

				Minimum pitch size 0.25ha (All maps have been checked June 2024 hence discrepancies in some measurements. Reflect the area under DDDC ownership not necessarily the area that could accommodate a site)		Criteria agreed Appendix 1 Ctte Dec 2023	(a) the proposal will not have a significant detrimental impact on neighbouring residential amenity or other land uses. Consideration of distance from residential properties	(b) the site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network and would not result in a level of traffic generation which is inappropriate for roads in the area;	(c) the site is situated in a suitable location in terms of local amenities and services including schools, shops, health services, and employment opportunities to allow access by sustainable means;	(d) the site is capable of providing adequate on-site services for water supply, mains electricity, facilities for recycling and waste disposal and foul and surface water drainage and storm water drainage;	(e) the site will enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/plots and their requirements as well as enabling access for service and emergency vehicles;	(f) the site is not situated within an area at high risk of flooding;	(g) the development is well planned and incorporates soft landscaping measures in order to mitigate the impact upon the character or appearance of the local area, the landscape or sites/areas of nature conservation value or heritage assets;	(h) the site is capable of providing adequate levels of privacy and residential amenity for site occupiers;	(i) the site is suitable taking account of ground conditions, land stability and other environmental risks and nuisances, with appropriate mitigation secured prior to occupation.	Scoring: Points given based on assessment. 3 = Green 2 = Amber 1 = Red
Parish	Record No	Address	Land Type	Area	Interest	Site visit		NB: DCC Highways have not been consulted, these conclusions are based on current use and site visits.	Assessment of levels taken from SHLAA matrix. >20min walk= Red. 10-12= Amber. <10 minute walk= Green			The DDDC strategic flood risk assessment was used to grade red/amber/green in combination with the SHLAA matrix.	The assessment of impact on heritage assets has been undertaken in lines with the SHLAA matrix. Red=will have an impact, Amber= may have an impact and Green= no impact.	Full impact would require layout and details of any boundary treatment.	All require further investigation to fully assess this criteria.	
Rowsley	DD10	Old Station Close, Rowsley	Land	0.37 Measured area of whole car park	FHOLD	21/03/24	Amber - Two residential properties are within 100m distance but mitigated by woodland screening of site, river and A6 in between.	Green - Safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network can be achieved and would not result in a level of traffic generation which is inappropriate for roads in the area	Red - >20mins walk (>1600m) to shops, medical facilities and employment opportunities. note there is a bus stop in close proximity and there is a primary school in Rowsley.	A water standpipe is present, unknown if functional.	Green - no change to previous assessment the site is currently used as a car park indicating that access by emergency vehicles can be achieved. This is subject to the site layout being agreed.	Green - The site is elevated from the adjacent river. This zone comprises land having a less than 1 in 1,000 annual probability of river or sea flooding in any year. Zone 1	Green - Minimal impact on the appearance of the local area due to current use as a car park in an urban setting and screen provided by trees between adjacent land uses.	Green - no change to previous assessment. If the upper car park was used then the site is capable of providing adequate levels of privacy and residential amenity for site occupiers with limited screening at the access point.	Amber -No known Contaminants however they may be present due to current use as a car park, requires further investigation.	20
Middleton	DD11	Land to North West of Cemetery, New Road, Middleton	Land	0.57	FHOLD The land is subject to an agreement between DDDC and a third party.	13/06/24	Green. Residential properties are > 100m distance	Green - Safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network can be achieved and would not result in a level of traffic generation which is inappropriate for roads in the area. Safe access assumed given access to adjacent cemetery land.	Red - >20mins walk (>1600m) to shops, medical facilities and employment opportunities. note there is a bus stop in close proximity and there is a primary school in Middleton.	Not known	Amber - Access would be dependant on the layout and the management of the current access.	Green - Zone 1: This zone comprises land having a less than 1 in 1,000 annual probability of river or sea flooding in any year	Red - Significant impact on the appearance of the local area, the landscape due to the exposed nature of the site and field boundaries being low stone walls.	Red - The site is not capable of providing adequate level of privacy and residential amenity due to proximity and type of adjacent land uses. Surrounding land uses are agriculture and the site is mostly bounded by low stone walling. The site due to topography and low stone walls this presents a situation where boundary treatment and layout are unlikely to mitigate the	Amber - no known contaminants present. Ground conditions and stability have known issues that can be overcome with minor works.	16
