

APPLICATION NUMBER		20/00308/REM	
SITE ADDRESS:		Hall Dale Quarry, Matlock Spa Road, Snitterton, Matlock	
DESCRIPTION OF DEVELOPMENT		Approval of reserved matters for the erection of 196 no. dwellings, a cafe/restaurant (A3 Use) and 4no. Commercial Units (B1 Use) (outline planning application 14/00541/OUT)	
CASE OFFICER	Mr Chris Whitmore	APPLICANT	Mr Adam Cavell (4M Property Partners)
PARISH	Matlock West	AGENT	Mr Jack Punter - Brick Architects F20C
WARD MEMBER(S)	Cllr. M. Burfoot Cllr S. Burfoot Cllr S. Wain	DETERMINATION TARGET	29 th June 2020 (EOT agreed until 13 th October 2023)
REASON FOR DETERMINATION BY COMMITTEE	Major application	REASON FOR SITE VISIT (IF APPLICABLE)	At the request of Officers to enable Members to fully assess the impact of the development

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none"> • The appropriateness of the layout, scale and appearance of the development and associated landscaping / open space; • The acceptability of the housing mix; • Highway / pedestrian safety and connectivity to services and facilities; • Impact on designated sites, protected species and biodiversity; • Impact on the landscape and the setting of the Peak District National Park; • Measures to design out crime and mitigate the effects of and adapt to climate change, and; • The impact of the development on the residential amenity of the occupants of existing dwellings and future residents.

RECOMMENDATION
That the application be approved subject to conditions.

1. THE SITE AND SURROUNDINGS

- 1.1 The application site forms part of an extensive former limestone quarry (approximately 25.1 hectares) situated in an elevated position approximately 0.89 km to the south-west of Matlock town centre. The site occupies a prominent position against the wider backdrop of Masson Hill and is accessed at grade via Snitterton Road, close to the new junction with Matlock Spa Road. Snitterton Road runs along the northern boundary of the site with Salters Lane to the South. A number of residential properties border the site including White House, Gordon Lodge, Gordon Lodge Barn and Coach House on Snitterton Road to the northeast; Greenacres off Salters Lane to the South; Old Masson Farm to the west and Masson Farm and associated properties immediately to the northwest.
- 1.2 Hall Dale Quarry has been driven into the Masson hillside from the north, the main consequence of which is that the highest and steepest quarry faces are on its southern and south eastern sides. Three limestone faces rise vertically in three distinct lifts from the quarry floor which occupies an extensive area in the central / north western portion of the site. On its western and south western sides, quarry waste tipped against the rock face has created a long, steep, undulating slope which rises from the quarry floor to the quarry edge.
- 1.3 On the northern and western sides, long bunds of material are well vegetated with belts of trees and shrubs which provide effective screening of the quarry floor in views from the north and west. Extensive areas of mixed vegetation also occupy parts of the western and south western quarry slopes, again helping to screen views from these sides and are prominent within views of the higher parts of the quarry from the north.
- 1.4 Along the southern boundary with Salters Lane, vegetated bunds and mature roadside hedgerows effectively screen views of the quarry from the lane and in middle to long distance views from the site. However, due to its prominent hillside location, there are extensive views of the site from a number of local vantage points including Matlock Bank and Upper Hackney.
- 1.5 Major quarrying operations ceased at the site over 20 years ago. Since then, naturalisation and ecological succession of overburden bunds and quarry spoil has enabled flora and fauna habitats to establish on the site generating scrub vegetation and extensive areas of grassland. The quarry itself is characterised by bare rock and tipped / stockpiled limestone blocks.
- 1.6 The site is located within the defined Settlement Framework of Matlock and extends to 15.4ha. It is formally allocated for housing development (220 dwellings) and 2ha of employment land under policies HC2(v) and EC2(e) of the Adopted Derbyshire Dales Local Plan (2017). Strategic land allocation policy DS5 also sets parameters for the development of the site.



2. DETAILS OF THE APPLICATION

- 2.1 This application follows the grant of outline planning permission code ref. 14/00541/OUT which gave outline planning permission for mixed residential and commercial development comprising of 220 dwellings, 400m² of A3 floorspace (Restaurant and Café), and 6400m² of B1 floorspace. The application was received within the requisite 3 year period set by the outline planning permission, however, has been pending consideration for some time and recently amended to include new elements which sit outside of the scope of this permission. These separate elements form part of a separate, parallel full application (code ref. 22/01371/FUL).
- 2.2 The total site area extends to 21.85ha. This approval of reserved matters application covers an area of 15.4ha and includes 196 dwellings of the following mix of open market housing:

No. of bedrooms	No. of dwellings
2	69
3	26
4	90
5	11

The application also includes 3240m² of commercial floorspace in the form of 4no. Commercial Units (E(g)) and a café / restaurant building covering an area of 1.1ha.

- 2.3 The site will be accessed via a single (priority) junction onto Snitterton Road, which joins Matlock Spa Road. The point of access was agreed in principle in respect of the outline permission, however, condition 24 of this permission required that, as part of any subsequent reserved matters or full planning application, comprehensive detailed designs

for the permanent access solution for the site, comprising layout, realignment of Matlock Spa Road shall be submitted. The application includes a detailed road layout to serve the development and the applicant has commenced work on entering into a legal agreement with the County Council under s278 of the Highway Act to make permanent alterations or improvements to the public highway. These plans have been submitted with this application.

- 2.4 The application as originally submitted proposed 182 dwellings, a A3 Café / Restaurant use and 2304m² of commercial floorspace. The café/restaurant building, however, exceeded the floorspace designated for this use under the outline permission at 657m². A 'Hub' building (sports area and spa) also did not fall under what was a class B1 use classification. There were also concerns that the quantum of development being applied for did not deliver the site allocation and there were concerns with regard to the layout and design of the development.
- 2.5 Following protracted discussions, the application in its amended form is presented for consideration and a parallel full application submitted do deal with development that sits outside of the scope of this permission in terms of both description and site area to deliver development that more closely reflected the development allocation in the Adopted Derbyshire Dales Local Plan (2017). These amendments were made in April 2023, with further amendments and information submitted and consultation carried out in July 2023.
- 2.6 The layout of the development is designed around a newly defined local centre, comprising a series of apartment block, anchor commercial building, attenuation basins and a restaurant / café. The main access road will sweep down from Snitterton Road. At the entrance of the a single storey commercial unit is proposed. This forms part of the parallel full application, with residential development on the western side of the site access. The application site includes the land to the east of the access road. From the entrance, these will comprise a mixture of detached traditional two storey houses of varying character and appearance. The road will continue to the central part of the site, where a play area and the restaurant and pub is located, to a road junction. Development up to this point becomes more dense, with two / two and a half storey town house development and a series of three storey apartment blocks (with accommodation in the roof). To the north of the restaurant / café building an apartment block with a crescent form is proposed. At the termination of the main spine road a 'Manor House' style commercial building is proposed.
- 2.7 Commercial development is located at the site entrance and in the core, extending out to the south east. A bespoke approach to the design of the commercial buildings has been taken. The commercial buildings at the entrance and within the core will be of a traditional appearance and constructed in stone, whereas the commercial units on the eastern fringe will be of a more contemporary appearance with subterranean parking. The housing development will comprise a mix of traditional properties, incorporating traditional design detailing and more contemporary development to respond to site level challenges and on the periphery of the site. Between the two distinctive building styles will be a transitional dwelling type, which will incorporate traditional forms and contemporary detailing.
- 2.8 In addition to the Design and Access Statement and amended planning drawings, the application is accompanied by the following documents:
 - Biodiversity Net Gain Calculation
 - Habitat Creation and Enhancement Summary
 - Flood Risk Assessment and Drainage Strategy
 - Tree Protection Method Statement
 - Landscape Design Strategy
 - Vehicle Tracking and Road Section Drawings
 - Traffic Generation Note
 - Sustainability Statement

- Crime Prevention Statement

These documents have been made available for examination and comment and circulated to consultees and in the case of amended plans and documents re-consulted on. They are referred to, where necessary, and pertinent in the officer appraisal section of this report.

3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

3.1 The Development Plan

Adopted Derbyshire Dales Local Plan (2017)

S1	Sustainable Development Principles
S3	Development within Defined Settlement Boundaries
S7	Matlock/Wirksworth/Darley Dale Development Strategy
S10	Local Infrastructure Provision and Developer Contributions
PD1	Design and Place Making
PD2	Protecting the Historic Environment
PD3	Biodiversity and the Natural Environment
PD4	Green Infrastructure
PD5	Landscape Character
PD6	Trees, Hedgerows and Woodlands
PD7	Climate Change
PD8	Flood Risk Management and Water Quality
PD9	Pollution Control and Unstable Land
HC2(v)	Housing Land Allocations – Land at Halldale Quarry
HC4	Affordable Housing
HC11	Housing Mix and Type
HC14	Open Space, Sports and Recreation Facilities
HC15	Community Facilities and Services
HC18	Provision of Public Transport Facilities
HC19	Accessibility and Transport
HC20	Managing Travel Demand
HC21	Car Parking Standards
EC1	New Employment Development
EC6	Town and Local Centres
DS5	Land at Halldale Quarry / Matlock Spa Road, Matlock

3.2 Other Material Considerations:

National Planning Policy Framework (2023)
 National Planning Practice Guidance
 National Design Guidance
 Climate Change Supplementary Planning Document (SPD) (2021)

4. RELEVANT PLANNING HISTORY

1195/0711	USE OF BUILDING FOR STORAGE/MAINTENANCE OF DRILLING EQUIPMENT	A	10/01/1996
02/07/0547	Variation of Condition 9: Stone lorry frequency (application code CM3/0602/36)	WDN	01/08/2002

10/00039/OUT	Redevelopment of site for mixed use development comprising Use Class B1 Office and Workshop Space, Use Class C2 CCRC/medical facility, Use Class C1 Hotel and Hiker's Hostel, car showrooms, cinema and internal leisure uses, ancillary Use Class A1 and A3 uses, car parking, landscaping and approximately 40 acres of managed ecological habitat	PERC	04/01/2011
14/00541/OUT	Mixed residential and commercial development comprising of 220 dwellings, 400m ² of A3 floorspace (Restaurant and Café), and 6400m ² of B1 floorspace	PERC	31/03/2017
14/00541/DCOND	Discharge of Conditions 4 and 5	DISFUL	26/02/2018
14/00541/DCOND/2	Discharge of condition(s) 10.1 and 10.2	DISFUL	13/11/2018
14/00541/DCOND/3	Discharge of condition 10.3 of application 14/00541/OUT - Mixed residential and commercial development comprising of 220 dwellings, 400m ² of A3 floorspace (Restaurant and Café), and 6400m ² of B1 floorspace	DISPAR	11/09/2019
22/01371/FUL	Mixed use development comprising of 24no. dwellinghouses and 1535m ² of commercial (Use Class E) floorspace	PCO	

5. CONSULTATION RESPONSES

5.1 Matlock Town Council

Comments on the original scheme:

Object.

