minimum threshold of 0.16 ha, in line with the methodology.	

<b>The site is developable, subject to overcoming minor issues</b>		Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.
<b>The site is not developable</b>	Y	

<b>Timeframe for delivery</b>		
<b>When will the site be delivered?</b>	<b>2012/13</b>	
	<b>2013/14</b>	
	<b>2014/15</b>	
	<b>2015/16</b>	
	<b>2016/17</b>	
	<b>2017/18</b>	
	<b>2018 – 2023</b>	
	<b>2023 – 2028</b>	

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 802		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Walls Skip and Coal, 24 Main Street Shirland		
	<b>Owner</b>	Mr Wall		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		Part of the site is located within the Settlement Development Limit and part is outside.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	439, 812 ; 358, 560		
	<b>Site Area (ha)</b>	0.64 ha		
	<b>Area which is brownfield</b>	0.64 ha		
	<b>Housing Yield</b>	20 dwellings		
	<b>Current use(s)</b>	Industrial		
	<b>Previous use (s)</b>	Industrial		
	<b>Surrounding land use (s)</b>	Mixed residential, community and open fields		
	<b>Planning History</b>	This site was submitted by the owner as part of the call for sites that was carried out in September 2008.		
		Industrial related planning applications only.		
	<b>Existing Local Plan policy restriction</b>	The western part of this site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
<b>Local Wildlife Sites</b>		N		
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>		N		

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North East  
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 District Council



Shirland

SHLAA  
 NED/S&H/802

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Suitability of the site		Tick	Comments
Constraints	Physical Problems or Limitations	Access	N Satisfactory access can be achieved. The site can also be linked to neighbouring SHLAA site S&H/1602 to provide access.
		Infrastructure	N
		Ground conditions	N
		Steep slopes	N
		Flood risk	N
		Hazardous Risks	N
		Location of pylons	N
		Pollution / contamination	N Unknown due to potential of spillages from current use. The owner considers that there are no contamination issues that could not be easily overcome.
	Other constraints?	N	
	Potential impacts	Protected Species	
Landscape		N	The landscape assessment categorises this site as an infill site. There are very few constraints with respect to landscape character.
Agricultural land quality		N	
Open space and recreation		N	

		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
	<b>GP Surgery</b>	Y – 12.9 min		N – 20.0 min
	<b>Pharmacy</b>	Y - 12.9 min		N – 20.0 min
	<b>Primary School</b>	Y – 7.6 min		Y – 6.8 min
	<b>Secondary School</b>	Y – 20.9 min		N – 49.7 min
	<b>Post Office</b>	Y – 5.7 min		Y – 5.7 min
	<b>Supermarket / convenience st.</b>	Y – 20.1 min		N – 52.3 min
	<b>Tick</b>	<b>Suitability - Reasoned justification</b>		
<b>This site is not suitable</b>		There are no major physical constraints on this site. However, there may be contamination issues associated with its current fuel storage use, which need to be investigated.  The loss of the employment use on the site also needs to be considered.		
<b>The site may be suitable</b>	Y			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
			<b>Tick</b>	<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	N	
		<b>Tenancies</b>	N	
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	Y	The owner indicates on the form that a developer is willing to invest in the site.
		<b>Site for sale?</b>	N	
		<b>Proposed use?</b>	Housing	
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not available</b>		The owner of this site is willing to sell the site for development and it is therefore considered available.		
<b>The site may be available</b>				
<b>The site is available</b>	Y			
<b>Achievability of the site</b>				
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>		There are no physical constraints to the development of this site, which would make the site economically unviable. The site can also be linked to SHLAA site S&H/1602 to provide a comprehensive development scheme.		
	<b>Tick</b>	<b>Reasoned Justification</b>		
<b>This site is not achievable</b>		There are no physical constraints to the development of this site, which would make the site unachievable.		
<b>This site may be achievable</b>				
<b>This site is achievable</b>	Y			
<b>Conclusion</b>				

<b>The site is deliverable</b>		<p>Although there are no major physical constraints, there may be contamination issues associated with its current fuel storage use. The loss of the employment use on the site also needs to be considered.</p> <p>The site can be linked to SHLAA site S&amp;H/1602 to provide a comprehensive development scheme.</p> <p>Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.</p>
<b>The site is developable, subject to overcoming minor issues</b>	Y	
<b>The site is not developable</b>		

<b>Timeframe for delivery</b>		
-------------------------------	--	--

<b>When will the site be delivered?</b>	<b>2012/13</b>	
	<b>2013/14</b>	
	<b>2014/15</b>	
	<b>2015/16</b>	
	<b>2016/17</b>	
	<b>2017/18</b>	
	<b>2018 – 2023</b>	20
	<b>2023 – 2028</b>	

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 803		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Hallfield Farm, Hallfieldgate Lane, Shirland		
	<b>Owner</b>	Speeds Ltd		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site borders the Settlement Development Limit.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	439,542: 358,33		
	<b>Site Area (ha)</b>	12.18 ha		
	<b>Area which is brownfield</b>	0 ha		
	<b>Housing Yield</b>	260 dwellings		
	<b>Current use(s)</b>	Agricultural		
	<b>Previous use (s)</b>	Agricultural		
	<b>Surrounding land use (s)</b>	Semi-rural residential and agricultural		
	<b>Planning History</b>	<p>This site was submitted by the owner as part of the call for sites that was carried out in September 2008.</p> <p>The site was previously submitted as part of the Local Plan Review but not taken forward to allocation, because no more land was needed to meet the housing requirement.</p> <p>No planning application history.</p>		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
		<b>Local Wildlife Sites</b>	N	
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		Y	The site is located adjacent to Hallfieldgate Conservation Area	
<b>Protected Trees</b>		Y	TPO points along Hallfieldgate Lane. TPO 104 (1993)	

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NORTH EAST DERBYSHIRE DISTRICT COUNCIL  
 Version No. 10001000 - 2008

Scale 1 : 4,000

SHLAA  
 NED/S&H/803



Suitability of the site			Tick	Comments
Constraints	Physical Problems or Limitations	Access		<p>Satisfactory access can be achieved off Hallfieldgate Lane, subject to scale of development and demonstrating acceptable access arrangements, meeting current safe minimum criteria, together with providing adequate separation from existing adjoining/opposite junctions.</p> <p>The scale of development may have to be limited and is likely to require the removal of several mature roadside trees (covered by TPO) to provide access and visibility sightlines. More intense forms of development may require a right turn harbourage to be provided, which would be likely to require the complete removal of trees and for long cul-de-sacs an additional link to the public highway may be required. So, development possible albeit perhaps not the entire area shown. Roadside development off Hallfieldgate Lane is acceptable.</p> <p>Access off Belper Road is not possible due to deficiencies in achieving safe minimum visibility criteria.</p> <p>The development may have a potential impact on the surrounding highways and the junction Hallfieldgate Lane with Belper Road.</p>

		<b>Infrastructure</b>	N	Near bus routes. The site accommodates underground and partially overground sewerage pipework that leads to a fenced area adjacent to the site.
		<b>Ground conditions</b>	N	Grass fields
		<b>Steep slopes</b>	N	Some topographical features and undulation
		<b>Flood risk</b>	N	
		<b>Hazardous Risks</b>	N	
		<b>Location of pylons</b>	N	
		<b>Pollution / contamination</b>	N	
		<b>Other constraints?</b>	N	
	<b>Potential impacts</b>	<b>Protected Species</b>		Unknown
		<b>Landscape</b>	Y	This is an area of farmland comprising improved pasture, hedgerows and mature trees within and along boundary to site. The landscape assessment raises the following concerns: <ul style="list-style-type: none"> <li>• Potential impact on the scale of the existing settlement</li> <li>• Potential impact on mature trees and hedgerows across the site particularly trees adjacent to Hallfield Lane and Shirland golf course</li> <li>• Potential impact on the setting of the Conservation Area</li> <li>• The visual sensitivity of the site particularly from viewpoints to the west and south</li> </ul>
		<b>Agricultural land quality</b>	N	Part Grade 3, Part 4
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
		<b>GP Surgery</b>	Y – 19.3 min	N – 28.5 min
		<b>Pharmacy</b>	Y – 19.3 min	N – 28.5 min
		<b>Primary School</b>	Y – 12.3 min	N – 12.3 min
		<b>Secondary School</b>	Y – 27.3 min	N – 51.4 min
		<b>Post Office</b>	Y – 10.1 min	Y – 8.4 min
		<b>Supermarket / convenience st.</b>	Y – 24.3 min	N – 54.0 min
	<b>Tick</b>	<b>Suitability - Reasoned justification</b>		
<b>This site is not suitable</b>		Highway access is only possible from Hallfieldgate Lane, which is lined with mature trees covered by a TPO.		
<b>The site may be suitable</b>	Y	Sensitive design would be required due to the proximity of the Conservation Area. The landscape concerns also need to be considered.		
<b>The site is suitable</b>		Development on this site would currently be against Local Plan policy. However this could possibly change with the adoption of LDF documents.		
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		

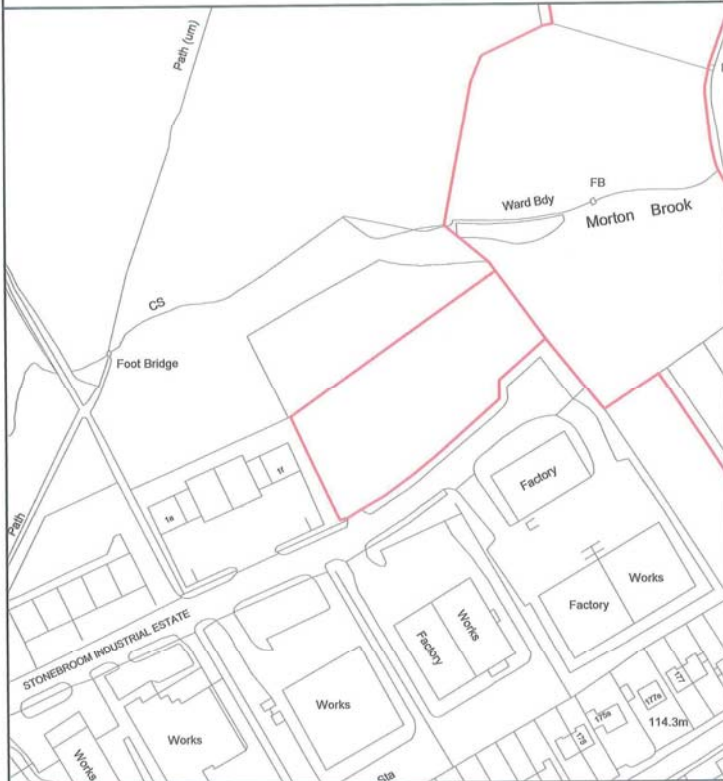
			Tick	Comments
Legal/ Ownership Constraints		Single ownership	Y	The owner is flexible about the size of the development.
		Multiple ownership	N	
		Ransom Strip (s)	N	
		Tenancies	Y	However, this is not a constraint.
	If constraints identified	Can they be overcome?		
Commercial interest	Current status	Known developer interest?	Y	The developer owns the site.
		Site for sale?		Not applicable
		Proposed use?	Housing	
	Tick	Availability - Reasoned justification		
This site is not available		The owner wishes to develop this site and it is therefore considered available.		
The site may be available				
The site is available	Y			
<b>Achievability of the site</b>				
Is there a reasonable prospect the site will be developed at a particular point in time?		There are some issues regarding access and TPOs on the site. However, these are not considered to make the site economically unviable.		
	Tick	Reasoned Justification		
This site is not achievable		There are no major physical constraints to the development of this site, which would make the site unachievable.		
This site may be achievable	Y			
This site is achievable				
<b>Conclusion</b>				
The site is deliverable		Highway access is only possible from Hallfieldgate Lane, which is lined with mature trees covered by a TPO.		
The site is developable, subject to overcoming minor issues	Y	Sensitive design is required due to the proximity of the Conservation Area. The landscape concerns also need to be considered. The site is considered available.		
The site is not developable		Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.		
<b>Timeframe for delivery</b>				
When will the site be delivered?	2012/13			
	2013/14			
	2014/15			
	2015/16			
	2016/17			
	2017/18			
	2018 – 2023			
	2023 – 2028	260		

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 901		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Plot 18 Stonebroom Industrial Estate		
	<b>Owner</b>	Unknown		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>	Y	The site is located within the Settlement Development Limit.
		<b>Edge of settlement</b>		
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	441, 623 ; 359, 957		
	<b>Site Area (ha)</b>	0.326 ha		
	<b>Area which is brownfield</b>	0.326 ha		
	<b>Housing Yield</b>	10 dwellings		
	<b>Current use(s)</b>	Caravan Services and Caravan Storage		
	<b>Previous use (s)</b>	Industrial		
	<b>Surrounding land use (s)</b>	Industrial		
	<b>Planning History</b>	This site was included into SHLAA because it has been on the NLUD since September 1998, under land type D – previously developed land or buildings currently used and allocated in local plan or with planning permission.  Industrial use planning applications only.		
	<b>Existing Local Plan policy restriction</b>	The site is allocated as existing employment land in the Local Plan.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
		<b>Local Wildlife Sites</b>	Y	The site is located adjacent to a wildlife site.
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>	N			

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North East  
 Derbyshire  
 District Council



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NORTH EAST DERBYSHIRE DISTRICT COUNCIL  
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Scale 1 : 1250



SHLAA  
 NED/S&H/901

Suitability of the site		Tick	Comments	
Constraints	Physical Problems or Limitations	Access	Unknown	
		Infrastructure	Unknown	
		Ground conditions	Unknown	
		Steep slopes	Unknown	
		Flood risk	Y	Flood zones 3 and 3 run in close proximity to the north and north west.
		Hazardous Risks		Unknown
		Location of pylons		Unknown
		Pollution / contamination		Unknown but potential due to industrial use of site.
		Other constraints?		Unknown
Potential impacts	Protected Species		Unknown	
	Landscape	N		
	Agricultural land quality	N		
	Open space and recreation	N		
	Neighbouring uses	y	The site is located within an industrial estate, unsuitable to neighbour residential	

				development.
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>	<b>Within 10 minutes walking time</b>	
	<b>GP Surgery</b>	Unknown	Unknown	
	<b>Pharmacy</b>	Unknown	Unknown	
	<b>Primary School</b>	Unknown	Unknown	
	<b>Secondary School</b>	Unknown	Unknown	
	<b>Post Office</b>	Unknown	Unknown	
	<b>Supermarket / convenience st.</b>	Unknown	Unknown	
	<b>Tick</b>	<b>Suitability Reasoned justification</b>		
<b>This site is not suitable</b>	Y	It is unknown whether there are any physical constraints to this site. The site is located within an industrial estate, which would have a detrimental effect on a housing development.		
<b>The site may be suitable</b>				
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
			<b>Tick</b>	<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	Owner is unknown.
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>		Unknown
		<b>Tenancies</b>		Unknown
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>		Unknown
		<b>Site for sale?</b>		Unknown
		<b>Proposed use?</b>	Unknown	
	<b>Tick</b>	<b>Availability - Reasoned justification</b>		
<b>This site is not available</b>	Y	The owner of the site is unknown.		
<b>The site may be available</b>				
<b>The site is available</b>				
<b>Achievability of the site</b>				
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>		Unknown		
	<b>Tick</b>	<b>Achievability Reasoned Justification</b>		
<b>This site is not achievable</b>		Unknown		
<b>This site may be achievable</b>	Y			
<b>This site is achievable</b>				