Wirksworth	DD13	Land to South East of Hopton Works, Middleton Road	Land	0.45	FHOLD	20/03/24	Amber - Potential impact on neighbouring residential amenity or neighbouring land use, depending upon location within site. Residential properties are within 100m from boundary of the site but western area of site is greater than 100m	Red - Safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network cannot be achieved.	Amber - Closure of immediate primary school. 10- 20 mins walk (<800m) to GP surgery, sports facilities, shops and employment opportunities.	Not known	Red - the site is accessible but narrow with a steep access, it is assumed that it would be extremely difficult to achieve access, however this would depend on layout, the number of proposed pitches and perhaps the feasibility of a second exit point.	Green - Zone 1: This zone comprises land having a less than 1 in 1,000 annual probability of river or sea flooding in any year	Amber - Minimal impact on the appearance of the local area, in terms of the landscape. However, it lies within the RIGS Designation 88 - Middlepeak Quarry and Wildlife site- DD549 Stoney wood partly falls in site and this will need to be considered in terms of whether mitigation can be achieved, if not Red.	Green - The site is capable of providing adequate levels of privacy and residential amenity for site occupiers	Amber - contaminants may be present requiring further investigation, ground conditions and stability have known issues that can be overcome with minor works.	16
Darley Dale	DD14	Arc Leisure Car Parks, Morledge	Car Park	0.84	FHOLD	18/06/24	Amber - Residential properties are within 100m, albeit screened by wooded area and separated by a footpath.	Green - Safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network can be achieved and would not result in a level of traffic generation which is inappropriate for roads in the area	Amber - 10- 20mins walk (800-1600m) to local services, schools and medical facilities. A bus stop is adjacent to the entrance to the site.	Not known	Green - The site is currently used as a car park indicating that access by emergency vehicles can be achieved. This is subject to the site layout being agreed.	Green - Zone 1: This zone comprises land having a less than 1 in 1,000 annual probability of river or sea flooding in any year	Green - Minimal impact on the appearance of the local area due to current use as a car park in an urban setting and screen provided by trees between adjacent land uses. It is not possible to fully consider impact without detailed plans or layout.	Green - If the upper car park was used then the site is capable of providing adequate levels of privacy and residential amenity for site occupiers with limited screening at the access point.	Amber - contaminants may be present due to current use as a car park, requires further investigation.	21
Matlock Bath	DD16	Station Yard Car Park, Dale Road	Car Park	1.11	FHOLD	21/03/24	Amber - Within 100m of residential properties if the main car park was used and this would have potential for impact on the visitors using the station and accessing the Heights of Abraham. Yard to south in excess of 100m from residential properties	Green - Safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network can be achieved and would not result in a level of traffic generation which is inappropriate for roads in the area	Amber - <20 mins walk (<800m). There is a primary school in Matlock Bath, employment opportunities. Drs and secondary school and shops are accessible by regular bus services.	Not known	Green - The site is currently used as a car park indicating that access by emergency vehicles can be achieved. This is subject to the site layout being agreed.	Green - Zone 1: This zone comprises land having a less than 1 in 1,000 annual probability of river or sea flooding in any year	Amber - Minimal impact on the appearance of the local area due to current use as a car park in an urban setting and screen provided by trees between adjacent land uses. The main car park falls within the Conservation Area, use of this area falls to be Amber.	Green - If the overflow car park or coach car park were used then the site is capable of providing adequate levels of privacy and residential amenity for site occupiers with limited screening at the access point. An assessment of the level of useage/disruption of the adjacent land use to the overspill car park - a rifle range should be undertaken and the findings may change this conclusion to amber.	Amber - Contaminants may be present due to current use as a car park, requires further investigation.	20
Matlock	DD20	Car Park, Derwent Way	Land and Buildings	0.67 - adjusted to exclude the bus bay area	FHOLD	21/03/24	Green - Environment Agency no longer occupy the area immediately in front of the station. Residential properties are greater than 100m distance.	Green - Safe and satisfactory vehicular and pedestrian access can be achieved from the car park to the surrounding principal highway network can be achieved and would not result in a level of traffic generation which is inappropriate for roads in the area.	Green - <10 mins walk (<800m). There are Primary and Secondary schools, Drs and medical services, employment opportunities within reasonable walking distance.	Not known	Green - The site is currently used as a car park indicating that access by emergency vehicles can be achieved. This is subject to the site layout being agreed.	Green - Zone 1: This zone comprises land having a less than 1 in 1,000 annual probability of river or sea flooding in any year	Green - Minimal impact on the appearance of the local area due to current use as a car park in an urban setting. Note Grade 2 listed building Former Station Masters House, Station Yard Conservation area (Station House) Any permanent siting would need to take the setting of the Listed Building into consideration.	Amber - Dependant on the siting of the site within the open car park, the site would require mitigation measures for example screening in order to provide adequate levels of privacy and residential amenity for site occupiers.	Amber - contaminants may be present due to current use as a car park, requires further investigation.	22