This is an application for Reserved matters, the site having been given outline planning permission in 2014. The Town Council are concerned that there do not appear to be details about the materials to be used in this development. The dwellings appear to be predominately of brick and this must be of a buff grey colour with grey slate roofs. Ideally most of the houses should be of stone. It is crucial that the house designs are in character with the prevailing architectural traditions of the town and this is not the case here. We do not want ANY red brick on this development. Matlock is not a red brick town! Ideally the development would be of the same high standard as the Cawdor Quarry development in terms of design of the dwellings and materials used. The development can be clearly seen from Matlock Bank and as such the visual intrusion needs to be minimal. Landscaping is crucial and detailed plans appear to be absent. A management plan is also necessary. Another pedestrian access to the site would be welcome.

Vehicular movements to the town should be minimised. The Town Council is not opposed to development on brownfield site, but such developments need to be of high quality and

sympathetic to the local architectural tradition of the town. In conclusion, it is our view that as presented this application should be refused and sent back to the applicant for reconsideration. In addition, I would like to point out that the application is in its present form insufficient for a decision to be made. Missing is a comprehensive site layout plan which is particularly important since the site layout is different from that approved in 2014. The site layout provided does not give sufficient detail therefore for a decision to be made. The site is visible from Matlock Bank to Hackney, and hence will be a visual intrusion for most of the town. As such, the landscaping and the building form need to enable the development to complement the surrounding green fields and the excellent development in Cawdor Quarry below. As such, it needs to be of a form and density typical of villages in Derbyshire, with buildings mixed in size and orientation, coloured and textured in a manner consistent with the prevailing local palette. The design does not reflect these characteristics. Water run off may become an issue with the site, since with development there will be an inevitable decrease in porous land. This water will end up in the Derwent. In normal times, the Derwent would be able to handle such run off. However, it is during abnormally wet weather that the site may cause problems. First, the runoff will be greatest at that time. Secondly, the load on the Derwent may cause it to flood. As a number of large developments are anticipated in the area, all of which will result in an additional run off load on the Derwent, any single development cannot be taken in isolation, but needs to be considered in conjunction with the additional run off load from these other developments. As such the Environment Agency must provide a view about each large development including this one for consideration by the Planning Department.

The Town Council make the following comments with regard to development plan policies:

S02: To maintain, enhance and conserve the area's distinctive landscape characteristics, biodiversity and cultural and historic environment and in particular Policies PD1: Design and Place Making and PD5: Landscape Character

The site is visible from Matlock Bank to Hackney, and hence from most of the town. As such, the landscaping and the building form need to complement the surrounding green fields and the new development in Cawdor Quarry below. It is separated from Matlock itself and therefore it will appear on the hillside as a new village. As such, it needs to be of a form and density typical of villages in Derbyshire, with buildings mixed in size and orientation, coloured and textured in a manner consistent with the prevailing local palette. Do not think that the design as submitted reflects these characteristics and perhaps more importantly does not reflect the criteria specified under PD5.

PD7: Climate Change

It is not clear to what extent the climate emergency has been taken into account in the design. Perhaps the Planning Department needs to obtain a full statement from the developers about the measures taken to meet the Government's 2050 Climate Change goal. The precedent has been set with Heathrow Airport. The houses built in the 2020s will be but 20 to 30 years old in 2050. The building fabric cannot easily be replaced or modified to meet the 2050 goals. The developers need to submit a design that with only minor modifications is able to meet the 2050 goals.

PD8: Flood Risk Management and Water Quality

Water run off may become an issue with the site, since with development there will be an inevitable decrease in porous land. This water will end up in the Derwent. In normal times, the Derwent would be able to handle such run off. However, it is during abnormally wet weather that the site may cause problems. During such times, increased run off from other developments in conjunction with the Halldale Quarry run off may cause the Derwent to flood. As a number of large developments are anticipated in the area, all of which will result

in an additional run off load on the Derwent, any single development cannot be taken in isolation, but needs to be considered in conjunction with the additional run off load from these other developments. As such the Environment Agency must provide a view about each large development, not by itself but in combination with the other developments envisaged in the Local Plan.

HC3: Self-Build Housing Provision

The Local Plan states that developers will be encouraged to make provision for small builders or individuals or groups who wish to custom build their own homes ... Perhaps the Planning Department should insist that suitable land is set aside for such developers on this site and on other large sites in the future.

HC6: Gypsy and Traveller Provision

The District Council is having great difficulty finding suitable sites for the traveller community. It has already been agreed that this site is suitable for housing. Perhaps a portion of it could be made available for a travellers' site. It would have good road access and be reasonably close to Matlock to enable access to shops and other facilities.

DS5: Land at Halldale Quarry / Matlock Spa Road, Matlock

In no doubt that the planning department will insist on all the requirements specified under this policy being met.

Comments on the amended scheme and further amendments / information:

Advise that comments have already been made and do not wish to comment.

5.2 South Darley Parish Council:

Comments on the original scheme:

Object and make the following comments:

1. Matlock Spa Road/Snitterton Road Layout

The proposal shows Matlock Spa Road revised to sweep into the site, with Snitterton Road joining at a simple T-junction. This is shown in outline on Drawing E788-10A, Engineering Layout Sheet 1 of 4. However, this does not comply with Condition 24 of the outline planning permission, which requires "comprehensive detailed designs for the permanent access solution for the site" to be submitted and approved as part of a reserved matters application.

Furthermore, Derbyshire County Council's letter of 13th July 2016 commenting on the proposed development notes that: "It was also considered a priority road connection into the site may, with an appropriate design solution, deter traffic movements through Snitterton and Oker etc; this should remain a primary objective in any future detailed designs. Whilst a priority simple 'T' junction may in theory work, it may not be the best or optimum highway solution for access into this development."

The reserved matters submission does not take any of these points into consideration and should, therefore, be rejected in its current form. The developer should be required to design the revised road layout at the quarry entrance so that Snitterton Road joins at an acute angle, similar to the layout shown on the enclosed sketch. Also, he should be required to use his best endeavours to obtain a Traffic Regulation Order banning traffic from turning right out of Snitterton Road and left into the road.

2. Traffic Flows on Snitterton Road

Snitterton Road is a narrow country lane, only single-track in places, with many narrow blind bends and with houses very close to the road. There are no footways and the road cannot carry much traffic. Traffic counts by the County Council have shown that the Annual Average Daily Traffic on Snitterton Road increased by about 25% between 2006 and 2009. At some times of the day it increased by up to 48%; this was presumably due to the construction of Sainsbury's store.

The developer has estimated AM and PM peak hour traffic from the proposed Halldale Quarry development, calculating that only 4.5%, amounting to 9 to 11 vehicles in the peak hours, will use Snitterton Road to the west. However, I believe that this is an underestimate. The large increase in traffic flow following the opening of Sainsbury's shows that Snitterton Road is an attractive through route for many vehicles. The road will form a useful route for traffic from the quarry travelling to or from the West and North-west, so it is to be expected that the residents of Halldale Quarry would frequently use the road.

As traffic congestion increases in Matlock journey times on the A6 will increase considerably encouraging drivers to find alternative routes, such as Snitterton Road. This is already apparent as the traffic through Snitterton increases considerably whenever there is a hold-up on the main road. Thus, a significant extra volume of traffic can be expected to use Snitterton Road, especially during peak hours.

The new housing at Cawdor and Halldale Quarries will give rise not only to more motor vehicles but also more pedestrians and cyclists using Snitterton Road, making it all the more important to avoid increased traffic. Banning Halldale traffic from turning into and out of Snitterton Road would help to limit this extra traffic.

3. Further Mitigation on Snitterton Road

At the meeting of the Central and Northern Area Planning Committee on 29th June 2010, it was resolved that grant of planning permission for the then proposed development of Halldale Quarry should be dependent on, among other things, a Section 106 agreement requiring the developer to pay for mitigation measures on Snitterton Road to reduce traffic flows. These measures would be triggered if the Annual Average Daily Traffic flows increased by about 35% above the 2009 figures (1,015 vehicles).

The Parish Council would urge that a suitable Section 106 agreement be drafted for the current proposals in order to implement this earlier resolution. Possible mitigation could take the form of narrowing the straighter lengths of Snitterton Road to single track with a footway and with intervisible passing places. Potential sites are between the quarry and Snitterton and between Oker and Kirby Lane.

Comments on the amended scheme / additional information:

Reiterate their earlier comments and make the following further comments:

Lack of Affordable Housing

The proposal for 220 houses on the site does not appear to include any requirement for affordable housing. The layout and house types are clearly aimed at the higher end of the market. This does not address the urgent need for more affordable housing in the district and is in clear contravention of the Adopted Derbyshire Dales Local Plan of December 2017.

Policy DS5 of the Local Plan requires "Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the

community.” The proposal does not address this requirement, nor does it appear to meet a number of the other requirements of Policy DS5.

Development in clear contravention of the Local Plan should not be permitted.

Matlock Spa Road/Snitterton Road Layout

The proposed road layout at the entrance to the development would have detrimental effects on Snitterton Road through Snitterton and Oker.

5.3 Local Highway Authority (DCC):

Comments on the original scheme:

We are consulted by DDDC regarding the highways and transport side of the planning application proposals, and I wanted to clarify a couple of things with you regarding the proposed development of the site: -

(1) it is not clear if the car parking associated with proposed commercial aspect ‘The Cabins’ is to be provided as it is not shown on the submitted layout drawings or is ‘The Hub’ basement parking to be shared with ‘The Cabins’?

(2) will the proposed carriageways and footways be put forward for adoption by the Highway Authority or are they to remain private/unadopted?

If yes to the adoption query, then on this basis the applicant/agent should denote on the drawings which sections of the proposed roads/footways layout will be put forward for highway adoption with a coloured-up drawing, although it is appreciated that engineering drawings have been submitted it is still not clear which areas are to be put forward for highway adoption. This procedure is dependent upon the actual satisfactory specifications of the intended highway areas.

Comments on the further amendments to the scheme / additional information:

We appreciate the revised ‘Travel Plan’ has not been submitted as part of the current applications and on this basis, the Highway Authority would expect a condition to be imposed for a revised Travel Plan to be submitted prior to the buildings within the application site being occupied.