<b>Conclusion</b>		
<b>The site is deliverable</b>		<p>It is unknown whether there are any physical constraints to this site, who owns the site and whether it is achievable.</p> <p>The site is located within an industrial estate, which would have a detrimental effect on a housing development.</p> <p>Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.</p>
<b>The site is developable, subject to overcoming minor issues</b>		
<b>The site is not developable</b>	Y	
<b>Timeframe for delivery</b>		
<b>When will the site be delivered?</b>	<b>2012/13</b>	
	<b>2013/14</b>	
	<b>2014/15</b>	
	<b>2015/16</b>	
	<b>2016/17</b>	
	<b>2017/18</b>	
	<b>2018 – 2023</b>	
	<b>2023 – 2028</b>	

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 902		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Garage site off Byron Grove, Stonebroom		
	<b>Owner</b>	NEDDC		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>	Y	The site is located within the Settlement Development Limit.
		<b>Edge of settlement</b>		
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	440, 643 ; 359, 036		
	<b>Site Area (ha)</b>	0.247ha		
	<b>Area which is brownfield</b>	0.247ha		
	<b>Housing Yield</b>	8 dwellings		
	<b>Current use(s)</b>	Council Garage Site		
	<b>Previous use (s)</b>	Garage site		
	<b>Surrounding land use (s)</b>	Residential and open countryside to the west and south west		
	<b>Planning History</b>	<p>This site was included into SHLAA because it has been on the NLUD since May 2001, under land type E – previously developed land or buildings currently in use with redevelopment potential but no planning allocation or permission.</p> <p>No planning application history.</p>		
	<b>Existing Local Plan policy restriction</b>	Previously developed site within the settlement.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
		<b>Local Wildlife Sites</b>	N	
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>	N			



Suitability of the site		Tick	Comments
Constraints	Physical Problems or Limitations	Access	<p>Y</p> <p>Satisfactory access cannot be achieved, as the available access corridor is only 3.25m wide, which is not sufficient to safely cater for an increase in vehicle/pedestrian activity.</p> <p>Subject to obtaining control of additional adjoining land to provide geometry improvements, suitable access may be achieved.</p> <p>However, the loss of parking spaces may displace vehicles onto other parts of the network, which may cause an adverse impact.</p>
		Infrastructure	N
		Ground conditions	N
		Steep slopes	N
		Flood risk	N
		Hazardous Risks	N
		Location of pylons	N

		<b>Pollution / contamination</b>	N	
		<b>Other constraints?</b>	N	
	<b>Potential impacts</b>	<b>Protected Species</b>		Unknown
		<b>Landscape</b>	N	The landscape assessment categorises this site as an infill site. There are very few constraints with respect to landscape character.
		<b>Agricultural land quality</b>	N	
		<b>Open space and recreation</b>	N	The site includes a relatively large grassed area but 'no ball games' sign.
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>	<b>Within 10 minutes walking time</b>	
	<b>GP Surgery</b>	Y – 6 min	Y - 5.4 min	
	<b>Pharmacy</b>	Y – 6 min	Y – 5.4 min	
	<b>Primary School</b>	Y – 7.6 min	Y – 9.0 min	
	<b>Secondary School</b>	Y – 27.6 min	N – 60.2 min	
	<b>Post Office</b>	Y – 11.9 min	N – 14.1 min	
	<b>Supermarket / convenience st.</b>	Y – 21.9 min	N – 62.8 min	
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not suitable</b>		Satisfactory access can only be achieved by acquiring additional land to provide for geometry improvements.		
<b>The site may be suitable</b>	Y			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
		<b>Tick</b>	<b>Comments</b>	
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	The site has been identified for disposal as a garage site by Rykneld Homes and NEDDC in their Garage Strategy.
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	Y	Additional land needs to be acquired to provide suitable access.
		<b>Tenancies</b>	N	
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>		Unknown
		<b>Site for sale?</b>	N	
		<b>Proposed use?</b>	Housing	
	<b>Tick</b>	<b>Availability Reasoned justification</b>		
<b>This site is not available</b>		The owner of this site is willing to sell the site for development and it is therefore considered available.  However, additional land needs to be acquired to provide suitable access.		
<b>The site may be available</b>	Y			
<b>The site is available</b>				
<b>Achievability of the site</b>				

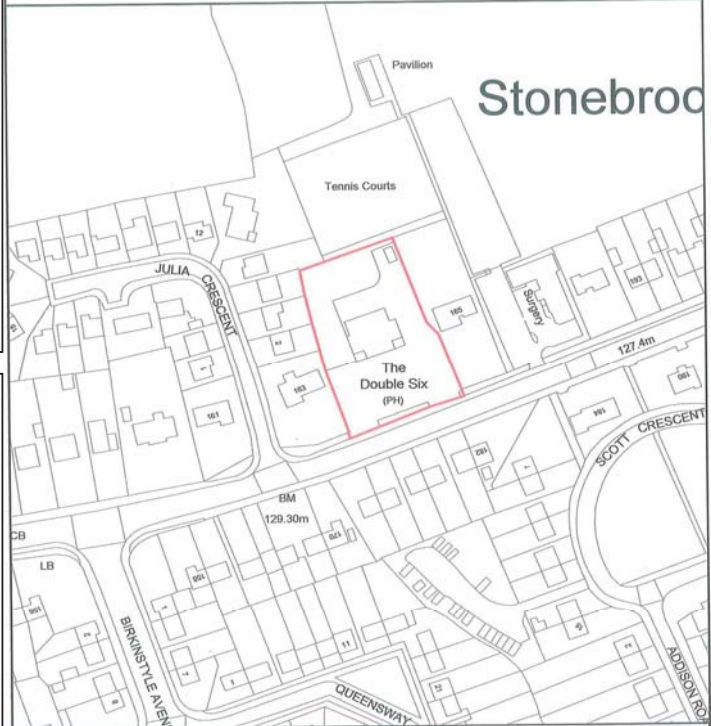
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>		Additional land needs to be acquired, which may make this development economically unviable, in particularly because the development scale is limited.
	<b>Tick</b>	<b>Achievability Reasoned Justification</b>
<b>This site is not achievable</b>		The achievability of the site may be affected by the need the acquiring additional land.
<b>This site may be achievable</b>	Y	
<b>This site is achievable</b>		
<b>Conclusion</b>		
<b>The site is deliverable</b>		Satisfactory access can only be achieved by acquiring additional land to provide for geometry improvements. This may affect the viability of the scheme.
<b>The site is developable, subject to overcoming minor issues</b>	Y	
<b>The site is not developable</b>		
<b>Timeframe for delivery</b>		
<b>When will the site be delivered?</b>	<b>2012/13</b>	
	<b>2013/14</b>	
	<b>2014/15</b>	
	<b>2015/16</b>	
	<b>2016/17</b>	
	<b>2017/18</b>	
	<b>2018 – 2023</b>	
	<b>2023 – 2028</b>	8

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 1401		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Stonebroom		
	<b>Site Address</b>	The Double Six, Birkinstyle Lane, Stonebroom		
	<b>Owner</b>	Mr C Merriman, Merriman Ltd		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>	Y	The site is located within the Settlement Development Limit.
		<b>Edge of settlement</b>		
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	440, 650 ; 359, 361		
	<b>Site Area (ha)</b>	0.25 ha		
	<b>Area which is brownfield</b>	0.25 ha		
	<b>Housing Yield</b>	8 dwellings		
	<b>Current use(s)</b>	Vacant Public House and curtilage		
	<b>Previous use (s)</b>	Public House		
	<b>Surrounding land use (s)</b>	Residential and Recreation/Leisure		
	<b>Planning History</b>	This site was submitted into the SHLAA process by the Housing Strategy Team who have had an affordable housing enquiry on the site.		
		The planning application history includes Two applications (07/0038/FL and 07/00826/FL), first withdrawn and second refused for residential development 14 dwelling. Multiple reasons for refusal relate to lack of affordable housing provisions, lack of contributions for play space and impact on neighbouring property.		
	<b>Existing Local Plan policy restriction</b>	Previously developed site within the settlement.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
<b>Local Wildlife Sites</b>		N		
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>		N		



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SHLAA  
 NED/S&H/1401

Scale 1 : 1250



Suitability of the site		Tick	Comments	
Constraints	Physical Problems or Limitations	Access	N	Satisfactory access can be achieved. Visibility splays of 4.5m x 90m should be achievable in both directions unless speed readings indicate the distance of 90m can be reduced. If speed readings are carried out, visibility commensurate with those findings will have to be provided.
		Infrastructure	N	
		Ground conditions	N	
		Steep slopes	N	
		Flood risk	N	
		Hazardous Risks	N	
		Location of pylons	N	
		Pollution / contamination	N	
Other constraints?	N			
Potential impacts	Protected Species		Unknown	
	Landscape	N	The landscape assessment categorises this site as an infill site. There are very few constraints with respect to landscape character.	
	Agricultural land quality	N		

		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
	<b>GP Surgery</b>	Y – 2.8 min		Y – 1.0 min
	<b>Pharmacy</b>	Y – 2.8 min		Y – 1.0 min
	<b>Primary School</b>	Y – 5.8 min		Y – 5.8 min
	<b>Secondary School</b>	Y – 26.5 min		N – 57.4 min
	<b>Post Office</b>	Y – 11.6 min		N – 13.3 min
	<b>Supermarket / convenience st.</b>	Y – 21.6 min		N – 63.1 min
	<b>Tick</b>	<b>Suitability Reasoned justification</b>		
<b>This site is not suitable</b>		No constraints have been identified.		
<b>The site may be suitable</b>				
<b>The site is suitable</b>	Y			
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	11/00829/OL		
		<b>Tick</b>	<b>Comments</b>	
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	N	
		<b>Tenancies</b>	N	
		<b>If constraints identified</b>	<b>Can they be overcome?</b>	
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	Y	
		<b>Site for sale?</b>	N	
		<b>Proposed use?</b>	Housing	
	<b>Tick</b>	<b>Availability Reasoned justification</b>		
<b>This site is not available</b>		It is currently unknown if the landowner is willing to take the site forward at this moment.		
<b>The site may be available</b>	Y			
<b>The site is available</b>				
<b>Achievability of the site</b>				
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>	There are no physical constraints to the development of this site, which would make the site economically unviable.			
	<b>Tick</b>	<b>Achievability Reasoned Justification</b>		
<b>This site is not achievable</b>		There are no physical constraints to the development of this site, which would make the site unachievable.		
<b>This site may be achievable</b>				
<b>This site is achievable</b>	Y			

<b>Conclusion</b>		
<b>The site is deliverable</b>	Y	No constraints have been identified.
<b>The site is developable, subject to overcoming minor issues</b>		
<b>The site is not developable</b>		
<b>Timeframe for delivery</b>		
<b>When will the site be delivered?</b>	<b>2012/13</b>	
	<b>2013/14</b>	
	<b>2014/15</b>	
	<b>2015/16</b>	
	<b>2016/17</b>	
	<b>2017/18</b>	8
	<b>2018 – 2023</b>	
	<b>2023 – 2028</b>	

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 1402		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Land to the south side of Well Lane, Higham (opp 1-6 Well Lane)		
	<b>Owner</b>	Mrs Brailsford		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site borders the Settlement Development Limit.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	439, 233 ; 359, 290		
	<b>Site Area (ha)</b>	1.06 ha		
	<b>Area which is brownfield</b>	0 ha		
	<b>Housing Yield</b>	29 dwellings		
	<b>Current use(s)</b>	Agriculture/Horticulture		
	<b>Previous use (s)</b>	Agriculture		
	<b>Surrounding land use (s)</b>	Open Countryside with some residential opposite		
	<b>Planning History</b>	None		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
		<b>Local Wildlife Sites</b>	N	
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		Y	Adjacent to Higham Conservation Area	
<b>Protected Trees</b>		Y	A TPO area is located at the northern boundary of the site. TPO 145 (1995)	



Suitability of the site			Tick	Comments
Constraints	Physical Problems or Limitations	Access	Y	Access can possibly be achieved. The site fronts a section of carriageway subject to the national 60mph speed limit. However, it is evident that actual passing vehicle speeds are much lower. Passing vehicle speeds would need to be established by speed survey to ascertain whether an access meeting safe minimum criteria could be achieved.

However, Well Lane is very limited in terms of geometry, being single vehicle width (it narrows to only 3.25m in parts) with limited passing

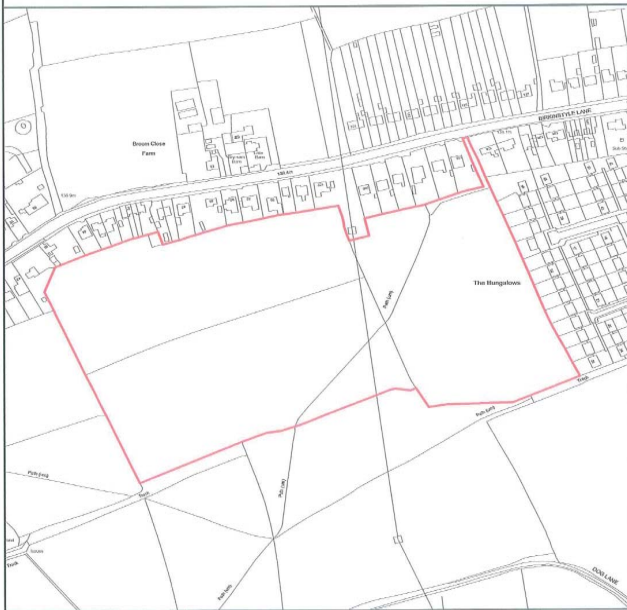
				resisted by the Highway Authority.
		<b>Infrastructure</b>	N	Bus route on A61
		<b>Ground conditions</b>	N	
		<b>Steep slopes</b>	N	
		<b>Flood risk</b>	N	However, the field opposite flooded earlier in 2009 and the site is quite low lying at the foot of a hill.
		<b>Hazardous Risks</b>	N	
		<b>Location of pylons</b>	N	
		<b>Pollution / contamination</b>	N	
		<b>Other constraints?</b>	N	
	<b>Potential impacts</b>	<b>Protected Species</b>		Unknown
		<b>Landscape</b>	N	
		<b>Agricultural land quality</b>	N	Half of site is Grade 4 half is Grade 3
		<b>Open space and recreation</b>	N	
<b>Neighbouring uses</b>		N		
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>	<b>Within 10 minutes walking time</b>	
	<b>GP Surgery</b>	Y – 16.3 min	N – 22.6 min	
	<b>Pharmacy</b>	Y – 16.3 min	N – 22.6 min	
	<b>Primary School</b>	Y – 6.3 min	Y – 7.3 min	
	<b>Secondary School</b>	Y – 25.2 min	N – 63.7 min	
	<b>Post Office</b>	Y – 15.2 min	N – 19.6 min	
	<b>Supermarket / convenience st.</b>	Y – 16.3 min	N – 57.8 min	
	<b>Tick</b>	<b>Suitability - Reasoned justification</b>		
<b>This site is not suitable</b>	Y	The narrowness of Well Lane is a major constraint and further development on this Lane would cause an adverse impact. A TPO area would also possibly constraint access to the highway.		
<b>The site may be suitable</b>				
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
			<b>Tick</b>	<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	N	
		<b>Tenancies</b>	N	
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>		Unknown
		<b>Site for sale?</b>		Unknown

		<b>Proposed use?</b>	Housing
	<b>Tick</b>	<b>Availability - Reasoned justification</b>	
<b>This site is not available</b>		It is currently unknown if the landowner is willing to take the site forward at this moment.	
<b>The site may be available</b>	Y		
<b>The site is available</b>			
<b>Achievability of the site</b>			
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>		It would not be economically viable to overcome the highway constraints, as this would include acquiring substantial amounts of land to widen Well Lane and improve the junction with Main Road.	
	<b>Tick</b>	<b>Reasoned Justification</b>	
<b>This site is not achievable</b>	Y	Because of the highways constraints, this site is not considered achievable.	
<b>This site may be achievable</b>			
<b>This site is achievable</b>			
<b>Conclusion</b>			
<b>The site is deliverable</b>		The narrowness of Well Lane is a major constraint and further development on this Lane would cause an adverse impact. It would be economically unviable to overcome these constraints.  Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.	
<b>The site is developable, subject to overcoming minor issues</b>			
<b>The site is not developable</b>	Y		
<b>Timeframe for delivery</b>			
<b>When will the site be delivered?</b>		<b>2012/13</b>	
		<b>2013/14</b>	
		<b>2014/15</b>	
		<b>2015/16</b>	
		<b>2016/17</b>	
		<b>2017/18</b>	
		<b>2018 – 2023</b>	
		<b>2023 – 2028</b>	

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 1601		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Land opp Broom Close Farm, on south side of Birkinstyle Lane, Shirland		
	<b>Owner</b>	Mr J R Arnold		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site borders the Settlement Development Limit.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	440, 245 ; 359, 106		
	<b>Site Area (ha)</b>	6.52 ha		
	<b>Area which is brownfield</b>	0 ha		
	<b>Housing Yield</b>	160 dwellings		
	<b>Current use(s)</b>	Agriculture		
	<b>Previous use (s)</b>	Agriculture		
	<b>Surrounding land use (s)</b>	Residential and open countryside		
	<b>Planning History</b>	This site was submitted by the owner as part of the call for sites that was carried out in September 2008.		
		No planning application history		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
<b>Local Wildlife Sites</b>		N		
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>		N		

NORTH EAST DERBYSHIRE DISTRICT COUNCIL  
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 Scheme No. 16001000 2020

Scale 1 : 2500

SHLAA  
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Suitability of the site		Tick	Comments		
Constraints	Physical Problems or Limitations	Access	Y	Satisfactory access cannot be achieved. The access corridor available off Birkinstyle Lane and Cleveland Road currently carries the route of public rights of way and are only 3-4m wide between boundaries. This is not sufficient to provide an access for the scale of development proposed. Narrow margin fronting Birkinstyle Lane also means that an access meeting safe minimum visibility criteria cannot be met without obtaining control of additional third party land either side of the access.  The scale of development is likely to require the provision of a right turn harbourage off Birkinstyle Lane, which will require additional land to be obtained.	
			Infrastructure	N	
			Ground conditions	N	Grass
			Steep slopes	N	Undulating grass fields
			Flood risk	N	
			Hazardous Risks	N	

		<b>Location of pylons</b>	Y	
		<b>Pollution / contamination</b>	N	
		<b>Other constraints?</b>	Y	Two public rights of way run through the site
	<b>Potential impacts</b>	<b>Protected Species</b>		Unknown
		<b>Landscape</b>	N	This is an area of farmland comprising improved pasture and hedgerow boundaries. There is evidence of past opencast coal mining in the east of the site. It is considered that there is no significant landscape character, visual amenity or Green Infrastructure issues pertaining to this site.
		<b>Agricultural land quality</b>	N	Grade 4
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
	<b>GP Surgery</b>	Y – 8.1 min		Y - 8.1 min
	<b>Pharmacy</b>	Y – 8.1 min		Y – 8.1 min
	<b>Primary School</b>	Y – 6.4 min		N – 10.1 min
	<b>Secondary School</b>	Y – 26.4 min		N – 57.0 min
	<b>Post Office</b>	Y - 14.0 min		N – 12.6 min
	<b>Supermarket / convenience st.</b>	Y – 25.2 min		N – 59.6 min
	<b>Tick</b>	<b>Suitability Reasoned justification</b>		
<b>This site is not suitable</b>		Satisfactory access can only be achieved by securing adjoining land currently used for housing.		
<b>The site may be suitable</b>	Y			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
			<b>Tick</b>	<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	Y	Due to gaining adequate access to the site through adjoining properties
		<b>Tenancies</b>	N	
	<b>If constraints identified</b>	<b>Can they be overcome?</b>	If a developer is willing to invest in the site and secure the adjoining land.	
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	Y	The owner indicates on the form that a developer is willing to invest in the site.
		<b>Site for sale?</b>	N	
		<b>Proposed use?</b>	Housing	
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not available</b>		The owner of this site is willing to sell the site for development and it is therefore considered available.		

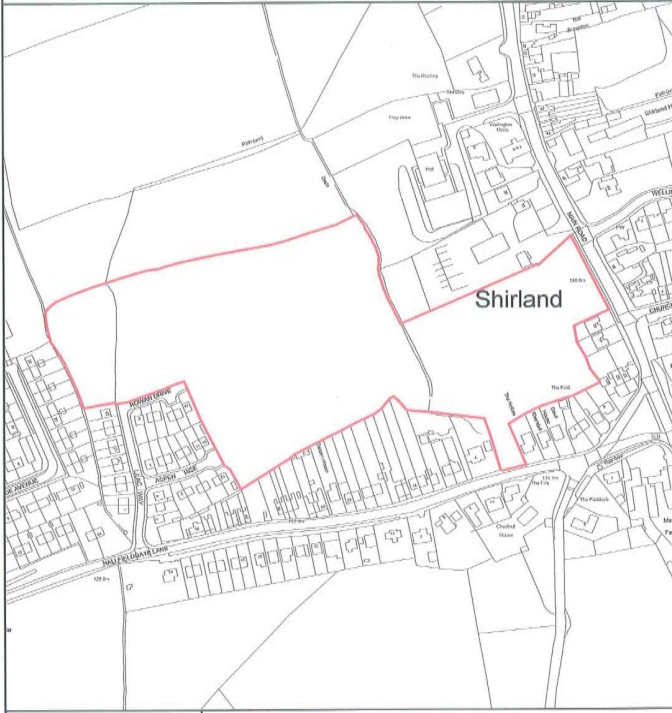
The site may be available	Y	However, additional land needs to be acquired to provide suitable access.
The site is available		
<b>Achievability of the site</b>		
Is there a reasonable prospect the site will be developed at a particular point in time?		It is uncertain whether a developer would be willing to secure the adjoining land to provide suitable access and whether an adjoining landowner would be willing to sell their property.
	<b>Tick</b>	<b>Achievability Reasoned Justification</b>
This site is not achievable		It is uncertain whether suitable access can be secured.
This site may be achievable	Y	
This site is achievable		
<b>Conclusion</b>		
The site is deliverable		Access is the main physical constraint to developing the site and a ransom strip will need to be secured to provide sufficient access. It is uncertain whether this can be secured.  Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.
The site is developable, subject to overcoming minor issues	Y	
The site is not developable		
<b>Timeframe for delivery</b>		
When will the site be delivered?	2012/13	
	2013/14	
	2014/15	
	2015/16	
	2016/17	
	2017/18	
	2018 – 2023	
	2023 – 2028	160

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 1602		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Land to the north of Hallfieldgate Lane, Shirland		
	<b>Owner</b>	Mrs C Moss		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site borders the Settlement Development Limit.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	439, 700 ; 358, 497		
	<b>Site Area (ha)</b>	4.46 ha		
	<b>Area which is brownfield</b>	0 ha		
	<b>Housing Yield</b>	120 dwellings		
	<b>Current use(s)</b>	Agriculture		
	<b>Previous use (s)</b>	Open cast. Restored.		
	<b>Surrounding land use (s)</b>	Residential to south, south west and south east some community and employment uses to east		
	<b>Planning History</b>	This site was submitted by the owner as part of the call for sites that was carried out in September 2008.		
		The site was also submitted as part of the Local Plan Review but not taken forward to allocation, because no more land was needed to meet the housing requirement.  In 1974 and 1981, two outline applications for residential development were refused.		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
<b>Local Wildlife Sites</b>		N		
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>	N			

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North East  
 Derbyshire  
 District Council



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Scale 1 : 2500



## Suitability of the site

Suitability of the site		Tick	Comments	
Constraints	Physical Problems or Limitations	Access	N Satisfactory access can be achieved subject to demonstrating acceptable access arrangements, meeting current safe minimum criteria and adequate separation from existing adjoining/opposite junctions. The site could be linked to SHLAA site S&H/802.  Access to Main Road and Lilac Way has previously been considered by the Highway Authority to serve additional development. A through link, including an additional link to Hallfieldgate Lane adjacent to no.4 Main Road could be provided.	
		Infrastructure	N	
		Ground conditions	N	Grass
		Steep slopes	N	Undulating grass fields

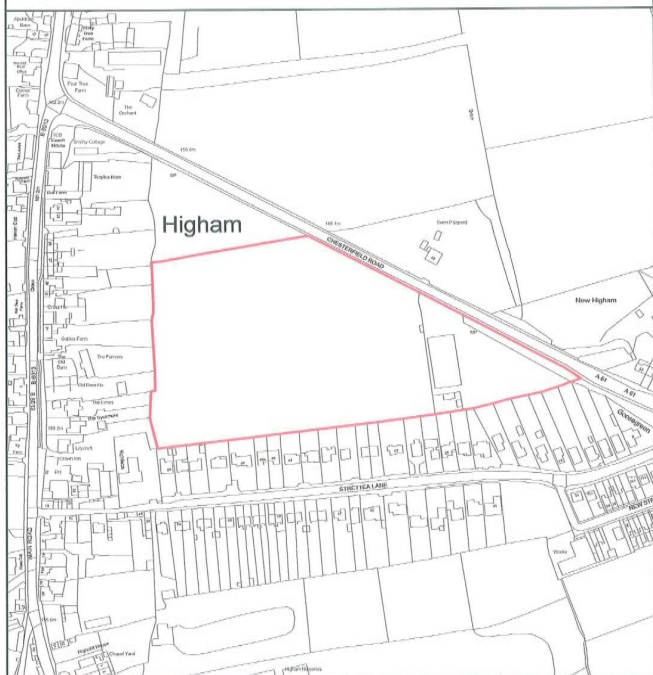
		<b>Flood risk</b>	N	
		<b>Hazardous Risks</b>	N	
		<b>Location of pylons</b>	N	
		<b>Pollution / contamination</b>	N	
		<b>Other constraints?</b>	Y	A public right of way runs through the site
	<b>Potential impacts</b>	<b>Protected Species</b>		Unknown
		<b>Landscape</b>	N	This is neglected agricultural land abutting other managed farmland to the north with evidence of past opencast coal mining. It is considered that there is no significant landscape character, visual amenity or Green Infrastructure issues pertaining to this site.
		<b>Agricultural land quality</b>	N	Grade 4
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
	<b>GP Surgery</b>	Y – 15.2 min		N – 21.6 min
	<b>Pharmacy</b>	Y – 15.2 min		N - 21.6 min
	<b>Primary School</b>	Y – 8.6 min		Y – 7.3 min
	<b>Secondary School</b>	Y – 23.2 min		N – 50.6 min
	<b>Post Office</b>	Y – 6.5 min		Y – 6.4 min
	<b>Supermarket / convenience st.</b>	Y – 20.7 min		N – 53.1 min
	<b>Tick</b>	<b>Suitability Reasoned justification</b>		
<b>This site is not suitable</b>		No major constraints have been identified and access can be achieved subject to some requirements. The site can also be linked to SHLAA site S&H/802.		
<b>The site may be suitable</b>	Y			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
			<b>Tick</b>	<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	N	
		<b>Tenancies</b>	N	
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	N	Not explored yet
		<b>Site for sale?</b>	N	
		<b>Proposed use?</b>	Mixed use. Possibly housing and employment.	
	<b>Tick</b>	<b>Availability Reasoned justification</b>		

<b>This site is not available</b>		The owner of this site is willing to sell the site for development and it is therefore considered available.
<b>The site may be available</b>		
<b>The site is available</b>	Y	
<b>Achievability of the site</b>		
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>		There are no physical constraints to the development of this site, which would make the site economically unviable.
	<b>Tick</b>	<b>Reasoned Justification</b>
<b>This site is not achievable</b>		There are no physical constraints to the development of this site, which would make the site unachievable.
<b>This site may be achievable</b>	Y	
<b>This site is achievable</b>		
<b>Conclusion</b>		
<b>The site is deliverable</b>		No major constraints have been identified and access can be achieved subject to some requirements. The site can also be linked to SHLAA site S&H/802. The site is available.  Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.
<b>The site is developable, subject to overcoming minor issues</b>	Y	
<b>The site is not developable</b>		
<b>Timeframe for delivery</b>		
<b>When will the site be delivered?</b>	<b>2012/13</b>	
	<b>2013/14</b>	
	<b>2014/15</b>	
	<b>2015/16</b>	
	<b>2016/17</b>	
	<b>2017/18</b>	
	<b>2018 – 2023</b>	120
	<b>2023 – 2028</b>	