Regarding the detailed submission for the main access junction and highway realignment at Matlock Spa Road/Snitterton Road, it is worth noting that there is a Section 278 Highway agreement being processed at this time with the County Council for the highway access arrangements and the principle of the junction design is virtually agreed subject to sorting out the issue relating to surface water drainage. The overall design is still subject to ‘technical approval’.

It is understood from the applicant/agent that the internal roads/footways etc. are to remain private/unadopted.

In summary, there are no objections to the applications from a traffic and highway point of view subject to conditions.

5.4 Derbyshire Wildlife Trust:

Comments on the original scheme:

We have reviewed the Green Infrastructure Plan produced by FPCR in March 2020. We consider the plan to be broadly in line with the indicative plan included in the Landscape and

Ecological Management Plan produced by FPCR in February 2018. The main difference is that the wetland/pond/SUDS has moved to the north-west near the existing entrance to the quarry.

The commitment within the LEMP is to establish 6 ha of wetland habitat and the area identified on the Green Infrastructure plan appears to be smaller than that. The delivery of other habitat creation targets stills looks achievable.

We have no further comments at this time, but would advise the LPA to clarify the extent of wetland habitat that will be created within this Green Infrastructure Plan.

Comments on the amended scheme / additional information:

In our previous response (DWTDAL 195-9/14th May 2020), we queried whether the full 6 ha of wetland habitats would be created, in line with the LEMP. The current masterplan includes more wetland / open water, however the area is not quantified on any of the plans and these areas appear to largely comprise attenuation basins surrounded by built development and amenity flowering lawn, albeit with some corridors through the site. There appears to be little naturalistic wetland on site. Furthermore, the LEMP states, "The principal aim of habitat creation in this area will be to provide a variation in substrate, topography and soil moisture content, with some areas of seasonal water-logging and permanent open water to provide a receptor habitat for great crested newts that will need to be translocated away from areas disturbed by remediation and earthmoving". The report states that 2-3 GCN ponds will be created.

The areas of wetland should be quantified and it should be confirmed whether features are permanent waterbodies or dry attenuation basins and also whether they are part of the SuDS or primarily for wildlife benefit. It should also be noted that due to the presence of GCN on site and the large number of roads intersecting the scheme, drop kerbs and offset gullies should be utilised, especially in the locations where roads are located between waterbodies or bisect green corridors.

The calcareous grassland shown on the Green Infrastructure Plan is labelled as 'retained habitat', however there is also reference to translocation of turves and the LEMP refers to translocation of soils and additional seeding. There should be a clear plan of areas where translocation will be from and the receptor sites it will be taken to. It is important that areas of open /bare ground are also maintained in the south/south-east as per the LEMP, however this is not identified on the landscape plan. Areas should be quantified to ensure they are in line with the specifications in the LEMP. In general, there appears to be less area of open grassland within the current scheme.

Other observations include the lack of meaningful movement corridors for wildlife. Ribbons of trees/woodland/grassland are indicated but these are located between rear gardens and all are fragmented by numerous residential roads. It is not quite clear how they will function on site – will there be public footpaths and how will access be provided for management? Some are quite narrow and there is the risk they will become shaded, overgrown and a dumping ground for gardens waste and potentially other fly-tipping. The previous layout incorporated wider corridors with more open grassland, only bisected at a single point, which was far more favourable for wildlife on site.

To conclude, further clarification should be provided as to how the scheme will meet the habitat and species specifications set out in the LEMP, however the layout does not appear as favourable as previous iterations and we consider that it could be improved to maintain habitat provision and connectivity through the site.

Following receipt of the above comments the applicant presented a habitat creation and enhancement summary and biodiversity net gain calculations for the development, which DWT reviewed and commented on as follows:

In response to our comments, a Habitat Creation and Enhancement Summary (Morph Ecological Consultants (August 2023) has been submitted. This provides a good level of detail, including a clear map of intended grassland translocation donor and receptor site, however it also states that due to the passage of time and the new layout, the agreed habitat creation set out in the agreed Landscape and Ecological Management Plan (LEMP) (FPCR, 2018) needs to be amended and the intention is to submit a new LEMP. We are concerned that this approach would result in a far poorer result for biodiversity, through the development of what was assessed to be an ecologically valuable site in the initial stages of the application.

Due to it being an older application, a biodiversity metric has not been submitted at the outline stage and it is therefore difficult to quantify losses and gains. However, effort was made to quantify the habitats present at the time of the outline application and this is detailed in the Ecological Mitigation Strategy and Management Plan (FPCR, 2015). This outlines the original mitigation measures, which the LEMP was based on and on which DWT based their advice on the acceptability of the scheme. The agreed LEMP (secured by condition) provided a level of clarity regarding the extent of habitats to be provided as part of the scheme. These were considered to be sufficient to offset the losses that would be incurred by the outline proposal.

The revised layout submitted at the reserved matter stage, is significantly different and means that the level of habitat creation previously agreed cannot be accommodated on site. Part of this may also be due to the development of four additional areas, dealt with as part of a separate application (22/01371/FUL) but which were initially proposed to offset some of the impacts of this development. This clearly therefore reduces the overall effectiveness of proposals to minimise losses and we suspect the new layout would result in a net loss of biodiversity. We advise that the new layout would result in a poorer outcome overall, unless previously agreed commitments are delivered. Whilst a metric has not been required at the outline stage, the applicant should still be able to demonstrate a net gain in line with the NPPF 2021 and currently this is not evident. The differences in habitat creation have been summarised in a table.

We would also repeat our previous concern regarding the lack of meaningful movement corridors for wildlife in the new layout. Ribbons of trees/woodland/grassland are indicated but these are located between rear gardens and all are fragmented by numerous residential roads. It is not quite clear how they will function on site - will there be public footpaths and how will access be provided for management? Some are quite narrow and there is the risk they will become shaded, overgrown and a dumping ground for garden waste and potentially other fly-tipping. The previous layout incorporated wider corridors with more open grassland, only bisected at a single point, which was far more favourable for wildlife on site.

The Summary confirms that four new GCN ponds have already been created as part of the mitigation licence for the site. It also provides further clarity regarding the other proposed lakes and ponds. We maintain that due to the presence of GCN on site and the large number of roads intersecting the scheme, drop kerbs and offset gullies should be utilised, especially in the locations where roads are located between waterbodies or bisect green corridors.

To conclude, we advise that the revised layout appears likely to result in a significant net biodiversity loss, compared to the outline layout and the agreed LEMP. Net gain has not been clearly demonstrated, as required by the NPPF 2021, nor do the proposals comply with Policy PD3 of the Local Plan, which aims to protect locally important site including priority habitats and requires no net loss as a minimum.

Following receipt of the above comments the applicant presented revised BNG and enhancement reports, which took into consideration improved landscaping proposals. DWT commented on this information as follows:

We welcome the additional details provided regarding the onsite hedgerows which are intended to be safeguarded through a covenant. Confirmation has also been provided that vegetated landscape corridors will have access for maintenance in the long term and we welcome the widening of these corridors, in response to our previous comments.

We welcome confirmation from the applicant that drop kerbs and offset gullies will be incorporated within the scheme, especially in the locations where roads are located between waterbodies or bisect green corridors.

Due to there being no biodiversity metric submitted for this application and queries raised over the accuracy of the previous habitat quantification, it is difficult to advise the LPA whether or not a net biodiversity gain will result from this application.

We acknowledge that update survey has shown the extent of calcareous grassland and OMH to be reduced through habitat succession since the surveys for the outline application, from around 5 ha to ~2 ha. However, scrub encroachment could arguably be reversed through management and a reduction of ~3 ha of calcareous grassland between what was agreed at the outline stage and what is now proposed, still seems quite significant.

We advise that all proposed areas of calcareous grassland should be either translocated, as per the Habitat Creation and Enhancement Summary - Revision 2 or created with nutrient poor sub-soils suitable to support a calcareous plant community. These should not be accessible to the public and maintained in the long-term through scrub control. In line with our comments on the full application for the additional four development areas (22/01371/FUL), we advise that efforts should be made to increase the area of calcareous grassland on site or a contribution made to a nearby calcareous grassland / OMH site. Perhaps there is potential for the two wider corridors in the west of the site to have more of a grassland focus rather than the tree and scrub planting to address this?

Further to our email correspondence, we agree that a revised LEMP is required to reflect the new scheme and are advised that this could be secured via a variation of the original condition.

To conclude, some of our concerns have been addressed. It is difficult to quantify habitat losses/gains at this site and consequently advise with confidence whether a net gain has been achieved, in line with local and national planning policy.

If any further areas of calcareous grassland could be incorporated, this would be preferable. A revised LEMP will ensure appropriate management of proposed landscaping.

With regards to bats, the following two conditions have been suggested for the full application 22/01371/FUL. It is likely that the condition regarding quarry faces should also be attached to this REM approval. It is not clear where the block-built building is located and if it is within the main quarry area, the related condition should be attached to the REM consent rather than the FUL consent. If it is not possible to attach further conditions, these measures should be secured via another mechanism:

Bats – quarry faces

Prior to any works to the eastern cliff faces or construction in adjacent areas, the faces shall be assessed by a suitably qualified ecologist to update the existing information with regards to roosting bats. If any potential roost features are identified, the appropriate level of survey

effort shall be undertaken to inform any necessary mitigation or licensing, based on the most up to date best practice guidance. A report shall be submitted to the LPA detailing the results of the assessment and any survey work, and setting out a mitigation strategy which shall consider direct impacts, such as stabilisation works, and indirect impacts, such as lightspill. The mitigation strategy shall be implemented in full.

Bats – onsite building

Prior to any works to the onsite block-built building (INSERT LOCATION / REF), an updated building assessment and any subsequent nocturnal bat surveys will be undertaken, in accordance with best practice guidance. The results shall inform a detailed mitigation strategy and identify any requirement for licensing. These details shall be submitted to the LPA for approval and implemented in full.

5.5 Cllr. Steve Wain

Comments on the original scheme:

I acknowledge this application has already been granted outline planning permission in 2016.

I am somewhat confused, as it appears as though some of the proposed site is to be built outside the approved area. I have now found that additional applications are anticipated to cover this, but this in my opinion this disjointed and confusing.

I would have preferred to have seen a more comprehensive site layout or plan, but I am sure that any determination will not be considered until all aspects of the application have been submitted.

The area in question is highly visible from the northern slopes of Matlock Bank, Hackney and Snitterton.