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 1603		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Higham		
	<b>Site Address</b>	Land to the south west of Chesterfield Road, Higham		
	<b>Owner</b>	Mr Shaun Coakley		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site borders the Settlement Development Limit.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	439, 266 ; 359, 036		
	<b>Site Area (ha)</b>	3.45 ha		
	<b>Area which is brownfield</b>	0 ha		
	<b>Housing Yield</b>	95 dwellings		
	<b>Current use(s)</b>	Equestrian		
	<b>Previous use (s)</b>	Agricultural		
	<b>Surrounding land use (s)</b>	Residential and open countryside		
	<b>Planning History</b>	This site was submitted by the owner as part of the call for sites that was carried out in September 2008.		
		In 1983, an outline application for 5 dwellings was refused on the bottom east corner of the field.		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
<b>Local Wildlife Sites</b>		N		
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		Y	A number of properties on the east side of Main Road, Higham are listed and their curtilages share a boundary with this field.	
<b>Conservation Area</b>		Y	The entire west boundary joins the Higham Conservation Area	
<b>Protected Trees</b>	N			

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Scale 1 : 2500



Suitability of the site		Tick	Comments
Constraints	Physical Problems or Limitations	Access	N Access can be achieved subject to demonstrating acceptable access arrangements. Sufficient frontage exists to create an access for cul-de-sac development, meeting safe minimum criteria. The site likely requires a right turn harbourage junction with the A61. with 2.4m x 120m visibility sightlines being available from any modified kerbline.  Individual residential accesses to the A61 are likely to be resisted.
		Infrastructure	N
		Ground conditions	N
		Steep slopes	N
		Flood risk	N
		Hazardous Risks	N

		<b>Location of pylons</b>	N	
		<b>Pollution / contamination</b>	N	
		<b>Other constraints?</b>	N	
	<b>Potential impacts</b>	<b>Protected Species</b>		Unknown
		<b>Landscape</b>	Y	This is agricultural land, which shares its western boundary with the Conservation Area. It would result in the coalescence of Higham and Shirland and will have an impact on Area of High Environmental Value (secondary significance).
		<b>Agricultural land quality</b>	Y	Land is mainly grade 3 with the south west corner being grade 4.
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>	<b>Within 10 minutes walking time</b>	
	<b>GP Surgery</b>	Y – 17 min	N – 20.6 min	
	<b>Pharmacy</b>	Y – 17 min	N – 20.6 min	
	<b>Primary School</b>	Y – 5.2 min	N – 11.7 min	
	<b>Secondary School</b>	Y – 24.3 min	N – 60.3 min	
	<b>Post Office</b>	Y – 14.3 min	N - 16.3 min	
	<b>Supermarket / convenience st.</b>	Y – 18.0 min	N – 60.2 min	
	<b>Tick</b>	<b>Suitability Reasoned justification</b>		
<b>This site is not suitable</b>		There are some minor constraints in relation to the proximity of the Higham Conservation Area and a number of listed buildings to the west. Appropriate design would therefore be required. However, this would not constraint the site form coming forward for development.		
<b>The site may be suitable</b>	Y			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
		<b>Tick</b>	<b>Comments</b>	
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	N	
		<b>Tenancies</b>	N	
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	Y	The owner indicates on the form that a developer is willing to invest in the site.
		<b>Site for sale?</b>	N	
		<b>Proposed use?</b>	Housing	
	<b>Tick</b>	<b>Availability Reasoned justification</b>		
<b>This site is not available</b>		The owner of this site is willing to sell the site for development and it is therefore considered available.		
<b>The site may be available</b>				

The site is available	Y	
<b>Achievability of the site</b>		
Is there a reasonable prospect the site will be developed at a particular point in time?		There are no physical constraints to the development of this site, which would make the site economically unviable.
	Tick	<b>Achievability Reasoned Justification</b>
This site is not achievable		There are no physical constraints to the development of this site, which would make the site unachievable.
This site may be achievable		
This site is achievable	Y	
<b>Conclusion</b>		
The site is deliverable		There are no physical constraints, other than the proximity of the Conservation Area and Listed Buildings.  Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.
The site is developable, subject to overcoming minor issues	Y	
The site is not developable		
<b>Timeframe for delivery</b>		
When will the site be delivered?	2012/13	
	2013/14	
	2014/15	
	2015/16	
	2016/17	
	2017/18	
	2018 – 2023	95
	2023 – 2028	

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 1604		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Land to the east of Shelley Grove, Stonebroom		
	<b>Owner</b>	Howard and Rosalind Sowerby		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site borders the Settlement Development Limit.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	441, 060 ; 359, 244		
	<b>Site Area (ha)</b>	1.69 ha		
	<b>Area which is brownfield</b>	0 ha		
	<b>Housing Yield</b>	45 dwellings		
	<b>Current use(s)</b>	Agriculture		
	<b>Previous use (s)</b>	Agriculture		
	<b>Surrounding land use (s)</b>	Residential and open countryside		
	<b>Planning History</b>	This site was sent to the LDF team early 2009, after carrying out the SHLAA call for sites.		
		In 1980 an outline application for residential development was refused		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
<b>Local Wildlife Sites</b>		N		
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>		N		

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November 2008  
Scale 1 : 2,000

SHLAA  
NED/S&H/1604

Suitability of the site		Tick	Comments	
<b>Constraints</b>	<b>Physical Problems or Limitations</b>	<b>Access</b>	N Satisfactory access can be achieved from Carlyle Road assuming there is no ransom strip at the site boundary. This site could also provide the access for adjacent SHLAA site S&H/1605.  The garage site access to Shelley Grove, and the adopted Road itself, are inadequate to support additional development.  Traffic Regulation Orders to limit parking on High Street to the east of Kingsley Crescent junction will need to be investigated as such parking severely restricts visibility in this direction.	
		<b>Infrastructure</b>	N	
		<b>Ground conditions</b>	N	
		<b>Steep slopes</b>	N	
		<b>Flood risk</b>	N	
		<b>Hazardous Risks</b>	N	
		<b>Location of pylons</b>	N	
		<b>Pollution / contamination</b>	N	
	<b>Other constraints?</b>	N		
<b>Potential impacts</b>	<b>Protected Species</b>		Unknown	
	<b>Landscape</b>	N	The landscape assessment categorises this site as having minor landscape constraints. The	

				site's relationship to the landscape character of the wider countryside should form a key component of the site's design.
		<b>Agricultural land quality</b>	N	Grade 4
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>	<b>Within 10 minutes walking time</b>	
	<b>GP Surgery</b>	Y - 6.1 min	Y – 5.7 min	
	<b>Pharmacy</b>	Y – 6.1 min	Y – 5.7 min	
	<b>Primary School</b>	Y – 4.4 min	Y – 4.1 min	
	<b>Secondary School</b>	Y – 29.8 min	N - 54.9 min	
	<b>Post Office</b>	Y – 10.8 min	N – 10.6 min	
	<b>Supermarket / convenience st.</b>	Y – 21.4 min	N – 60.6 min	
	<b>Tick</b>	<b>Suitability Reasoned justification</b>		
<b>This site is not suitable</b>		There are no physical constraints to the development of this site.		
<b>The site may be suitable</b>	Y	Development on this site would currently be against Local Plan policy. However this could possibly change with the adoption of LDF documents.		
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
		<b>Tick</b>	<b>Comments</b>	
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	Y	It is unsure whether there is a ransom strip between the site and Carlyle Road.
		<b>Tenancies</b>	N	
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	N	
		<b>Site for sale?</b>	N	
		<b>Proposed use?</b>	Housing	
	<b>Tick</b>	<b>Availability Reasoned justification</b>		
<b>This site is not available</b>		The owner of this site is willing to sell the site for development and it is therefore considered available.		
<b>The site may be available</b>				
<b>The site is available</b>	Y			
<b>Achievability of the site</b>				
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>		There are no physical constraints to the development of this site, which would make the site economically unviable.		

	Tick	Achievability Reasoned Justification
<b>This site is not achievable</b>		There are no physical constraints to the development of this site, which would make the site unachievable.
<b>This site may be achievable</b>		
<b>This site is achievable</b>	Y	
<b>Conclusion</b>		
<b>The site is deliverable</b>		There are no physical constraints to the development of this site. The site is also available.  Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.
<b>The site is developable, subject to overcoming minor issues</b>	Y	
<b>The site is not developable</b>		
<b>Timeframe for delivery</b>		
<b>When will the site be delivered?</b>	<b>2012/13</b>	
	<b>2013/14</b>	
	<b>2014/15</b>	
	<b>2015/16</b>	
	<b>2016/17</b>	
	<b>2017/18</b>	
	<b>2018 – 2023</b>	45
	<b>2023 – 2028</b>	

**North East Derbyshire District Council – Strategic Housing Land Availability Assessment**

<b>Site details</b>	<b>Site reference</b>	S&H / 1605		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Land to the rear of High Street and West of Pasture Lane, Stonebroom		
	<b>Owner</b>	Lisa Williams		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site borders the Settlement Development Limit.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	441, 116 ; 359, 413		
	<b>Site Area (ha)</b>	1.35 ha		
	<b>Area which is brownfield</b>	0 ha		
	<b>Housing Yield</b>	36 dwellings		
	<b>Current use(s)</b>	Equestrian		
	<b>Previous use (s)</b>	Agriculture/Equestrian		
	<b>Surrounding land use (s)</b>	Residential, equestrian and open countryside		
	<b>Planning History</b>	This site was sent to the LDF team early 2009, after carrying out the SHLAA call for sites.		
		In 1977 an application was made for 2 bungalows, which was refused.		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
<b>Local Wildlife Sites</b>		N		
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>		N		

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Scale 1 : 1250



SHLAA  
 NED/S&H/1605

Suitability of the site			Tick	Comments
Constraints	Physical Problems or Limitations	Access	Y	Satisfactory access cannot currently be achieved. Pasture Lane is an unadopted highway. It would need to be established who controls Pasture Lane to allow improvement to create an adoptable link with High Street. The availability of 54 High Street and the land behind, together with the widening of Pasture Lane would allow for an acceptable adoptable junction/access route to be provided.  Satisfactory access could be achieved by linking with SHLAA site S&H/1604. However, this may limit development, as an overlong cul-de-sac would be resisted.
		Infrastructure	N	
		Ground conditions	N	
		Steep slopes	N	
		Flood risk	N	
		Hazardous Risks	N	
		Location of pylons	N	
		Pollution / contamination	N	

		<b>Other constraints?</b>	N	
		<b>Protected Species</b>		Unknown
	<b>Potential impacts</b>	<b>Landscape</b>	N	The landscape assessment categorises this site as having minor landscape constraints. The site's relationship to the landscape character of the wider countryside should form a key component of the site's design.
		<b>Agricultural land quality</b>	N	Grade 4
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>			<b>Within 30 minutes public transport time</b>	
	<b>GP Surgery</b>	Y - 6.1 min		Y – 6.1 min
	<b>Pharmacy</b>	Y – 6.1 min		Y – 6.1 min
	<b>Primary School</b>	Y – 2.7 min		Y – 2.2 min
	<b>Secondary School</b>	Y – 29.8 min		N – 52.0 min
	<b>Post Office</b>	Y – 8.0 min		Y – 8.0 min
	<b>Supermarket / convenience st.</b>	Y – 19.8 min		N – 57.7 min
	<b>Tick</b>	<b>Suitability Reasoned justification</b>		
<b>This site is not suitable</b>		Satisfactory access can only be achieved by the control over Pasture Lane and adjoining land for a full scale development. For a limited development scale, access can be achieved by linking into SHLAA site S&H/1604.		
<b>The site may be suitable</b>	Y			
<b>The site is suitable</b>		Development on this site would currently be against Local Plan policy. However this could possibly change with the adoption of LDF documents.		
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
		<b>Tick</b>	<b>Comments</b>	
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	Y	Although No 54 is in the same ownership as the site, control over Pasture Lane would need to be established, as well as the availability of the land between no 54 High Street and the site..
		<b>Tenancies</b>	N	
		<b>If constraints identified</b>	<b>Can they be overcome?</b>	
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	Y	Builders have shown interest.
		<b>Site for sale?</b>	N	
		<b>Proposed use?</b>	Housing	
	<b>Tick</b>	<b>Availability Reasoned justification</b>		
<b>This site is not available</b>		The owner of this site is willing to sell the site for development and has been contacted by a builder. It is therefore considered available.		
<b>The site may be available</b>	Y			
<b>The site is available</b>		For a full scale development, additional land and Pasture Lane would need to be available.		

<b>Achievability of the site</b>		
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>		For full scale development, additional land may have to be purchased to control Pasture Lane and the land in between 54 High Street and the site. However it is not considered that this will make the site unviable.
	<b>Tick</b>	<b>Reasoned Justification</b>
<b>This site is not achievable</b>		Although some additional land may have to be acquired, this would not make the site unachievable.
<b>This site may be achievable</b>		
<b>This site is achievable</b>	Y	
<b>Conclusion</b>		
<b>The site is deliverable</b>		Satisfactory access can only be achieved by the control over Pasture Lane and adjoining land for a full scale development. For a limited development scale, access can be achieved by linking into SHLAA site S&H/1604.  Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.
<b>The site is developable, subject to overcoming minor issues</b>	Y	
<b>The site is not developable</b>		
<b>Timeframe for delivery</b>		
<b>When will the site be delivered?</b>	<b>2012/13</b>	
	<b>2013/14</b>	
	<b>2014/15</b>	
	<b>2015/16</b>	
	<b>2016/17</b>	
	<b>2017/18</b>	
	<b>2018 – 2023</b>	
	<b>2023 – 2028</b>	36

**North East Derbyshire District Council – Strategic Housing Land Availability Assessment**

<b>Site details</b>	<b>Site reference</b>	S&H / 1701		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Garage site off Mickley Lane, Mickley		
	<b>Owner</b>	North East Derbyshire District Council		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>	Y	The site is located within Mickley Settlement Development Limit.
		<b>Edge of settlement</b>		
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	439, 279 ; 360, 311		
	<b>Site Area (ha)</b>	0.20 ha		
	<b>Area which is brownfield</b>	0.20 ha		
	<b>Housing Yield</b>	6 dwellings		
	<b>Current use(s)</b>	Garages and some scrubland		
	<b>Previous use (s)</b>	Garages		
	<b>Surrounding land use (s)</b>	Residential to the north, east and west, allotments to the south and fields to the far east.		
	<b>Planning History</b>	The site was included in the SHLAA because it was identified as surplus in the Garage Strategy.		
		No planning application history		
	<b>Existing Local Plan policy restriction</b>	Previously developed site within the settlement.		
	<b>Nearby nature or historic conservation designations</b>	<b>Green Belt</b>	N	
<b>Site of Special Scientific Interest (SSSI)</b>		N		
<b>Local Wildlife Sites</b>		N		
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>		N		

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Scale 1 : 1,000



SHLAA  
 NED/S&H/1701

Suitability of the site		Tick	Comments		
Constraints	Physical Problems or Limitations	Access	Satisfactory access cannot be achieved, unless land is acquired to widen the access track to enable vehicles travelling in opposite directions to pass. The existing access track is of inadequate width to cater for intensified shared vehicular and pedestrian use associated with residential development.		
			Land may also be required to achieve exit visibility splays commensurate with 85%ile recorded vehicle speed – overhanging vegetation currently obstructs visibility to the right when exiting.		
			Replacement off-street parking will be required to cater for the spaces lost as a result of development.		
			Infrastructure	N	
			Ground conditions	N	
			Steep slopes	N	
Flood risk	N				
Hazardous Risks	N				

		<b>Location of pylons</b>	N		
		<b>Pollution / contamination</b>	N	Unknown	
		<b>Other constraints?</b>	N		
	<b>Potential impacts</b>		<b>Protected Species</b>		Unknown
			<b>Landscape</b>	N	The landscape assessment categorises this site as an infill site. There are very few constraints with respect to landscape character.
			<b>Agricultural land quality</b>		Grade 3
			<b>Open space and recreation</b>	N	
	<b>Neighbouring uses</b>	N			
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>	<b>Within 10 minutes walking time</b>		
		<b>GP Surgery</b>	Y – 16 mins	N – 33 mins	
		<b>Pharmacy</b>	Y – 16 mins	N – 33 mins	
		<b>Primary School</b>	Y – 7 mins	Y – 7 mins	
		<b>Secondary School</b>	Y – 21 mins	N – 70 mins	
		<b>Post Office</b>	Y – 16 mins	N - 31 mins	
		<b>Supermarket / convenience st.</b>	Y – 16 mins	N – 43 mins	
	<b>Tick</b>	<b>Reasoned justification</b>			
<b>This site is not suitable</b>		The main constraint to developing this site is highway access. Satisfactory access cannot be achieved, unless land is acquired to widen the access track to enable vehicles travelling in opposite directions to pass.			
<b>The site may be suitable</b>	Y				
<b>The site is suitable</b>					
<b>Availability of the site</b>					
<b>Planning Permission</b>	<b>Application Number</b>	No planning application			
			<b>Tick</b>	<b>Comments</b>	
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y		
		<b>Multiple ownership</b>	N		
		<b>Ransom Strip (s)</b>	Y	Additional land may be required to widen the access track.	
		<b>Tenancies</b>		Unknown	
	<b>If constraints identified</b>	<b>Can they be overcome?</b>			
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	N		
		<b>Site for sale?</b>	N		
		<b>Proposed use?</b>	Housing		
	<b>Tick</b>	<b>Reasoned justification</b>			
<b>This site is not available</b>		The owner of this site is willing to sell the site for development. It is therefore considered available.			
<b>The site may be available</b>	Y				
<b>The site is available</b>		However, additional land needs to be acquired to provide suitable highway access.			

<b>Achievability of the site</b>		
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>		The requirement to include additional land for access reasons may make this site economically unviable.
	<b>Tick</b>	<b>Reasoned Justification</b>
<b>This site is not achievable</b>		The requirement to include additional land for access reasons may make this site unachievable.
<b>This site may be achievable</b>	Y	
<b>This site is achievable</b>		
<b>Conclusion</b>		
<b>The site is deliverable</b>		The main constraint to developing this site is highway access. Satisfactory access cannot be achieved, unless land is acquired to widen the access track to enable vehicles travelling in opposite directions to pass.
<b>The site is developable, subject to overcoming minor issues</b>	Y	
<b>The site is not developable</b>		
<b>Timeframe for delivery</b>		
<b>When will the site be delivered?</b>	<b>2012/13</b>	
	<b>2013/14</b>	
	<b>2014/15</b>	
	<b>2015/16</b>	
	<b>2016/17</b>	
	<b>2017/18</b>	
	<b>2018 – 2023</b>	
	<b>2023 – 2028</b>	6

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 1702		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Garages off Shelley Grove, Stonebroom		
	<b>Owner</b>	North East Derbyshire District Council		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>	Y	The site is located within Stonebroom Settlement Development Limit.
		<b>Edge of settlement</b>		
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	441, 011 ; 359, 204		
	<b>Site Area (ha)</b>	0.18 ha		
	<b>Area which is brownfield</b>	0.18 ha		
	<b>Housing Yield</b>	6 dwellings		
	<b>Current use(s)</b>	Garages and some scrub land.		
	<b>Previous use (s)</b>	Garages		
	<b>Surrounding land use (s)</b>	Residential to the north, south and west. Fields to the east.		
	<b>Planning History</b>	The site was included in the SHLAA because it was identified as surplus in the Garage Strategy.		
		No planning application history		
	<b>Existing Local Plan policy restriction</b>	Previously developed site within the settlement.		
	<b>Nearby nature or historic conservation designations</b>	<b>Green Belt</b>	N	
<b>Site of Special Scientific Interest (SSSI)</b>		N		
<b>Local Wildlife Sites</b>		N		
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>		N		

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Scale 1 : 1,000



SHLAA  
 NED/S&H/1702

Suitability of the site		Tick	Comments		
Constraints	Physical Problems or Limitations	Access	N	<p>Satisfactory access cannot currently be achieved, unless land is acquired to widen the access track to enable vehicles travelling in the opposite direction to pass. The existing track is of inadequate width to cater for intensified shared vehicular and pedestrian use associated with residential development.</p> <p>Exit visibility is good however, whilst the surfaced footways are adopted, the grass verges between the footway and the carriageway (over which visibility is required) are not shown on County Council records to be part of the adopted highway, although they are likely to be within local authority control.</p> <p>The site could be linked with adjacent SHLAA site S&amp;H/1604.</p> <p>Replacement off-street parking will be required to cater for the spaces lost as a result of development.</p>	
			Infrastructure	N	
			Ground conditions	N	

		<b>Steep slopes</b>	N	
		<b>Flood risk</b>	N	
		<b>Hazardous Risks</b>	N	
		<b>Location of pylons</b>	N	Small electricity pole to the south east of the site
		<b>Pollution / contamination</b>	N	Unknown
		<b>Other constraints?</b>	N	
	<b>Potential impacts</b>	<b>Protected Species</b>		Unknown
		<b>Landscape</b>	N	The landscape assessment categorises this site as an infill site. There are very few constraints with respect to landscape character.
		<b>Agricultural land quality</b>	N	Grade 4
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
		<b>GP Surgery</b>	Y – 5 mins	Y – 5 mins
		<b>Pharmacy</b>	Y – 5 mins	Y – 5 mins
		<b>Primary School</b>	Y – 5 mins	Y – 5 mins
		<b>Secondary School</b>	Y – 19 mins	N – 56 mins
		<b>Post Office</b>	Y – 11 mins	N – 12 mins
		<b>Supermarket / convenience st.</b>	Y – 21 mins	N – 61 mins
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not suitable</b>		The main constraint is highway access. Satisfactory access cannot currently be achieved, unless land is acquired to widen the access track to enable vehicles travelling in the opposite direction to pass. However, the site could be linked with adjacent SHLAA site S&H/1604.		
<b>The site may be suitable</b>	Y			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
		<b>Tick</b>	<b>Comments</b>	
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	Y	Properties may need be acquired to widen the access track.
		<b>Tenancies</b>		Unknown
		<b>If constraints identified</b>	<b>Can they be overcome?</b>	
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	N	
		<b>Site for sale?</b>	N	
		<b>Proposed use?</b>	Housing	
	<b>Tick</b>	<b>Reasoned justification</b>		

<b>This site is not available</b>		The owner of this site is willing to sell the site for development. It is therefore considered available.  However, additional property needs to be acquired to provide suitable highway access, or the site needs to be linked with the neighbouring SHLAA site.
<b>The site may be available</b>	Y	
<b>The site is available</b>		
<b>Achievability of the site</b>		
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>		As the site can be linked to the neighbouring SHLAA site S&H/1604, it is not considered that the access constraint would make the site economically unviable.
	<b>Tick</b>	<b>Reasoned Justification</b>
<b>This site is not achievable</b>		As the site can be linked to the neighbouring SHLAA site S&H/1604, it is not considered that the access constraint would make the site unachievable.
<b>This site may be achievable</b>		
<b>This site is achievable</b>	Y	
<b>Conclusion</b>		
<b>The site is deliverable</b>		The main constraint is highway access. Satisfactory access cannot currently be achieved, unless land is acquired to widen the access track to enable vehicles travelling in the opposite direction to pass. However, the site could be linked with adjacent SHLAA site S&H/1604.
<b>The site is developable, subject to overcoming minor issues</b>	Y	
<b>The site is not developable</b>		
<b>Timeframe for delivery</b>		
<b>When will the site be delivered?</b>	<b>2012/13</b>	
	<b>2013/14</b>	
	<b>2014/15</b>	
	<b>2015/16</b>	
	<b>2016/17</b>	
	<b>2017/18</b>	
	<b>2018 – 2023</b>	6
	<b>2023 – 2028</b>	

**North East Derbyshire District Council – Strategic Housing Land Availability Assessment**

<b>Site details</b>	<b>Site reference</b>	S&H / 1703		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Land on corner of Main Road and Cross Lane, Shirland		
	<b>Owner</b>	Owner represented by RJRyder		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site borders the Settlement Development Limit at the north western corner of the site.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	440, 403 ; 357, 874		
	<b>Site Area (ha)</b>	1.81 ha		
	<b>Area which is brownfield</b>	0 ha		
	<b>Housing Yield</b>	49 dwellings		
	<b>Current use(s)</b>	Agricultural		
	<b>Previous use (s)</b>	Agricultural		
	<b>Surrounding land use (s)</b>	Agricultural to all sides, residential to the far north.		
	<b>Planning History</b>	The site was included in the SHLAA because of interest shown in 2009 by the owner in redeveloping the site for housing development.		
		No planning application history		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Green Belt</b>	N	
		<b>Site of Special Scientific Interest (SSSI)</b>	N	
		<b>Local Wildlife Sites</b>	N	
		<b>Ancient Woodlands</b>	N	
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>		Y		

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North East  
 Derbyshire  
 District Council



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Scale 1 : 3,000



SHLAA  
 NED/S&H/1703

Suitability of the site		Tick	Comments	
Constraints	Physical Problems or Limitations	Access	<p>Satisfactory access can be achieved. Cross Lane would require upgrading to adoptable standards to enable access to be taken via the Public Right of Way.</p> <p>Care needs to be taken in locating junction to achieve appropriate visibility splays.</p> <p>A footway link across the site frontage would be required.</p> <p>Investigation into the extent of a 30mph limit, and any subsequent relocation is likely to be required.</p>	
		Infrastructure	N	
		Ground conditions	N	
		Steep slopes	N	The site slopes southwards
		Flood risk	N	
		Hazardous Risks	N	
		Location of pylons	N	Small electricity overhead cables along the east boundary of the site.

		<b>Pollution / contamination</b>	N	Unlikely
		<b>Other constraints?</b>	N	
	<b>Potential impacts</b>	<b>Protected Species</b>		Unknown
		<b>Landscape</b>		Unknown
		<b>Agricultural land quality</b>	N	Grade 4
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>	<b>Within 10 minutes walking time</b>	
	<b>GP Surgery</b>	Y – 12 mins	N – 31 mins	
	<b>Pharmacy</b>	Y – 12 mins	N – 31 mins	
	<b>Primary School</b>	Y – 10 mins	N – 16 mins	
	<b>Secondary School</b>	Y – 12 mins	N – 40 mins	
	<b>Post Office</b>	Y – 7 mins	Y – 7 mins	
	<b>Supermarket / convenience st.</b>	Y – 21 mins	N – 42 mins	
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not suitable</b>		There are no major physical constraints to developing this site. However, Cross Lane would need to be upgraded to adoptable standards.		
<b>The site may be suitable</b>	Y			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
		<b>Tick</b>	<b>Comments</b>	
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	The owner appears to be interested in affordable housing
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	N	
		<b>Tenancies</b>	N	
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>		Unknown
		<b>Site for sale?</b>		Unknown
		<b>Proposed use?</b>	Affordable housing	
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not available</b>		The owner of this site is willing to sell the site for development and it is therefore considered available.		
<b>The site may be available</b>				
<b>The site is available</b>	Y			
<b>Achievability of the site</b>				

Is there a reasonable prospect the site will be developed at a particular point in time?	There are no physical constraints to the development of this site, which would make the site economically unviable.	
	<b>Tick</b>	<b>Reasoned Justification</b>
This site is not achievable		There are no physical constraints to the development of this site, which would make the site unachievable.
This site may be achievable		
This site is achievable	Y	
<b>Conclusion</b>		
The site is deliverable		<p>There are no major physical constraints to developing this site. However, Cross Lane would need to be upgraded to adoptable standards.</p> <p>The site is available.</p> <p>Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.</p>
The site is developable, subject to overcoming minor issues	Y	
The site is not developable		
<b>Timeframe for delivery</b>		
<b>When will the site be delivered?</b>	<b>2012/13</b>	
	<b>2013/14</b>	
	<b>2014/15</b>	
	<b>2015/16</b>	
	<b>2016/17</b>	
	<b>2017/18</b>	
	<b>2018 – 2023</b>	49
	<b>2023 – 2028</b>	

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H / 1704		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Land off Common Lane, Higham		
	<b>Owner</b>	Hepworth Building Products		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site borders the Settlement Development Limit.
		<b>Edge of settlement</b>	Y	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	439, 654 ; 359, 277		
	<b>Site Area (ha)</b>	5.66 ha		
	<b>Area which is brownfield</b>	0 ha		
	<b>Housing Yield</b>	153 dwellings		
	<b>Current use(s)</b>	Agriculture		
	<b>Previous use (s)</b>	Agriculture		
	<b>Surrounding land use (s)</b>	Fields to the north, east and west; residential to the south		
	<b>Planning History</b>	The site was included in the SHLAA because of interest shown in 2009 by the owner in redeveloping the site for housing development.		
		No planning application history		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Green Belt</b>	N	
		<b>Site of Special Scientific Interest (SSSI)</b>	N	
		<b>Local Wildlife Sites</b>	N	
		<b>Ancient Woodlands</b>	N	
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>		Y		