It is essential that the site layout works aesthetically and does not have a negative impact on the amenity of residents and visitors to our wonderful Town.

This will be difficult as the predominantly self set trees in Hall Dale currently present a wonderful green area that compliments the locality.

Therefore, it is imperative that careful consideration is given to the design, layout and materials used within this development. These must compliment and not be at odds with the existing surroundings. Upon initial perusal, the proposed design of dwellings do not appear to be consistent with others in the locality.

Can we be assured that both the Cawdor and Hall Dale sites will compliment each other?

I note that there will be no affordable housing on this site, due to the cost of this development. However, I would not wish there to be any concession in quality of materials on such a visually prominent site. This is basically the western gateway to Matlock and first impressions are often lasting impressions!

If some of the properties have to be constructed in brick, then please let's use colours that compliment the palette of the rock face and use as much natural local stone as I economically viable. I would hope that those houses most prominent on the site are completely constructed from stone.

5.6 Cllr. Martin Burfoot

Comments on the original scheme:

1. I am very disappointed with the details in this application, for Reserved Matters. The plans appear to be incomplete, poorly annotated if at all, with no detailed statement about the materials to be used (unlike the plans for Cawdor Quarry nearby), or even the applicant's design principles, if they have any, considering that most of the proposed house designs appear to be completely out of character, and alien to Matlock and its domestic vernacular architectural tradition. I would ask why this particular developer should expect to 'get away with' inappropriate design and materials, compared to Groveholt and the excellent detailing approved for Cawdor Quarry?
2. Even worse is the lack of a comprehensive site layout plan, to show clearly all proposed development components, as well as the proposed roads, pedestrian routes and footways, not to mention the all important single vehicular and pedestrian access off Snitterton Road. This is particularly pertinent, given the site layout plan's departure from that approved in outline form in 2014. Again, the site layout plans fail to show exactly what is proposed, given the lack of annotation and/or explanatory key.
3. The fact that the proposed 182 dwellings cannot be seen from close proximity viewpoints is no justification for the submission of a mixture of such inappropriate designs, alien to local architectural character, alongside some which are more sympathetic. The materials appear to be predominately brick, with no indication of colour or texture, which must be a priority and preferably grey buff to match the limestone quarry setting, along with blue slate roofs. The applicant should have submitted better analysis of visual and landscape impact, including receptors on Matlock Bank, including Jackson Road, Jackson Tor Road and Cavendish Road, from where residents have a 'bird's eye view' into most of the development site.
4. A further problem with this application is the single point of vehicle and pedestrian access on to Snitterton Road, adjacent to the proposed business units, which will entail residents walking an excessive distance to the site entrance, before embarking on a walk down Matlock Spa Road to Snitterton Road to Matlock. Surely there should be a further pedestrian access negotiated, if feasible, with the neighbouring landowner above Snitterton Road, to enable and encourage residents to walk the shorter distance to town and leaving their cars at home. I would also question some of the quoted distances to various destinations in one of the reports and would ask if these were taken from the centre or east end of the site, or indeed the site entrance. I do welcome the proposal to provide a paved footway alongside the south side of Matlock Spa Road, whilst challenging the assertion that there is already one along the north side. Given the proposed Tesco Express lower down the road, to be provided by Groveholt, I consider that a paved footway along the north side should be provided in conjunction with this development (see clauses 4.17 and 4.18 in the design statement). I question the statement that such footways will be provided 'where deliverable within the adoptable land', since Matlock Spa Road is clearly outside the site curtilage, and yet these facilities are essential for pedestrian safety and a deterrent to car use. It is also disappointing that there appears to be no detailed road layout for this site access point, unless I have overlooked it amongst the multiplicity of proposed house plans.
5. I have no objections in principle to the proposed commercial units, restaurant / cafe and possible care home or similar facility, as yet to be submitted, but consider these proposals must be adequately detailed.
6. I welcome the proposed provision of an electric vehicle charging point for each dwelling, but question the range of other mitigation measures required to cater for the huge increase in traffic movements to and from Matlock town centre. Along with additional traffic generated by the Cawdor development, the County Council needs to address with both developers exactly how the inevitable extra congestion and pollution is to be mitigated.

7. There appears to be an absence of detailed plans and proposals for landscaping, which must be critical in terms of mitigating more distant visual impact, as well as local residential amenity. This must be addressed prior to any consent being granted, along with all important wildlife conservation and management proposals for the upper reaches of the quarry where no development is proposed, as well as management of the site generally. This will presumably be subject to a permanent landscape management agreement.

In conclusion, I don't consider the submitted application can be approved in its present form, so should either be refused or withdrawal encouraged for a comprehensive reconsideration of the development proposals.

In subsequent correspondence Cllr Burfoot asked why ward members were not advised of the application being suspended pending further information, given that they had recently made the above comments.

Comments on the further amendments to the scheme / additional information:

I am generally relaxed about this latest application, which seems to combine traditional and contemporary design, between a mixture of residential and commercial buildings, with a welcome use of natural stone, presumably limestone, with a more traditional village centre.

This application is a welcome acknowledgement by the applicant that building work should be based on the present former quarry floor, thereby avoiding extensive re-grading, although there are already huge variations in levels, some incorporating stepped designs. These are acceptable on the lower quarry floor, but should not be sited in view of the upper parts of Matlock Bank. Specifically, I am more concerned about the proposed three storey apartments.

Also, the surface water and sewer systems across a quarry floor and their outfall to Snitterton and Matlock Spa Roads must be considered, together with the capacity of the main sewers etc on those roads to accommodate further connections.

Given that this is obviously a 'brownfield' site, I am more relaxed about the proportion of modern designed commercial buildings, and doubt if there is a demand locally for what appear to be office type uses, as opposed to light industrial.

I am concerned about several other aspects of the proposals, specifically my previous request (in a historic application for the site) that there must be a range of footpath links to Snitterton Road and Matlock Spa Road, in order to encourage walking.

Also, I am always sceptical about the relative lack of landscaping of large, mainly residential developments, with locally indigenous tree and shrub planting, as well as appropriately located areas of wild flora conservation and seeding, in order to enhance the existing biodiversity, which is typical of limestone quarry floors with minimal soil cover. The external works or hard landscaping, mainly roads and footways within the development, also needs close attention to materials and overall design.

Finally, I have severe doubts about how appropriate and acceptable in landscape and visual impact terms the upper tier and later phase of residential properties will be, given the removal of so much of the naturally regenerated tree growth. Therefore, I think the phasing proposed needs to be made absolutely clear prior to any approval.

5.7 Cllr Sue Burfoot (in their capacity as County Councillor):

Comments on the original scheme:

Character and appearance.

My concerns and objection to this application are based on my view that many of the proposed house designs are out of character with the prevailing architectural tradition of the town of Matlock. The dwellings appear to be predominately brick but with no colour specified. They need to be of a grey buff colour with grey slate roofs to match the former limestone quarry setting. Ideally, most of the new houses should be predominantly built in stone. The development can be clearly seen from Matlock Bank and it is crucial that the visual intrusion is minimised. No red brick!

Landscape

Detailed plans for the proposed landscaping appear to be absent. As stated above, the visual impact of this development must be mitigated and residential amenity enhanced by a comprehensive landscape plan, including details of future management.

Access

One single point of both vehicular and pedestrian access is proposed. I consider that the detailed design for this must be shown, including how it links safely to both Matlock Spa Road and Snitterton Road. Could we ask for a further point of pedestrian access from the east end of the development to enable those residents to avoid a needless walk through the site and encourage walking rather than constant car use?

Pedestrian access to the town is vital to lessen the need for vehicular movements from this large number of dwellings.

Layout

The site layout plan needs to be looked at in detail as it appears to be inadequate and the plans as presented are poorly annotated.

In conclusion, my considered view is that this Reserved Matters application, as submitted, should be refused and reconsidered by the applicant.

I am certainly not opposed to development on this brownfield site, but the details need to be of a high quality and sympathetic to the local architectural tradition of the town.

The nearby Cawdor Quarry development by Groveholt is of a high standard and this proposed. Halldale development needs to be of an equally high standard.

5.8 Derby and Derbyshire Integrated Care Board (Formerly Clinical Commissioning Group):

Comments on the original scheme:

Based on service demands a financial contribution of £87,360 is sought towards enhancing capacity and infrastructure within local practices, the closest being Lime Grove Surgery and Imperial Road Surgery.

Comments on the further amendments to the scheme / additional information:

Request a financial contribution of £176,400 to be used to provide additional capacity at any practice in the vicinity of the development, which may be through the extension of one or more existing site.

5.9 Development Control Archaeologist (DCC):

We have no records of a consultation response on outline planning application.

On the basis of the Development Control Archaeologist's original comments it is likely that his advice of 2010 would have been reiterated, and the negative condition cited in Steve's original response should have been added to the 2014 permission.

If this is the case, a WSI for the archaeological treatment of the lead mining shafts which appear on early maps of the footprint of the quarry is now required, in line with Steve's advice.

We would be happy to advise the developer further on the detail of the WSI and suggest archaeological contractors which might undertake the work.

5.10 Environment Agency:

Comments on the original scheme:

No objection.

Comments on the amended scheme / additional information:

The Environment Agency does not have any new comments to make to this re-consultation.

Comments on further amendments / information received:

The Environment Agency does not have any new comments to make at this reserved matters stage. We will make new comments at the discharge of conditions stage, when the conditions we recommended are being discharged.

5.11 Trees and Landscape Officer (DDDC):

Comments on the original scheme:

A Green Infrastructure Plan by FPCR, dated 24 March 2020, Drawing number 5905-L-04 Rev B has been referenced in making the following comments. Further details, relating to proposed grassland, wetland, amenity / specimen tree, hedgerow and woodland planting and details related to the proposed continuous scrub, existing trees and potential tree removals and protection of retained trees should be submitted to DDDC to allow an informed decision to be made as to whether the proposed scheme layout, proposed tree removals and tree protection and proposed soft landscaping/planting scheme is acceptable.

5.12 Force Designing Out Crime Officer:

Comments on the original scheme:

The constraints presented by the topography of this site are recognised, and the layout now presented is broadly acceptable.

There are good examples of use of detail to design against crime and community safety problems throughout the development, but also a number of specific areas where there is room for improvement in respect of enclosure, outlook and the supervision of public or open space.

Specific improvements relating to the site layout, including parking provision, footpath links, boundary treatments and elevation treatments to specific house types to improve surveillance / outlook were recommended.

Comments on the amended scheme / additional information:

Generally from a community safety perspective the scheme now proposed is superior to the previous incarnation.

Previously undefined open space between housing has been mostly drawn into private curtilage, bringing about a more cohesive layout, and the majority of key plots are well treated and distinctive.

I previously commented upon boundary treatment around some corner plots which restricted outlook. The revised plans don't include any enclosure, other than soft landscaping, which in many instances will not form an immediate or robust boundary definition, either for security or privacy.

Can I assume that there will be an additional enclosures plan, including the position of garden gate access, or a condition set for future approval.

Any soft landscaping intended to form a residential boundary other than for frontage definition would need some form of fencing reinforcement, such as stock fencing, until it can mature.

With regard to matters of detail mail box provision within the apartment blocks, supervision of parking courts, supervision of streets from plots 92 and 123 are the only issues raised.

Comments on further amendments / information received:

None of the revised plans and documents address the comments I made on 21.4.23, so from my perspective these need to be resolved, in particular the provision for secure mail delivery to X and Z apartment blocks.

I note that part 2.0 of the supporting crime prevention statement makes mention of the security of letter and package apertures, without exploring how this might be achieved in actuality.

As I mentioned previously, unless this is taken into account prior to building design approval, the eventual solution will probably involve compromises.

I appreciate that final boundary treatments may well be a condition of approval, but should take account of comments in respect of visually permeable treatment next to under-supervised communal parking locations.

5.13 Environmental Health DDDC (Commercial):

I have no objection in principle to the above planning application on the condition that the commercial premises will comply fully with all relevant Food Hygiene and Health and Safety at Work requirements.

Comments on the amended scheme / additional information:

Do not wish to comment further.

5.14 Right of Way Team (DCC):

Comments on the amended scheme / additional information (made in respect of application code ref. 22/01371/FUL):

I can confirm that Matlock Public Footpath No. 90 runs adjacent to the development site, as shown on the attached plan.

The creation of footpaths within the site is welcomed and, should the application be successful, the applicant is invited to dedicate these as public rights of way, in order to safeguard them for future generations.

It appears from the proposed layout plan that there is no way in or out of this large site, other than the primary access route that connects to the highway. Considering that there is a network of public footpaths in the vicinity, it is vital that the site links to these routes via a number of connections around the site, to give residents access to the surrounding countryside. If this can be achieved, it would also provide safer and quicker walking routes to Matlock town centre and would significantly improve the PRow network in the area. The Rights of Way Section therefore objects to the layout plan as it stands but would welcome the opportunity to liaise with the applicant to achieve the improvements mentioned.

A footnote concerning Matlock Footpath 90 is recommended.

Comments on further amendments / information received:

There is still a clear lack of any decent connectivity on foot to and from the site. The only pedestrian provision is shared with cycles and is alongside a road. This has not been highlighted in the Sustainability Statement for Transport and Connectivity, which also does not acknowledge that the most sustainable method of transport is on foot. In addition, within the Sustainability Statement for Health and Wellbeing, it does not highlight the lack of ability for residents to connect with the surrounding countryside for walks to enhance health and wellbeing.

The Travel Plan focusses entirely on the one and only option for people to travel to and from the site, on foot or otherwise. Although a walkway into Matlock is welcomed, it is in no way sufficient. It provides no choice and no convenient access to the surrounding countryside, nor any more convenient or enjoyable options for walking into Matlock town centre. Just because it is possible to walk into the town centre along the proposed walkway, does not mean that the objectives for sustainable travel are fulfilled. It provides a possibility. It does not encourage walking, which would in turn improve the fitness of residents and reduce reliance on the private car. To encourage walking, the enjoyment and convenience of path users must be considered. Walking alongside a road is not generally thought of as enjoyable. Convenience from a large site like this relies on there being choice, so that residents can choose the option that is most convenient for their needs. I would agree that the site is well located for accessing a range of local facilities on foot but would argue that the proposals do not capitalise on that by providing options for that access.

For these reasons, the Rights of Way Section strongly objects to the proposals as they stand. There are a few possible options that could be investigated for providing sufficient pedestrian connectivity to the surrounding area.

The Rights of Way Section therefore asks that the applicant be required to provide much improved pedestrian connectivity to and from the site.

Comments received following further information submitted to address the above:

The footpath connection to Matlock Public Footpath No. 90 is certainly a welcome addition to the layout plan. However, it is unclear if the other proposed footpath, leading to the northern boundary of the site, will ultimately be able to connect to Snitterton Road. Additional information is therefore required for this proposal. For instance, would a connection to Snitterton Road be dependent on an agreement with a neighbouring landowner? Further

details of the width and surfacing of both proposed paths is also needed, as well as whether or not it is the intention to dedicate the paths.

Despite the additions, it is very clear that opportunities for further connections to the wider environment are not being exploited nor, it seems, explored. In addition, the only footpaths proposed within the site itself are to provide connections between site roads. Although these paths are welcomed (especially if it is the intention to dedicate them), opportunities to create recreational routes in the outer areas of the wider site, are also not being exploited.

If this is purely because those areas do not come under the remit of this application, this should be made clear. Although, if the intention is to propose further footpaths within a separate application, I would still expect to see provision within the existing layout for connections to them. The attached georeferenced plan shows where opportunities may exist for connecting to the rights of way network in the west and south of the site, in particular. The southern corner of the site, which abuts an adopted highway, Salters Lane, is very close to Footpath No. 76. A connection here would allow access to the rights of way network to the south of the site. In addition, the definitive line of Footpath No. 106, which is currently a cul de sac path due to a legal order made to enable quarrying, enters the site to the west. If a connection was to be provided to link up with this footpath, it would allow access to the rights of way network to the west. At the very least, these opportunities should be explored, as for a site of this size to have so little access on foot to the surrounding area is unacceptable.

The previous Rights of Way responses to this application still stand, as does the strong objection to the current proposals, for the aforementioned reasons. Once again, the applicant is invited to liaise directly with the Rights of Way Section.

5.15 Derbyshire Dales Group of the Ramblers:

Comments on the original scheme:

Object for the following reasons:

PRoW should evaluate and comment on the dead-end Rights of Way footpaths numbers Matlock 91 and 106 before the application is allowed to proceed. FP 106 from the west, off FP 90 and FP 91 from the east off Snitterton, Road, if extended to the development could provide very valuable and useful sustainable routes to and out of the development. 2. These two FPs would have almost certainly existed in a longer and continuous, linked form before the quarry was opened. Both PRoW and Legal Dept should investigate the status of these two FPs. It is often usual for a quarry development to just suspend any RoWs through the site.

In addition, i) there appeared to be no Design & Access Statement 'nor any other overview of the development. Just myriad elevations, etc. This is very unhelpful. ii) the one overall plan does not show any RoWs. Matlock 90 runs along the western edge of the proposed site and must remain unaffected both during and after any development iii) There appears to be just one way into the development. This is surely poor and out of date practice, as it discourages sustainable travel e.g. walking, cycling and instead encourages a car culture. From the southern end of the development, it could take 10 minutes or more just to reach Matlock Spa Road. There then a further 10 minutes plus to the town centre. Development proposals ought to be linking in the design to utilising the Limestone Way FP 72, crossing Salters Lane, and also FPs 73, 74,76 and 90.

A climate resolution has been passed by the Council. The developers, Planning and PRoW should re-evaluate this plan to ensure robust sustainable travel options for the prospective residents.

Comments on the amended scheme / additional information:

Ramblers Derbyshire Dales Group notes:

- i) Previous comments submitted;
- ii) The additional Sustainability Statement. It is unclear if the Rights of Way on, adjacent and near to the site are the ones referred to;
- iii) I can still not see any overall plan for the site showing the layout of the access roads, footways, RoWs and access points from and in to the site;
- iv) I am unconvinced by the sustainable travel options of this site.

Comments on further amendments / information received:

Ramblers Derbyshire Dales Group continues with its holding objection:

- i) It is welcome that provision is made for a path link in the NW corner of the development to Matlock FP 90 in the Footpaths Mark Up Plan.
- ii) It is also welcome that provision is made for a path on the north boundary, potentially linking to Snitterton Road
- iii) However, there is no mention of Matlock FP 106 which ends just inside the SW boundary of the development. FP 106 continues westwards from FP 90. A path should be created to link with this Right of Way FP and on to the wider RoW network. There is potential safety issues of walkers arriving at the western end of FP 106 and then trying to continue. It is Ramblers' policy to oppose any RoW extinguishments.
- iv) Likewise, there is no mention of a path to the western edge of the boundary, where there is the great potential to link up with the present truncated Matlock FP 91. This is the most important potential link for safe and sustainable travel by foot out of the development. The eastern end of Snitterton Road leads directly to into Matlock Bridge and the town centre. The highway is blocked to vehicles from its junction with Salters Lane.
- v) Access out of the development for vehicles, walkers and wheelers is only via Snitterton Road. This highway is poor in terms of safety for walkers and wheelers
- vi) This situation with the present plans creates a 'bag' development with only one way out and further creates a car-dependency environment for residents and visitors. Residents may be discouraged from walking and/or wheeling the very short distance to the town and instead drive the less than one kilometre distance.
- vii) Consultation should be made on all the above with the DCC Rights of Way Team

5.16 Peak and Northern Footpaths Society:

Comments on the original scheme:

I have found the plethora of documents difficult to evaluate, but there does not seem to be a simple site layout plan showing off-road, traffic free pedestrian routes across and out of/into the site. Possibly there are no such routes? If so, that is a serious omission – the provision of infrastructure to encourage sustainable transport within the site, and from the site to reach the amenities of Matlock, and into the surrounding countryside for informal recreation, is very important. I trust the council's planners will look critically at the plans to ensure that such walking routes are provided.

Comments on the amended scheme / additional information:

I can see no improvement in provision for pedestrian off-road links to and from the site to encourage sustainable transport to facilities and for informal recreation. There seems to be no point in repeating this request.

Comments on further amendments / information received:

There does seem to have been some attempt to improve the traffic-free on- and off-site links for the use of walkers. However, there need to be more such links to the green areas in the development, and the provision of made-up paths within the green areas for informal recreation for the residents. All the on-site paths must be designed for the safety and security of users e.g. straight, wide, lit etc. Footpath 90 should be improved as necessary to cater for its increased use by the residents.

5.17 Derbyshire Fire and Rescue:

Comments on both the original and amended scheme / additional information:

The Fire and Rescue Authority strongly recommend the Installation of a Domestic Sprinkler System in the proposed dwellings, however should you choose not to install a Domestic Sprinkler System at this stage, the Fire and Rescue Authority would like to recommend that you provide a minimum 32mm water supply capable of delivering the required volumes which would allow an installation to be carried out easier and at less cost should this be proposed in the future.