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Scale 1 : 2500



SHLAA  
 NED/S&H/1704

Suitability of the site			Tick	Comments
Constraints	Physical Problems or Limitations	Access		<p>Satisfactory access points should be provided if more than 150 dwellings are proposed. A footway link will need to be provided.</p> <p>However, the development could possibly cause an adverse impact on the surrounding highway network. Several rural highway junctions to the north of the site are substandard to current layout recommendations. Carriageways are also narrow in width and the lack of pedestrian facilities may, if the site is fully developed, have an adverse effect on highway safety.</p> <p>The extremities of the site are likely to be remote from bus stops. The upgrading of the Public Right of Way link from the eastern side of the site to Birkinstyle Lane to a shared cycle use would be beneficial.</p>
		Infrastructure	N	
		Ground conditions	N	
		Steep slopes	N	
		Flood risk	N	

		<b>Hazardous Risks</b>	N	
		<b>Location of pylons</b>	N	
		<b>Pollution / contamination</b>	N	
		<b>Other constraints?</b>	N	The site has well established hedgerows along the field boundary. These hedgerows also act as effective screening.
	<b>Potential impacts</b>	<b>Protected Species</b>		Unknown
		<b>Landscape</b>		Unknown
		<b>Agricultural land quality</b>	N	Grade 4
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
		<b>GP Surgery</b>	Y – 15 mins	N – 15 mins
		<b>Pharmacy</b>	Y – 15 mins	N – 15 mins
		<b>Primary School</b>	Y – 5 mins	Y – 5 mins
		<b>Secondary School</b>	Y – 17 mins	N – 61 mins
		<b>Post Office</b>	Y – 15 mins	N – 17 mins
		<b>Supermarket / convenience st.</b>	Y – 19 mins	N – 59 mins
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not suitable</b>		No major physical constraints have been identified. However, the development could possibly cause an adverse impact on the surrounding highway network, which needs to be considered.		
<b>The site may be suitable</b>	Y			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
			<b>Tick</b>	<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	
		<b>Multiple ownership</b>	N	
		<b>Ransom Strip (s)</b>	N	
		<b>Tenancies</b>	N	
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>		Unknown
		<b>Site for sale?</b>		Unknown
		<b>Proposed use?</b>	Housing	
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not available</b>		The owner of this site is willing to sell the site for development and it is therefore considered available.		
<b>The site may be available</b>				
<b>The site is</b>	Y			

available		
<b>Achievability of the site</b>		
Is there a reasonable prospect the site will be developed at a particular point in time?		There are no physical constraints to the development of this site, which would make the site economically unviable.
	<b>Tick</b>	<b>Reasoned Justification</b>
This site is not achievable		There are no physical constraints to the development of this site, which would make the site unachievable.
This site may be achievable		
This site is achievable	Y	
<b>Conclusion</b>		
The site is deliverable		No major physical constraints have been identified. However, the development could possibly cause an adverse impact on the surrounding highway network, which needs to be considered.  Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.
The site is developable, subject to overcoming minor issues	Y	
The site is not developable		
<b>Timeframe for delivery</b>		
When will the site be delivered?	2012/13	
	2013/14	
	2014/15	
	2015/16	
	2016/17	
	2017/18	
	2018 – 2023	153
	2023 – 2028	

**North East Derbyshire District Council – Strategic Housing Land Availability Assessment**

<b>Site details</b>	<b>Site reference</b>	<b>S&amp;H/1801 (2012 SHLAA extended boundary with larger road frontage)</b>		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Site to the North of A61, to the rear of 23 Fern Lea, Shirland		
	<b>Owner</b>	Mr Kennedy – 58 Chesterfield Road, Shirland		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The northern tip borders the SDL along the boundary of 23 Fern Lea
		<b>Edge of settlement</b>	✓	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	439,425:359,059		
	<b>Site Area (ha)</b>	0.35Ha		
	<b>Area which is brownfield</b>	None		
	<b>Housing Yield</b>	10 dwellings		
	<b>Current use(s)</b>	Green Field		
	<b>Previous use (s)</b>	Green field		
	<b>Surrounding land use (s)</b>	Residential to north east of site, green field elsewhere		
	<b>Planning History</b>	None		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
		<b>Local Wildlife Sites</b>	N	
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N	There is a Milepost situated adjacent to the site on A61 which has an HER attributed	
<b>Conservation Area</b>		N		
<b>Protected Trees</b>		N	Although the sites boundary is hedgerow and trees, there are no TPO's attached to the planting in the area.	



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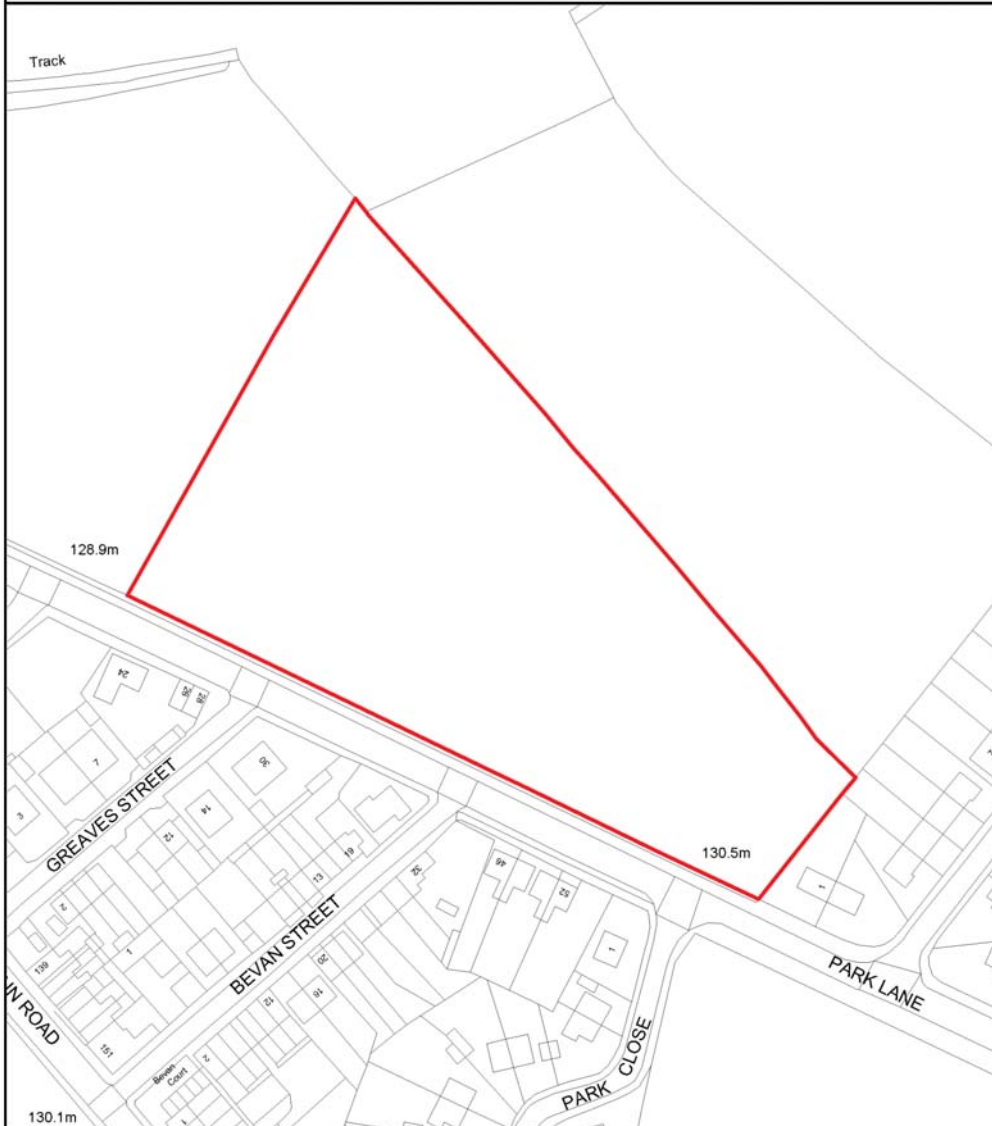
Suitability of the site		Tick	Comments
<b>Constraints</b>	<b>Physical Problems or Limitations</b>	<b>Access</b>	N With the extended road frontage of the updated 2012 site boundary a satisfactory access can now be achieved. Pedestrian links will need to be provided across the frontage of the A61.
		<b>Infrastructure</b>	N
		<b>Ground conditions</b>	N Site is on a slight slope
		<b>Steep slopes</b>	N
		<b>Flood risk</b>	N
		<b>Hazardous Risks</b>	N

		<b>Location of pylons</b>	Y	There is an overhead cable running across the site
		<b>Pollution / contamination</b>	N	The site lies within a coal field referral zone
		<b>Other constraints?</b>	N	
	<b>Potential impacts</b>	<b>Protected Species</b>	N	
		<b>Landscape</b>	Y	There are a number of mature trees on the site and the boundary is a mature hedgerow. Edge of settlement/Agricultural land to north, previously opencast
		<b>Agricultural land quality</b>	N	Agricultural Land Grade 3
		<b>Open space and recreation</b>	N	
<b>Neighbouring uses</b>	N	Residential / greenfield		
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>	<b>Within 10 minutes walking time</b>	
	<b>GP Surgery</b>	Y = 10	N = 18	
	<b>Pharmacy</b>	Y = 10	N = 18	
	<b>Primary School</b>	Y = 3	Y = 3	
	<b>Secondary School</b>	Y = 20	N = 58	
	<b>Post Office</b>	Y = 10	N = 14	
	<b>Supermarket / convenience st.</b>	Y = 2	Y = 2	
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not suitable</b>		There are no physical constraints to development on this site. However an overhead cable does traverse the site.		
<b>The site may be suitable</b>				
<b>The site is suitable</b>	Y			
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
	<b>Outline/Full</b>			
	<b>No. of dwellings</b>			
	<b>Dw. complete</b>			
	<b>Dw. under construction</b>			
	<b>Dw. remaining</b>			
			<b>Tick</b>	<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	✓	
		<b>Multiple ownership</b>		
		<b>Ransom Strip (s)</b>		
		<b>Tenancies</b>		
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>		
		<b>Site for sale?</b>		

		Proposed use?	
	<b>Tick</b>	<b>Reasoned justification</b>	
<b>This site is not available</b>		The owner of this site is willing to sell the site for development and it is therefore considered available	
<b>The site may be available</b>			
<b>The site is available</b>	Y		
<b>Achievability of the site</b>			
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>			
	<b>Tick</b>	<b>Reasoned Justification</b>	
<b>This site is not achievable</b>		The main constraint to the development of this site is the access, it may be possible that this could be overcome with the acquisition of 3 <sup>rd</sup> party land	
<b>This site may be achievable</b>			
<b>This site is achievable</b>	Y		
<b>Conclusion</b>			
<b>The site is deliverable</b>		There are no physical constraints to developing this site. Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.	
<b>The site is developable, subject to overcoming minor issues</b>			
<b>The site is not developable</b>	Y		
<b>Timeframe for delivery</b>			
<b>When will the site be delivered?</b>		<b>2012/13</b>	
		<b>2013/14</b>	
		<b>2014/15</b>	
		<b>2015/16</b>	
		<b>2016/17</b>	
		<b>2017/18</b>	
		<b>2018 – 2023</b>	10
		<b>2023 – 2028</b>	

North East Derbyshire District Council – Strategic Housing Land Availability Assessment				
Site details	Site reference	S&H1802 (Previously SHLAA site S&H/805)		
	Parish	Shirland and Higham		
	Ward	Shirland		
	Site Address	Land to the north side of Park Lane, opposite to Bevan Street, Shirland		
	Owner	Mrs Dorothy Whitaker		
			Tick	Comments
	Location	In settlement		The eastern boundary joins the SDL
		Edge of settlement	✓	
		Outside settlement		
	Grid Reference	440,266:358,296		
	Site Area (ha)	1.43Ha		
	Area which is brownfield	0		
	Housing Yield	39 dwellings		
	Current use(s)	Greenfield / Agricultural use		
	Previous use (s)	Greenfield / Agricultural use		
	Surrounding land use (s)	Residential/ Greenfield / Agricultural / Primary school U/C to the west.		
	Planning History	77/01048/FL - Construction of seventeen houses – Refused The site was sent to the LDF team in 2005, in advance of carrying out the SHLAA call for sites. In Sep 2010 the owner contacted the Council again about the potential opportunity of developing this site for housing. Previously assessed in SHLAA under S&H 805 (amended site details for SHLAA 2011).		
	Existing Local Plan policy restriction	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	Nearby nature or historic conservation designations	Site of Special Scientific Interest (SSSI)	N	
		Local Wildlife Sites	N	
Ancient Woodlands		N		
Local Nature Reserves		N		
Scheduled Ancient Monuments		N		
Registered Historic Parks and Gardens; Historic Battlefields		N		
Listed Building		N		
Conservation Area		N		
Protected Trees	N			

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SHLAA  
 NED/S&H/1802

Suitability of the site			Tick	Comments
Constraints	Physical Problems or Limitations	Access	✓	<p>Satisfactory access can be achieved subject to any proposed junctions being sufficiently staggered with the existing junctions on the south side of Park Lane.</p> <p>There may possibly be an adverse impact on the surrounding highway network, as the junction of Park Road and the A61 is of substandard layout and intensified vehicular use may result from full development.</p>

		<b>Infrastructure</b>	N	Bus route in close proximity
		<b>Ground conditions</b>	N	Grass
		<b>Steep slopes</b>	N	Flat
		<b>Flood risk</b>	N	
		<b>Hazardous Risks</b>	N	
		<b>Location of pylons</b>	N	
		<b>Pollution / contamination</b>	N	Greenfield site
		<b>Other constraints?</b>	N	There is an area to the north west of the site which is covered by a coal field referral zone
	<b>Potential impacts</b>	<b>Protected Species</b>	N	
		<b>Landscape</b>	N	The landscape assessment categorises this site as having minor landscape constraints. The site's relationship to the landscape character of the wider countryside should form a key component of the site's design.
		<b>Agricultural land quality</b>	N	Grade 4
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	Greenspace and residential
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
		<b>GP Surgery</b>	Y - 12.6 min	N – 19.1 min
		<b>Pharmacy</b>	Y – 12.6 min	N – 19.1 min
		<b>Primary School</b>	Y – 8 min	N – 13.9 min
		<b>Secondary School</b>	Y - 2.8 min	N – 44.9 min
		<b>Post Office</b>	Y – 2.8 min	Y – 2.8 min
		<b>Supermarket / convenience st.</b>	Y – 19 min	N – 47.5 min
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not suitable</b>		No major physical constraints have been identified		
<b>The site may be suitable</b>				
<b>The site is suitable</b>	Y			
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
	<b>Outline/Full</b>			
	<b>No. of dwellings</b>			
	<b>Dw. complete</b>			
	<b>Dw. under construction</b>			
	<b>Dw. remaining</b>			
			<b>Tick</b>	<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	
		<b>Multiple ownership</b>	N	