5.18 Director of Housing

I note the lack of provision of affordable housing across the site. I appreciate there will be viability issues on this site but I would have hoped that a major development of this size could make some contribution to affordable housing provision.

5.19 Natural England

Comments on the amended scheme / additional information:

No objection subject to appropriate mitigation being secured.

We consider that without appropriate mitigation the application would:

- damage or destroy the interest features for which Cawdor Quarry and Masson Hill, Sites of Special Scientific Interest have been notified.
<https://designatedsites.naturalengland.org.uk/>

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- An appropriate construction environmental management plan (CEMP) should be established prior to the commencements of any permitted work on site.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Comments on further amendments / information received:

Natural England has previously requested further information on this proposal in our letter dated 14th April 2023.

The information is still needed by Natural England to determine the significance of impacts on designated sites/landscapes/best and most versatile land.

Without this information Natural England may need to object to the proposal.

Please note we are not seeking further information on other aspects of the natural environment, although we may make comments on other issues in our final response.

Please re-consult Natural England once this information has been obtained. On receipt of the information requested, we will aim to provide a full response within 21 days of receipt.

5.20 Sport England

Comments on amended scheme / additional information received:

The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non- statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case and direct the Local Planning Authority to their standing advice.

5.21 Planning Policy (DCC):

Comments on the original scheme:

It is noted that at the time of consultation on the outline application, no contributions were requested towards waste or education due to existing capacity at the relevant facilities.

The comments provided below are based on the application consultation details as provided by the District Council.

Greenways

The development is fairly self-contained within the former Hall Dale Quarry and the topography appears to make it difficult for many pedestrian/cycle linkages in and out of the site, apart from onto Matlock Spa Road where the proposed improvements to the existing footway/cycleway provision are welcomed in order to help facilitate access into the town centre. This also leads directly onto a completed section of the White Peak Loop which is available for pedestrians and cyclists, initially along a shared footway/cycleway alongside the A6, before joining a purpose built trail opposite the Arc Leisure Centre and continuing through to Rowsley. The White Peak Loop is a significant part of Derbyshire's Key Cycle Network which will provide a new 60 mile circuit connecting the Monsal and High Peak Trails into Bakewell, Buxton, Cromford and Matlock. It was disappointing to note that this is not recognised in the Travel Plan for the development.

It is noted that an informal pedestrian route will be retained out onto Salters Lane to the south of the development – this is a narrow lane with no footway provision, but which can be used to access the wider public rights of way network, including the popular Limestone Way from Castleton to Rocester in North Staffordshire. It would be helpful if this informal route could be extended in a south westerly direction on land running parallel with Salters Lane. This appears to be owned by the developer and would take pedestrians closer to the nearest Public Footpath, Matlock No. 76 without having to walk on the road.

Comments on the amended scheme / additional information:

The following additional comments were made:

The application site lies within 250m of two former landfill sites, one being the Cawdor Quarry site (ref LM07) and the other being the farm landfill at Greenhills Farm (ref LM20). In accordance with the Building Regulations an assessment of ground gas risks must be performed. Ground gas risks should be assessed in accordance with good practice guidance such as 'CIRIA C665 Assessing risks posed by hazardous ground gases to buildings, Construction Industry Research and Information Association, 2007'. Where any significant

risks are identified there may be a need for specific remedial measures in respect of ground gas. These measures should be designed in accordance with good practice guidance such as 'BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings'. The scope and details of the gas assessment and any necessary remedial measures must be agreed with the local authority Contaminated Land Officer as part of the wider geo-environmental assessment of the site.

Comments on further amendments / information received:

We consider our comments previously provided on the 7th May 2020 to still stand along with the additional comments provided on the 27 April 2023.

5.22 Lead Local Flood Authority:

Initial comments on the amended scheme / additional information:

Before conditioning this planning, application can the applicant provide the following information;

- Applicant is proposing to discharge into existing Hall dale Quarry at a rate of 2.38l/s/ha as agreed with LLFA (see page 19 FRA) through existing land drainage asset within the Hall dale Quarry, can the applicant provide more information regarding the outfall, its condition and wider connectivity, evidence to be provided with photos.
- Applicant has not provided allowance for urban creep, this need to be included in the Flood Risk Assessment (refer to section J of Advisory/Informative Notes of the attached document). A revised FRA to be submitted.

Comments on further amendments / information received and receipt of the above information:

We have reviewed the above planning application, The LLFA have no comment to make to the amended plans and additional information, the surface water related conditions were recommended at the outline application. The applicant should ensure that the proposed development layout reflects the outline application and that the relevant surface water conditions can be discharged within the proposed layout of the reserved matters application.

5.23 Neighbourhoods Manager (DDDC):

I have a looked through the drawings and to the best of my knowledge I haven't found anything relating to Play Area, Allotments or Parks and Gardens within the development itself.

In terms of contribution, I understand this to be:

- Parks and Gardens = £28,635.60
- Children's Play = £33,339.60
- Allotments = £11,583.60

Total £73,558.80

Could this be allocated to Hall Leys Park, Dimple Recreation ground and the Tipping, Matlock

6. REPRESENTATIONS RECEIVED

- 6.1 A total of nine representations have been received from local residents, 5 objecting to the application and 4 commenting. 5 representations were made in respect of the original submission, in which the following comments are made:

Objections

- Concern raised regarding increased number of vehicles that will use Salters Lane to avoid Matlock and Matlock Bath.
- Concerns raised about the additional traffic the development will cause both on Matlock Spa Road and Snitterton Road. Since the development of Limestone Croft there has been a marked increase in the traffic on Snitterton Road and we now have the new development under construction at Cawdor which will add significantly to the Matlock Spa Road traffic.
- Representations which repeated the comments made by South Darley Parish Council.

General Comments

- It would be good to encourage both walking and cycling into town from this new development. As Snitterton Road presents the most direct route, to achieve this safely would require a 20mph or 30mph speed limit on Snitterton Road between the junction of Matlock Spa Road and the junction of Salters Lane. In addition the speed limit of Matlock Spa Road up to and preferably beyond the entrance to the new development should be no more than 30mph with no parking allowed on the roadside.
- Permission should be conditional upon a Community Liaison Group being created to monitor the construction works and to provide a mechanism to keep the public informed and to allow feedback to the developer.
- We live at Gordon Lodge Barn. In order to maintain our privacy we would like assurance that the existing woodland/scrub between our property boundary and this new site is to be retained.
- We have no real issue with the development of this site predominantly for housing as outlined in the proposal, provided it is approached in sympathy with its semi-rural surroundings.

Representations on the amendments to the scheme / additional information (2 in total):

- Permission should be conditional upon a Community Liaison Group being created to monitor the construction works and to provide a mechanism to keep the public informed and to allow feedback to the developer.
- The combined effects of the two major development schemes at Cawdor Quarry and Hall Dale Quarry will inevitably risk generating a substantial increase in traffic volume using the road network through the rural settlements of Snitterton and Oker. The 'country lane' system through these parts is over 1 mile long and is typically narrow, single lane in sections, without footpaths and with several tight blind bends.
- From the design details provided to date for the Hall Dale Quarry development, particularly in relation to the vehicular access solution to the site, I am not entirely convinced that adequate attention has been given to formulating measures that will deter traffic movement along the country lanes of Snitterton Road and Oker Road and instead, to encourage use of Matlock Spa Road for access and egress. I therefore recommend that the applicant should be requested to review the design for the proposed site entrance and to produce a road junction layout that will seriously deter the use of Snitterton Road by traffic approaching or departing the proposed development. Further mitigation measures should also be employed to control traffic flow on Snitterton Road and Oker Road, as well as to allow safe movement by road users and pedestrians. These might include traffic calming, improved speed and safety

signage, visibility improvements at blind bends and where practicable, the provision of footways.

- Representations which repeated the comments made by South Darley Parish Council.

Representations on further amendments / information received (2 in total):

- Our representations in respect of the mitigation measures to deter excess traffic flow from Snitterton and Oker and the need for a Community Liaison Group remain unchanged.
- Our main objection is with the addition of plot 140, which is shown as within the protective sloped tree area between the development site and our property. This plot 140 is shown as higher than the others and oriented to look directly into our property, whereas the other properties are contained within the quarry walls. We don't object to the concept in general, but Plot 140 is too obtrusive to our property and the other properties in the Gordon Lodge community of 5 properties.

6.2 In addition to the above representations, the following representations have also been received from Matlock Civic Association:

Comments on the original scheme:

In summary our objections are that:

- The Engineering Drawings of the proposed layout indicate that a further application will be submitted for a substantial area of retail floorspace.
- The overall potential extent and scale of development is far in excess of that envisaged at previous stages in the planning process.
- The additional Commercial Area 2. will be a prominent intrusion into the countryside.
- The development will completely alter the dominant and attractive character of Masson Hill due to substantial loss of vegetation and development which will be widely visible to the public from higher land to the north of the Derwent Valley.
- The proposal is contrary to Local Plan Policy S4 particularly bullet points 6 and 7 relating to landscape impact.
- The proposed layout is unsatisfactory, due to
 - a. access to commercial development by roads between dwellings lining the highway;
 - b. the frequent incidence of public views towards rear gardens and rear boundary fencing;
 - c. the distribution of open space in relation to the development;
 - d. the proposed frequent incidence of relatively uninteresting lines of semi-detached housing;
 - e. the need to increase the extent to which elevations reflect traditional domestic architecture in the locality,
 - f. the absence of a network of pedestrian routes which encourages a sense of community for existing residents
- the minimal proposed use of stone for elevations and boundary walls is unacceptable and roofing materials are not specified.

Matlock Civic Association also comment that if the applicant wishes to develop beyond the site of the outline permission, the Council are able to consider community provision afresh and negotiate a revised legal agreement.

Comments on amended scheme / additional information received:

It is noted that the submitted Design and Access statement (DAS) is expressly covering the recent Full Application (22/01371/FUL) and the reserved matters application (20/00308/REM), which has been held in abeyance for 3 years. These representations, therefore, relate to both applications.

Matlock Civic Association welcome the judicious use of brownfield sites for mixed development, which reduces the need for greenfield additions to the town, and it is noted that the broad principle of the proposal has been established by outline permission. The applications have been considered in that context.

Improvements and positive elements

We note changes have been made to meet our primary objections in 2020 as follows:

- a. The council appear to be considering the proposed development as a whole rather than in piecemeal fashion.
- b. The mix of uses and concept of the village centre, including significant areas enabling increases in employment, are welcomed.
- c. The proposed commercial area close to the site entrance is substantially smaller and lower with a good design in our opinion. It is a big improvement. However, we share the concerns of the highway authority about adequacy of associated parking /turning space. Overspill commercial parking at the entrance to the main access route would be particularly unfortunate in this key location.
- d. The inclusion of a substantial proportion of contemporary dwellings, but with traditional materials and pitched roofs, is commendable.
- e. The plans indicate the additional extent of development, compared to outline stage, within the area enclosed by the quarry walls, and woodland.
- f. The additional areas for development are acceptable in our view. It enables landscaping conditions to apply to the periphery of the development area.

Reservations

We hope that the proposals can be remedied accordingly to take account of the following comments. If not, they should be considered as objections to the proposal.

Social Housing

The DAS refers to the requirements of the Local Plan for affordable housing in accordance with Local Plan policy. but it does not specify the number of social housing units or its location. The Head of Housing at DDDC, Mr. Cogings, considers that a major development of this size should make a contribution to Social Housing. We would normally go further than that. The full provision of social housing, as defined in Local Plan policy, should normally be provided. However, we note that the outline permission and section 106 agreement (20/00308) did not set out a social housing requirement.

Consequently, the extra 24 units the subject of the Full Permission, and outside the site of the outline application ,should be subject, at least to the 30% social housing requirement to come forward in a timely manner.

Design and Landscape

The proposals indicate that a total of 33 dwellings are of a large cuboid design with flat roofs and large areas of glass. Their stepped design reflects the designer's intention to incorporate the existing landscape, rock faces and evidence of the former quarry. This contemporary approach is considered to be acceptable at the eastern part of the site where the proposed

block of 7 flats (V) and dwellings on plots 148 and 149 can be sited where there will be ample opportunity for intervening landscaping.

Elsewhere, and including blocks W and plots 136-140 at the north of the site, plots 218-220 near the main access, and plots 192-197 on higher land, the proposed use of this form of design will be close to, and conflict with, the more traditional form of development proposed and will be contrary to the character of the Halldale site and its surroundings.

The mansard form of development, also including some high flat roofing, at blocks X, Y and Z will be prominent and completely out of character with the traditional form of architecture in the locality.

It is important that existing woodland at the site margins remain intact, particularly at the northern part of the site, where it would be vulnerable to the impact of development.

Materials

The overall extent of each type of facing material is not stated on the elevations of house types. The extent and type of all facing materials to be used needs to be clarified, with opportunity for further public comment, before any permission is granted.

Visual cohesion should be achieved by grey slate for pitched roofs throughout, and a far greater proposed use of stone for elevations and walls. The remainder of facing materials for buildings and walls should be brick, which tones well with stone, or plain white render. Red brick or other non-toning colours should not be used except to a limited extent for detailing, for example at cills and window heads on a small proportion of dwellings.

Since the site is close to the divide between limestone (extracted from this quarry) and gritstone (prominent in Matlock) maybe a mix of both would be appropriate as at nearby Wensley and Winster (e.g. gritstone quoins, and door and window frames, but limestone infill). Jackson's Leys at Middleton by Wirksworth is a good example of how it could be done in a modern development.

We are concerned about the proposed use of timber panelling, since it is more vulnerable to natural deterioration, and can become unsightly.

Pedestrian Links

The Master Plan appears to include commendable scope for jitties to enable pedestrian links between and within the proposed layout, but they are only shown to a very limited extent on the proposed site plan. This is a major omission. The layout should be amended so that there are clear and direct pedestrian routes between the main point of access off Snitterton Road, residential, retail, recreational and social uses.

The provision of jitties linking the various parts of the site and linking to the roads and paths around the site should be clearly designed - in from the start and protected by condition.

Flooding

The development will result in substantial ground disturbance and extensive additional hard surfaces. The site is also likely to overlie old lead mine workings, with a risk of engineering work causing surface water percolation. These factors will substantially increase the extent of risk of flooding. It is noted that the proposals include flood attenuation ponds, but it is essential that adequate site investigation and ameliorative measures are incorporated so as not to add to Matlock's flooding problems.

Conclusion

We would be grateful if you can consider the points in this letter, particularly our concerns in section 3 of this letter. I would also welcome your confirmation that make application reference 20/00308/REM will be made available for public consultation when all necessary changes to that application have been made by the applicant.

Additional comments received 24th April 2023:

MCA are grateful for the opportunity to add to, and confirm, our comments in its letter dated 31st March 2023.

Pedestrian links and jitties

There is scope in the layout to add-in jitties (separate pedestrian ways) and cycle links, and the provision of these links between plots 191-192,195-196, and 206-207 is commendable.

However, the extent of provision elsewhere is limited, particularly:

- a. North from the vicinity of plots 206-207 to gain access to the main access point to Snitterton Road and the nearby proposed commercial area.
- b. From the central play area and village centre to development proposed to its east, south and west. and
- c. The provision of a short - cut from plot 12 westwards to the main access point would be a worthwhile addition.

This is a fundamental sustainable Master Plan requirement which is likely to endure for centuries if implemented. The presence of jitties through and to Megdale and Morledge are examples which should be followed, even if it means revision to the remainder of the Layout Plan.

Conditions of any permission should ensure that footways are implemented at reasonable time periods so that they benefit the first occupants of Halldale and are not delayed until later phases of development.

Design and materials

We omitted to mention in earlier representations that we particularly welcome the use of local stone and toning brick and the emphasis on simple gabled roof designs where this approach has been deployed. This approach is marred to some extent by the use of neo-classical features including for the designs of porches on a large number of proposed dwellings.

MCA are becoming increasingly concerned about the proposed scale and design of proposed block X and the 3 proposed blocks Z, which are providing 47 x 2 bed flats in total. The buildings with 4 floors will be of a substantially greater scale than their proposed surroundings. They are proposed at a crucial location close to a central water feature and the well-designed proposed waterside café/restaurant / social centre. These buildings should enhance their surroundings, but their roof detailing bears no relation to traditional design in the locality and would relate poorly to the designs selected for the majority of dwellings proposed in their vicinity. It is suggested that the height is reduced, traditional pitched roofs are used to cover a reduced depth of footprint, and the detailing on the elevations takes more account of local building styles.

Revised plans should also clearly indicate car parking provision for these flats; it looks as though there is insufficient surrounding land to accommodate adequate parking provision.

The area in the vicinity of the main site entrance includes 3 large and overtly contemporary dwellings on plots 218-220 and a 4-storey mansard -roofed block Y, at plots 22-24. In order to achieve a reasonable level of cohesion these house types should be replaced by the more traditional designs proposed for plots 1-9 and 25-33.

Similarly, the 2 ultra contemporary blocks of 4 flats type (W) proposed for plots 14-21 would also be completely out of character with the more traditional designs proposed for plots 10-13 and 78-82 in close vicinity.

A similarly contemporary house type 101 proposed on plots 136-140 would also stray from the cohesive traditional approach for dwellings across the road and further south. Types 101 at plots 166-169 are also proposed to be sandwiched between more traditional designs, and the same criticism can also be levelled at types 102 and 103 on plots 192-197.

The location for the proposed contemporary buildings (types V, 148 and 149) is more acceptable since they can satisfactorily occupy a separate and well-landscaped area. It is important though that the large areas of flat roof are not seen from the higher locations on the other side of the Derwent Valley. Timber cladding appears to be proposed to a considerable extent on proposed commercial building. It has a tendency to deteriorate and is not a feature of Matlock, even on modern buildings. These commercial buildings will be in prominent locations and the materials used should reflect local practice and should match the stone and toning brick proposed everywhere else in the development. Any timber cladding should be a clearly subordinate element.

Social housing

MCA find it very difficult to accept that the strict application of social housing policy to the whole development encompassing the outline permission and proposed full application will only generate 7 social dwellings, when an application of Local Plan policy would release 66 such dwellings. It is understood that this arises from the terms of the outline planning permission in 2017, but the council are urged to seek to negotiate as many social dwellings as possible. This should not result in reduced compliance with all other relevant policies.

Conclusion

I repeat that it is recognised that the current proposals include many commendable features, but this letter indicates MCA's overriding view that substantial amendments are still required to these proposals.

Comments on further amendments / information received:

Following our previous representations, the applicants extended an invitation to meet them on site, and we also corresponded on their proposals. This has led to a further narrowing down of the issues between us and further acceptable amendments. However, I regret that there are still significant objections to the proposal(s).

Design

MCA recognise that the applicants have amended their more traditional house-types so that the detailing better reflects the well-established local building styles.

However, we are still very concerned about the non-traditional roof designs including for plot 92 and proposed blocks W, X, Y and Z. This is a major sticking point for us. Flat-roofed designs and hipped and crown roofed designs with large flat roofed dormer windows, should be replaced by traditional pitched roofs with less dominant dormers, preferably with gable ends rather than hipped roofs. Where a deep plan form would create an excessively

dominant roof, it is necessary to either reduce the depth of the building or create double pitched roofs in keeping with the local vernacular.

These proposals are even more unacceptable because they will be relatively dominant and unsympathetic to the more traditional areas of proposed development in close proximity. For example, the proposals for blocks X and Z will adversely affect the otherwise well-designed approach for the social hub/restaurant and nearby dwellings in the vicinity of the proposed central water feature.

The proposed ultra contemporary designs are also unacceptable where they will be close to, and would clash with, more traditional development proposals nearby. This applies to plots 136-140 ,166-169, and 218-220.

The cuboid design on the latter 3 plots would be These proposals are contrary to planning policy PD1 of the 2017 Local Plan which requires :
“all development to be of high quality design that respects the character, identity and context of the Derbyshire Dales townscapes and landscapes”.

The roof plans produced are not entirely consistent with how they are depicted on the proposed Site Plan.

Materials

The applicants have indicated that there will be a consistent use of stone for the facing material. This is welcomed but this is not apparent from many of the drawings which indicate a wider range of facing materials.

The local area has a tradition of limestone facing with a darker gritstone for detailing such as quoins, plinths, and window and door surrounds. This approach should be followed on this site, and conditions applied accordingly.

The timber cladding proposed on the upper section of commercial buildings is not traditional and is a potential maintenance problem. We suggest the option of replacing the timber-cladding with good quality, dark grey profiled steel sheeting to blend with the dark-grey roofing materials which are being proposed on pitched roofs.

An alternative colour for the upper profiled steel sheeting, which tones with the stonework proposed, might also be acceptable.