		<b>Ransom Strip (s)</b>	N	
		<b>Tenancies</b>	N	
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	Y	Owner willing to sell/develop
		<b>Site for sale?</b>	N	Not presently
		<b>Proposed use?</b>	Residential	
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not available</b>		The owner willing to sell/develop the site and is therefore considered available		
<b>The site may be available</b>				
<b>The site is available</b>	Y			
<b>Achievability of the site</b>				
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>				
	<b>Tick</b>	<b>Reasoned Justification</b>		
<b>This site is not achievable</b>		There are no constraints to the site.		
<b>This site may be achievable</b>				
<b>This site is achievable</b>	Y			
<b>Conclusion</b>				
<b>The site is deliverable</b>	Y	<p>The owner of the site is looking to sell/develop the site for housing.</p> <p>The site is not particularly well connected to access the existing services of Shirland by foot.</p> <p>Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.</p>		
<b>The site is developable, subject to overcoming minor issues</b>				
<b>The site is not developable</b>				
<b>Timeframe for delivery</b>				
<b>When will the site be delivered?</b>	<b>2012/13</b>			
	<b>2013/14</b>			
	<b>2014/15</b>			
	<b>2015/16</b>			
	<b>2016/17</b>			
	<b>2017/18</b>			
	<b>2018 – 2023</b>	39		
	<b>2023 – 2028</b>			

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H 1803		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Land at Belper Road, Hallfieldgate, Shirland		
	<b>Owner</b>	Mr G. Turbutt, The Old School House, Alfreton		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		There is a strip of land which separates the site from the SDL
		<b>Edge of settlement</b>		
		<b>Outside settlement</b>	✓	
	<b>Grid Reference</b>	439,269:358,575		
	<b>Site Area (ha)</b>	9.33ha		
	<b>Area which is brownfield</b>	0		
	<b>Housing Yield</b>	224 dwellings		
	<b>Current use(s)</b>	Agricultural		
	<b>Previous use (s)</b>	Agriculture		
	<b>Surrounding land use (s)</b>	Agriculture and residential		
	<b>Planning History</b>	No planning history		
	<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
		<b>Local Wildlife Sites</b>	N	
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>	N			



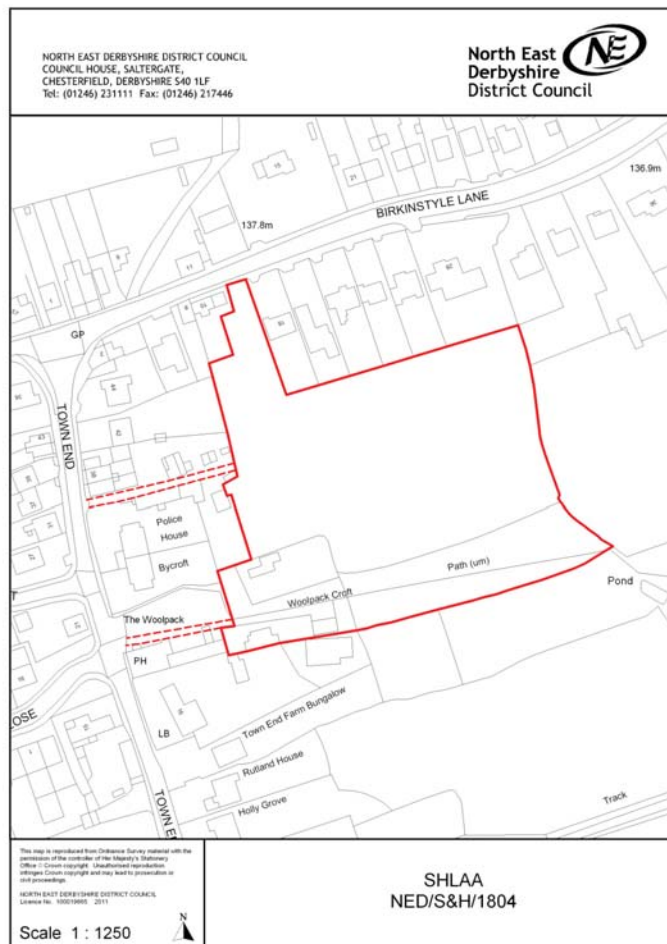
Suitability of the site			Tick	Comments
Constraints	Physical Problems or Limitations	Access	Y	A satisfactory access could possibly be secured depending on recorded 85%ile vehicle speed readings. An access could probably be secured at the northern end of the site frontage with acquisition of 3 <sup>rd</sup> party land. Pedestrian access may be an issue. A footway will need to be provided across the site frontage and street lighting will be a likely to require improvement. Care will be required to ensure all units are within reasonable distance to public transport facilities or new ones provided. A surface and lit pedestrian link with the estate roads served via Hallfieldgate Lane would be desirable. A Transport Assessment would be required.
		Infrastructure	N	

		<b>Ground conditions</b>	N	
		<b>Steep slopes</b>	N	Generally level site
		<b>Flood risk</b>	N	
		<b>Hazardous Risks</b>	N	
		<b>Location of pylons</b>	N	
		<b>Pollution / contamination</b>	N	
		<b>Other constraints?</b>	Y	There is a coal referral area on the western strip of the site
	<b>Potential impacts</b>	<b>Protected Species</b>	N	
		<b>Landscape</b>	✓	There is a major landscape constraint to this site. The site is a single agricultural field between Shirland and Higham in an Area of Multiple Environmental Sensitivity (Secondary Significance). This would result in unacceptable coalescence of Shirland and Higham.
		<b>Agricultural land quality</b>		Agricultural Land Grade 3 (good)
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
		<b>GP Surgery</b>	Y = 16	N = 24
		<b>Pharmacy</b>	Y = 16	N = 24
		<b>Primary School</b>	Y = 7	Y = 7
		<b>Secondary School</b>	Y = 25	N = 59
		<b>Post Office</b>	Y = 13	N = 13
		<b>Supermarket / convenience st.</b>	Y = 2	Y = 7
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not suitable</b>		<p>The main constraint to the development of this site is the land is classified as agricultural land grade 3 the highest in the District.</p> <p>The development of this site would result in a coalescence of Shirland and Higham which would have a negative impact on the landscape.</p>		
<b>The site may be suitable</b>	✓			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
	<b>Outline/Full</b>			
	<b>No. of dwellings</b>			
	<b>Dw. complete</b>			
	<b>Dw. under construction</b>			
	<b>Dw. remaining</b>			
			<b>Tick</b>	<b>Comments</b>
<b>Legal/</b>		<b>Single ownership</b>	✓	

<b>Ownership Constraints</b>		<b>Multiple ownership</b>		
		<b>Ransom Strip (s)</b>	Y	Potentially to secure a satisfactory access
		<b>Tenancies</b>		
	<b>If constraints identified</b>	<b>Can they be overcome?</b>		
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>		
		<b>Site for sale?</b>		
		<b>Proposed use?</b>		Residential
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not available</b>		The owner of this site is willing to sell the land for development and it is therefore considered available.		
<b>The site may be available</b>				
<b>The site is available</b>	✓			
<b>Achievability of the site</b>				
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>				
	<b>Tick</b>	<b>Reasoned Justification</b>		
<b>This site is not achievable</b>		Acquisition of further land may be required to provide suitable access		
<b>This site may be achievable</b>	✓			
<b>This site is achievable</b>				
<b>Conclusion</b>				
<b>The site is deliverable</b>		There are a number of constraints to this site being developed. Firstly the agricultural land is grade 3, if the whole of the site was developed the open space between Higham and Shirland would be lost.		
<b>The site is developable, subject to overcoming minor issues</b>	✓	Further land may need to be purchased in order to provide a suitable access to the site.  The site does not lie within a 10 minute walking catchment of the majority of public services.		
<b>The site is not developable</b>		Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.		
<b>Timeframe for delivery</b>				
<b>When will the site be delivered?</b>		<b>2012/13</b>		
		<b>2013/14</b>		
		<b>2014/15</b>		
		<b>2015/16</b>		
		<b>2016/17</b>		
		<b>2017/18</b>		
		<b>2018 – 2023</b>		
		<b>2023 – 2028</b>	224	

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

<b>Site details</b>	<b>Site reference</b>	S&H 1804		
	<b>Parish</b>	Shirland and Higham		
	<b>Ward</b>	Shirland		
	<b>Site Address</b>	Land at Town End/Birkinstyle Lane, Shirland		
	<b>Owner</b>	Mr James Cholerton, Holmwood, 133 Burley Lane, Quarndon, Derby, DE22 5JS		
			<b>Tick</b>	<b>Comments</b>
	<b>Location</b>	<b>In settlement</b>		The site is to the rear of existing housing and adjacent to the existing SDL
		<b>Edge of settlement</b>	✓	
		<b>Outside settlement</b>		
	<b>Grid Reference</b>	439,893:359,009		
	<b>Site Area (ha)</b>	1.17ha		
	<b>Area which is brownfield</b>	0.15ha		
	<b>Housing Yield</b>	32 dwellings		
	<b>Current use(s)</b>	There are two permanent Static Caravans on site/Agricultural		
	<b>Previous use (s)</b>	Agriculture		
	<b>Surrounding land use (s)</b>	Agriculture and residential		
	<b>Planning History</b>	09/00218/LDC (Land at Woolpack Croft Ref S&H1804a, which is part of the larger SHLAA site)		
	<b>Existing Local Plan policy restriction</b>	The SDL for Shirland and Higham runs through the northern part of this site		
	<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
		<b>Local Wildlife Sites</b>	N	
<b>Ancient Woodlands</b>		N		
<b>Local Nature Reserves</b>		N		
<b>Scheduled Ancient Monuments</b>		N		
<b>Registered Historic Parks and Gardens; Historic Battlefields</b>		N		
<b>Listed Building</b>		N		
<b>Conservation Area</b>		N		
<b>Protected Trees</b>	N			



Suitability of the site		Tick	Comments
Constraints	Physical Problems or Limitations	Access	Y
			<p>Rights of access exist from 2 points along Town End. The former Woolpack Public House is for sale and the landowner is considering purchasing the land to provide a better access to the site. Even though the site shows an access point to Birkinstyle Lane the landowner acknowledges that driver visibility splays at this point are currently limited. A satisfactory access cannot be achieved. 3<sup>rd</sup> Party land would have to be acquired or</p>

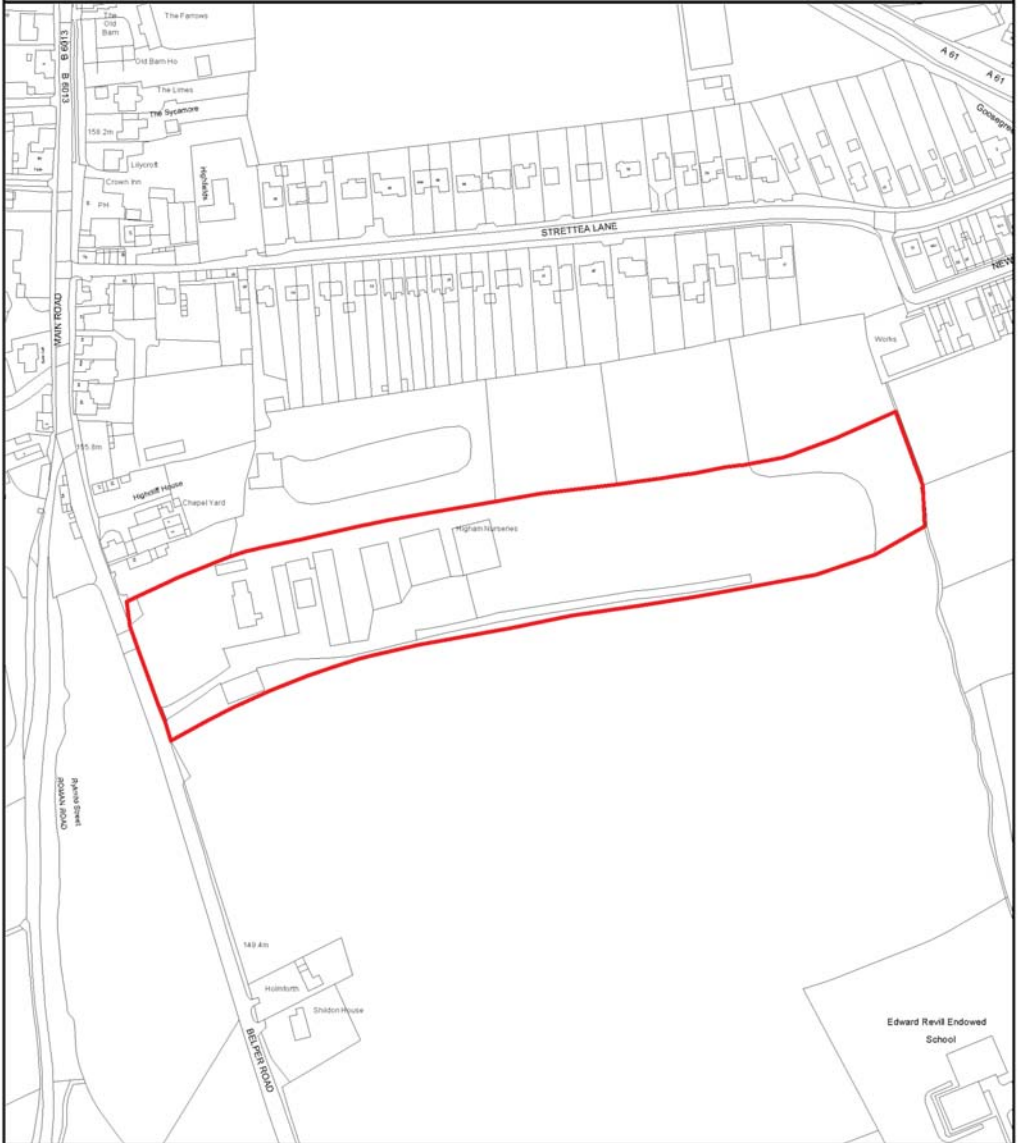
				account. Surfaced and lit pedestrian links should be provided where possible/
		<b>Infrastructure</b>	N	
		<b>Ground conditions</b>	N	Very overgrown site at present
		<b>Steep slopes</b>	N	
		<b>Flood risk</b>	N	
		<b>Hazardous Risks</b>	N	
		<b>Location of pylons</b>	N	
		<b>Pollution / contamination</b>	N	
		<b>Other constraints?</b>	N	There is a coal referral area covering the whole of the site
	<b>Potential impacts</b>	<b>Protected Species</b>		unknown
		<b>Landscape</b>	N	Footpath runs through southern part of site
		<b>Agricultural land quality</b>	Y	Agricultural Land Grade 3 (good)
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	Residential/public house
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
		<b>GP Surgery</b>	Y = 11	N = 13
		<b>Pharmacy</b>	Y = 11	N = 13
		<b>Primary School</b>	Y = 5	Y = 5
		<b>Secondary School</b>	Y = 22	N = 55
		<b>Post Office</b>	Y = 11	N = 11
		<b>Supermarket / convenience st.</b>	Y = 5	Y = 5
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not suitable</b>		Extra 3 <sup>rd</sup> party land is required to secure a satisfactory access Subject to maintaining the public footpath which runs through the site,		
<b>The site may be suitable</b>	✓			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
	<b>Outline/Full</b>			
	<b>No. of dwellings</b>			
	<b>Dw. complete</b>			
	<b>Dw. under construction</b>			
	<b>Dw. remaining</b>			
			<b>Tick</b>	<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	✓	Mr James Cholerton
		<b>Multiple ownership</b>		

		<b>Ransom Strip (s)</b>	Y	Further land is required to secure an access
		<b>Tenancies</b>		
	<b>If constraints identified</b>	<b>Can they be overcome?</b>	There are two permanent caravans located on the site	
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	✓	A developer is willing to invest in the site
		<b>Site for sale?</b>		
		<b>Proposed use?</b>		
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not available</b>		The owner is known and submitted the site into SHLAA through the use of a planning consultant. The site is therefore acceptable		
<b>The site may be available</b>				
<b>The site is available</b>	✓			
<b>Achievability of the site</b>				
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>				
	<b>Tick</b>	<b>Reasoned Justification</b>		
<b>This site is not achievable</b>		The main constraint to the development of this site is the poor access. The owner has expressed an interest in purchasing additional land (the redundant public house) to address the highway constraints		
<b>This site may be achievable</b>	✓			
<b>This site is achievable</b>				
<b>Conclusion</b>				
<b>The site is deliverable</b>		The site is currently in a poor condition and very over grown, the main constraint however is the poor access, 3rd party land would need to be acquired in order to achieve suitable access to the site.  Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.		
<b>The site is developable, subject to overcoming minor issues</b>	✓			
<b>The site is not developable</b>				
<b>Timeframe for delivery</b>				
		<b>2012/13</b>		
		<b>2013/14</b>		
		<b>2014/15</b>		
		<b>2015/16</b>		
		<b>2016/17</b>		
		<b>2017/18</b>		
		<b>2018 – 2023</b>		
		<b>2023 – 2028</b>	32	

## North East Derbyshire District Council – Strategic Housing Land Availability Assessment

Site details	Site reference	S&H/1805	
	Parish	Shirland and Higham	
	Ward	Shirland	
	Site Address	Higham Nursery, Belper Road, Higham	
	Owner	Mr Ken Slack	
		Tick	Comments
<b>Location</b>	<b>In settlement</b>	<input type="checkbox"/>	A small portion of the site borders the SDL of Higham and Stonebroom
	<b>Edge of settlement</b>	<input checked="" type="checkbox"/>	
	<b>Outside settlement</b>	<input type="checkbox"/>	
	Grid Reference	439,113; 358,740	
	Site Area (ha)	2.38	
	Area which is brownfield	Approx. 1.195Ha	
	Housing Yield	64	
	Current use(s)	Horticultural Nursery	
	Previous use (s)	Pig farm – agriculture	
	Surrounding land use (s)	Open countryside with some residential	
	Planning History	91/00835/OL - Outline application for dwelling upon part of the site of pig farm – Refused. 96/00780/OL - Erection of detached bungalow (Outline Application) at Higham Nursery – Refused. 96/00778/OL - Erection of a single dwelling (outline application) - Approve Subject to S106 Agreement	
	Existing Local Plan policy restriction	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.	
<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
	<b>Local Wildlife Sites</b>	N	
	<b>Ancient Woodlands</b>	N	
	<b>Local Nature Reserves</b>	N	
	<b>Scheduled Ancient Monuments</b>	N	
	<b>Registered Historic Parks and Gardens; Historic Battlefields</b>	N	
	<b>Listed Building</b>	N	
	<b>Conservation Area</b>	N	The site borders Higham Conservation Area
	<b>Protected Trees</b>	N	

NORTH EAST DERBYSHIRE DISTRICT COUNCIL  
 COUNCIL HOUSE, SALTERGATE,  
 CHESTERFIELD, DERBYSHIRE S40 1LF  
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 Ordnance Survey 100019665.  
 Not to Scale

SHLAA  
 NED/S&H/1805

Suitability of the site		Tick	Comments
Constraints	Physical Problems or Limitations	Y	Satisfactory access cannot be achieved. Acquisition of 3 <sup>rd</sup> party land will be likely to be required to enable an adoptable junction with adequate visibility to be created. There is a lack of pedestrian provision and this, together with street lighting in the vicinity, would require improvement. A Transport Statement would be required.
	Infrastructure	N	

		<b>Ground conditions</b>	N	
		<b>Steep slopes</b>	N	
		<b>Flood risk</b>	N	
		<b>Hazardous Risks</b>	N	
		<b>Location of pylons</b>	N	
		<b>Pollution / contamination</b>	N	
		<b>Other constraints?</b>	N	
	<b>Potential impacts</b>	<b>Protected Species</b>	N	
		<b>Landscape</b>	N	DCC comments pending
		<b>Agricultural land quality</b>	N	
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	X	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>		<b>Within 10 minutes walking time</b>
		<b>GP Surgery</b>	Y = 16	N = 24
		<b>Pharmacy</b>	Y = 16	N = 24
		<b>Primary School</b>	Y = 7	Y = 7
		<b>Secondary School</b>	Y = 25	N = 59
		<b>Post Office</b>	Y = 13	N = 13
		<b>Supermarket / convenience st.</b>	Y = 2	Y = 7
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not suitable</b>		<p>The main constraint to developing this site would be the access.</p> <p>There is a lack of facilities within a 10min walking catchment from the site.</p>		
<b>The site may be suitable</b>	✓			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	No planning application		
	<b>Outline/Full</b>			
	<b>No. of dwellings</b>			
	<b>Dw. complete</b>			
	<b>Dw. under construction</b>			
	<b>Dw. remaining</b>			
			<b>Tick</b>	<b>Comments</b>
<b>Legal/ Ownership Constraints</b>		<b>Single ownership</b>	Y	
		<b>Multiple ownership</b>		
		<b>Ransom Strip (s)</b>	Y	3 <sup>rd</sup> party land required to secure an acceptable access
		<b>Tenancies</b>		

	<b>If constraints identified</b>	<b>Can they be overcome?</b>	
<b>Commercial interest</b>	<b>Current status</b>	<b>Known developer interest?</b>	
		<b>Site for sale?</b>	
		<b>Proposed use?</b>	Residential
	<b>Tick</b>	<b>Reasoned justification</b>	
<b>This site is not available</b>		The owner of this land is willing to sell the site for development and it is therefore considered available	
<b>The site may be available</b>			
<b>The site is available</b>	✓		
<b>Achievability of the site</b>			
<b>Is there a reasonable prospect the site will be developed at a particular point in time?</b>			
	<b>Tick</b>	<b>Reasoned Justification</b>	
<b>This site is not achievable</b>		There is some work needed to ensure there is suitable access to the site, this may include the acquisition of 3 <sup>rd</sup> party land	
<b>This site may be achievable</b>	✓		
<b>This site is achievable</b>			
<b>Conclusion</b>			
<b>The site is deliverable</b>		<p>The main constraint to the development of this site is the poor access. Further land may be required to ensure suitable vehicle and pedestrian access can be achieved.</p> <p>Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.</p>	
<b>The site is developable, subject to overcoming minor issues</b>	✓		
<b>The site is not developable</b>			
<b>Timeframe for delivery</b>			
		<b>2012/13</b>	
		<b>2013/14</b>	
		<b>2014/15</b>	
		<b>2015/16</b>	
		<b>2016/17</b>	
		<b>2017/18</b>	
		<b>2018 – 2023</b>	
		<b>2023 – 2028</b>	65

<b>North East Derbyshire District Council – Strategic Housing Land Availability Assessment</b>			
<b>Site details</b>	<b>Site reference</b>	S&H1901	
	<b>Parish</b>	Shirland and Higham	
	<b>Ward</b>	Shirland	

<b>Site Address</b>	Land to the South of the Mickley Community Centre		
<b>Owner</b>	Mr. Dereck Cotterill		
		<b>Tick</b>	<b>Comments</b>
<b>Location</b>	<b>In settlement</b>		Site borders the SDL to the west
	<b>Edge of settlement</b>	✓	
	<b>Outside settlement</b>		
<b>Grid Reference</b>	439317: 360022		
<b>Site Area (ha)</b>	3.37 Ha		
<b>Area which is brownfield</b>	Site is Greenfield		
<b>Housing Yield</b>	90		
<b>Current use(s)</b>	Agriculture		
<b>Previous use (s)</b>	Agriculture		
<b>Surrounding land use (s)</b>	Residential estate to the west, agricultural elsewhere		
<b>Planning History</b>	none		
<b>Existing Local Plan policy restriction</b>	The site is located outside the Settlement Development Limit; development would therefore be unlikely to be acceptable, except for affordable housing.		
<b>Nearby nature or historic conservation designations</b>	<b>Site of Special Scientific Interest (SSSI)</b>	N	
	<b>Local Wildlife Sites</b>	N	
	<b>Ancient Woodlands</b>	N	
	<b>Local Nature Reserves</b>	N	
	<b>Scheduled Ancient Monuments</b>	N	
	<b>Registered Historic Parks and Gardens; Historic Battlefields</b>	N	
	<b>Listed Building</b>	N	
	<b>Conservation Area</b>	N	
	<b>Protected Trees</b>	✓	There are 8 TPO's on the site



Suitability of the site		Tick	Comments
Constraints	Physical Problems or Limitations	Access	N
			<p>A satisfactory access can be achieved.</p> <p>However Mickley Lane and other lanes linking with the strategic highway network (A61/B6014) are currently limited in terms of both geometry and construction i.e. narrow sections and substandard junction layouts with generally no pedestrian facilities, positive drainage or street lighting. Improvements, including footways, to bring the local roads up to a standard considered suitable to serve the potential level of development would be likely to require third party land. In addition, unless pedestrian (and preferably vehicular) links to</p>

			required for any development in excess of 80no. residential units; Transport Statement required for developments of 50no. – 80no. residential units.	
		<b>Infrastructure</b>	N	
		<b>Ground conditions</b>	N	
		<b>Steep slopes</b>	N	
		<b>Flood risk</b>	N	
		<b>Hazardous Risks</b>	N	
		<b>Location of pylons</b>	N	
		<b>Pollution / contamination</b>	N	
		<b>Other constraints?</b>	N	
	<b>Potential impacts</b>	<b>Protected Species</b>	N	
		<b>Landscape</b>	N	Minor constraints identified – Green field site on gently rising and to the east of Mickley, with Green open countryside to the east and south. Protected trees (TPO) adjacent to eastern boundary along quiet country lane. Sports pitch abuts site to north. Located in an Area of Multiple Environmental Sensitivity (Secondary significance).
		<b>Agricultural land quality</b>	N	Grade 3
		<b>Open space and recreation</b>	N	
		<b>Neighbouring uses</b>	N	
<b>Accessibility</b>		<b>Within 30 minutes public transport time</b>	<b>Within 10 minutes walking time</b>	
	<b>GP Surgery</b>	Y – 13 mins	N – 29 mins	
	<b>Pharmacy</b>	Y – 13 mins	N – 29 mins	
	<b>Primary School</b>	Y – 4 mins	Y – 4 mins	
	<b>Secondary School</b>	Y – 23 mins	N – 60 mins +	
	<b>Post Office</b>	Y – 13 mins	N – 27 mins	
	<b>Supermarket / convenience st.</b>	Y – 13 mins	N – 15 mins	
	<b>Tick</b>	<b>Reasoned justification</b>		
<b>This site is not suitable</b>		Even though a satisfactory access can be achieved there are further highway issues to resolve. Mickley Lane is limited in terms of both geometry and construction. Improvements, including footways, lighting and drainage to serve the level of development would be likely to require 3 <sup>rd</sup> party land.  There is a lack of facilities within a 10min walking catchment from the site.		
<b>The site MAY be suitable</b>	Y			
<b>The site is suitable</b>				
<b>Availability of the site</b>				
<b>Planning Permission</b>	<b>Application Number</b>	none		
	<b>Outline/Full</b>			
	<b>No. of dwellings</b>			
	<b>Dw. complete</b>			
	<b>Dw. under construction</b>			

	Dw. remaining			
			Tick	Comments
Legal/ Ownership Constraints		Single ownership	✓	Mr Derek Cotterill
		Multiple ownership		
		Ransom Strip (s)	✓	Potentially to provide adequate highway layouts
		Tenancies		
	If constraints identified	Can they be overcome?		
Commercial interest	Current status	Known developer interest?		
		Site for sale?		
		Proposed use?		
		Tick	Reasoned justification	
This site is not available		The land owners submitted the site to the SHLAA and so is available		
The site MAY be available				
The site is available	✓			
<b>Achievability of the site</b>				
Is there a reasonable prospect the site will be developed at a particular point in time?				
		Tick	Reasoned Justification	
This site is not achievable		If the additional highway constraints identified can be addressed.		
This site MAY be achievable	✓			
This site is achievable				
<b>Conclusion</b>				
The site is deliverable		If the additional highway constraints identified can be addressed. Planning permission has not been gained and the site is not allocated. Therefore the site might not be available for some time.		
The site is developable, subject to overcoming minor issues	Y			
The site is not developable				
<b>Timeframe for delivery</b>				
When will the site be delivered?	2012/13			
	2013/14			
	2014/15			
	2015/16			
	2016/17			
	2017/18			
	2018 – 2023			