Pedestrian Links

The County Council Rights of Way officer has requested links to the local public footpath network and the proposed link on the “Footpaths Markup” is welcomed. However, this and the provision for future footpath to the north are not added to the proposed site plan.

A stepped footpath link in the vicinity of plots 208, 217, 218, 25 and 26 is required to ensure a direct link between the main access and a large number of dwellings in the southern and western sectors. Matlock has many examples of long-term maintenance of steeply stepped paths and I am sure it is possible to design a robust and practical scheme, including safety railings, to ensure this additional and much needed pedestrian link.

Conclusion

MCA hope that the objections referred to above can be overcome by satisfactory amendments, since the development will provide housing without encroaching into open

countryside. However, this is a large and important site and if the amendments requested above are not forthcoming, we consider that the proposals should be refused.

7. OFFICER APPRAISAL

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the purposes of the Act is the Adopted Derbyshire Dales Local Plan (2017).
- 7.2 The National Planning Policy Framework (2023) is an important material consideration in respect of this application.
- 7.3 The principle and amount of development have already been established through the granting of outline planning permission 14/00541/OUT. The application site area, however, covers a reduced site, with additional development which sits outside of the scope of the outline permission (in both area and description terms) put forward as part of a separate, parallel full application (code ref. 22/01371/FUL). The development proposed as part of this application sits well within the parameters of the outline permission.
- 7.4 The terms of the permission for up to 220 dwellings, 400m² of A3 (now class E(b)) floorspace and 5400m² of B1 (now class E(g)) is set by the outline application and associated legal agreement, which relinquishes the existing quarrying permissions requires the delivery of the employment development in conjunction with the housing development and financial contributions towards highway improvements (£75,000 to be spent in the Matlock Area to mitigate the impact of the development), a traffic regulation order (£7,500 in respect of relocating the 30mph on Matlock Spa Road / Snitterton Road and travel plan (£12,500 to monitor the Travel Plan prepared by PTB Transport Planning Ltd dated 24 June 2014. No contributions towards affordable housing, school places or health care provision were secured, as the applicant had demonstrated that the development would be unviable with such contributions. These matters cannot be revisited as part of the assessment of this planning application for approval of reserved matters.
- 7.5 This application seeks approval of all of the matters reserved in respect of the outline planning permission, namely access (insofar as the internal road layout and permanent site access solution), appearance, landscaping, layout and scale. These are defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as:
 - ‘Access’ – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
 - ‘Appearance’ – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
 - ‘Landscaping’ – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;
 - ‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

- 'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.
- 7.6 Of relevance in terms of the decision made in respect of the outline permission conditions 18, 19, 20 and 24, which require details of the Locally Equipped Area of Play, measures to minimise the risk of crime and comprehensive details of the permanent access solution for the site to be submitted and the development to reflect the housing mix detailed in the District Valuers Office Viability Assessment dated 12th July 2016.
- 7.7 The applicant has submitted information to address the above requirements, which has been made available for public inspection on the application file and is assessed in respect of the key considerations forming part of the assessment of this approval of reserved matters application below.
- 7.8 Also of relevance in the assessment of the reserved matters are the provisions of strategic housing land allocation Policy DS5, which relates to 27 hectares of land allocated for mixed use development (Policy HC2(v) and Policy EC2(e)) comprising approximately 220 dwellings and 2 hectares of employment land at Halldale Quarry/ Matlock Spa Road, Matlock. The strategic policy advises that development will be subject to compliance with adopted Local Plan policies and:
- Preparation of a comprehensive layout and site masterplan for the development incorporating community facilities proportionate to serve the needs of future residents of the site.
 - Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council. Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian/cycle routes and implementation of measures to deter traffic diverting through Oker and Snitterton.
 - Provision of crossing facilities across Matlock Spa Road and the provision of footways up to and into the site.
 - Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
 - Provision of a comprehensive landscaping plan, including the retention of key landscape features.
 - Preparation of a scheme to address the impact of development on visual amenity including potential light pollution.
 - Provision of open space and green infrastructure on site with links established to the wider countryside.
 - The submission of an air quality assessment and hydrological and hydrogeological assessment which identifies any potential effects, and any mitigation measures necessary to avoid adverse effects on the integrity of the Peak District Dales SAC either as a standalone development or in combination with other plans or projects.
 - The submission of an assessment of the potential effects from recreation by future residents of the development on Peak District Dales SAC and any mitigation measures necessary to avoid adverse effects on the integrity of the Peak District Dales SAC either as a standalone development or in combination with other plans or projects.
 - A site-specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
 - Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.
 - Developer contributions towards the provision of infrastructure, educational services and other community services including open space as required.

- Ecological Assessment (i.e. desk and field based assessments, habitats/species assessments/mitigation proposals).
- Contamination and ground condition survey, and in the event that remedial works are required the extent of any mitigation measures to enable the site to be brought forward for development.
- Development shall have regard to the impact on the existing mineral resource, and
- Provision of a comprehensive landscape and biodiversity mitigation plan, including the retention of key landscape and ecological features.

7.9 The above requirements, which are pertinent to the assessment of this application are considered under what are the following main issues to assess, having regard to the reserved matters for which approval is sought, relevant policies of the development plan and guidance contained within the National Planning Policy Framework (NPPF) and comments from the statutory consultees and contained in the representations received:

- The appropriateness of the layout, scale and appearance of the development and associated landscaping / open space;
- The acceptability of the housing mix;
- Highway / pedestrian safety and connectivity to services and facilities;
- Impact on designated sites, protected species and biodiversity;
- Impact on the landscape and the setting of the Peak District National Park;
- Measures to design out crime and mitigate the effects of and adapt to climate change, and;
- The impact of the development on the residential amenity of the occupants of existing dwellings and future residents.

Matters relating to the provision of affordable housing and other developer contributions, land drainage, contamination and the impact of the development on the existing mineral resource were considered in respect of the initial grant of outline permission, and conditions were imposed, and a legal agreement secured relating to such matters. The Lead Local Flood Authority are satisfied that the development makes provision for drainage to meet the requirements of the recommended conditions in respect of the outline planning permission. Given the archaeological significance of the lead mining shafts, a written scheme of investigation is required as to their treatment and recording, having regard to the layout of the development. This can be secured by condition.

The appropriateness of the layout, scale and appearance of the development and associated landscaping / open space

7.10 Having regard to the matters for approval, the appropriateness of the layout, scale and appearance of the development and associated landscaping / open space are important considerations. Development Plan Policy requires that development is of high design quality.

7.11 Paragraph 126 of Chapter 12 of the National Planning Policy Framework states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It goes on to state that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.

7.12 Paragraph 134 of the National Planning Policy Framework advises that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Footnote 52 refers to guidance contained in the National Design Guide (NDG) and

National Model Design Code. As the District Council has not yet adopted any Design Codes the NDG and Model Design Code are of relevance.

7.13 In terms of local design policies, Policy PD1 of the Adopted Derbyshire Local Plan 2017 deals with design and place making and requires:

- development to be high quality design that respects the character, identity and context of the Derbyshire Dales townscapes,
- all new development is based on a thorough site appraisal and that 'design quality' is reflected in the development through a clear understanding of site context including reference to any Design Statements, Neighbourhood Plans, and is sensitive to its context as well as contributing to sustainable living and contribute positively to an areas layout and relationship to adjacent buildings and landscape features.
- development on the edge of settlements enhances and/or restores landscape character, particularly in relation to the setting and character of the Peak District National Park development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features.
- public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees.
- developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities.
- developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments.
- the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people development takes account of national design guidance and Supplementary Planning Documents.

7.14 Some of these provisions are included in Policy S7 of the Adopted Derbyshire Dales Local Plan, with an emphasis on maintaining the identity of the settlements that make up the central area, including Matlock.

7.15 The National Design Guide (NDG) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It includes 10 characteristics that are key to good design. Its use helps to assess the quality of planning applications.

7.16 The application site is unique, in that it comprises a bowl / depression high up on the hillside that is surrounded by established tree planting and quarry faces. Other than the site entrance the site is well contained in landscape terms. Although development of the site will be on the edge of the town, within its settlement framework boundary it will have its own identity, with only development at the site entrance having a close physical relationship with existing development along this part of Snitterton Road.

7.17 The applicant recognises the unique opportunity the development of the site presents. An architect led scheme has been prepared that seeks to positively respond to the features of the site. They have engaged Matlock Civic Association and made further revisions to the amended scheme to better respond to the architecture prevalent in the area and to reflect local built forms, whilst creating a strong identity / sense of place.

7.18 The development proposes a single entrance into the site from what will form a continuation of Matlock Spa Road with new junctions created where it meets with Snitterton Road. This will result in some realignment of the highway and extension of the 30mph speed limit into the site. The main service road will comprise the main route into the development and will sweep into the centre of the site. Development in this area is traditional in appearance, with

variations in building designs and heights. At the site entrance will be a two-storey traditional dwelling which will sit gable end on to the road and have an active side elevation when viewed from Snitterton Road. Beyond this property will be a series of traditional dwellinghouses, which will rise towards a series of boulevard gatehouses and the central heart of the development. The central heart, will comprise three storey flats (with



accommodation in the roofs) with hipped ends, as illustrated in indicative image below:

These buildings will face out onto a series of lakes / water attenuation features, a play area and the café / restaurant, which is a two-storey farmhouse design. Opposite the junction where the main service road terminates will be a commercial building, built in a Georgian 'manor house' style, and stable block building beyond (comprising the grange area) which will accommodate offices. The commercial development will continue to the south east of these buildings and includes 'the hub'. These are contemporary timber and stone clad buildings providing further commercial (E(g)) floorspace.



On the opposite side of the water attenuation features will be a contemporary three storey apartment building, which will have a crescent plan form as illustrated in the image below.



The buildings in the heart of the development are of a scale and design that would give a strong sense of arrival at the core of the development. Beyond the central area, off a series of secondary service roads will be further two storey residential development, transitioning from properties of a traditional form, with contemporary detailing to dwellings of overtly contemporary design and form that will be split level, responding to the level changes across the site. This is considered to result in successful place making.

- 7.19 In explaining the design approach, the applicant advises in the Design and Access Statement that they have created a clear sense of hierarchy with a series of character places along the key routes within the scheme. The main entrance, boulevard gatehouses, green, cafe/restaurant, streets and the grange all combine to create senses of place set within each of its distinctive contexts.
- 7.20 Officers consider that the development is successful in terms of responding to context and creating identity to ensure successful place. The mix of housing and commercial development will also assist in creating a sustainable community. The development mixes built form with nature, including the retention of woodland planting around the site and the creation of new habitats, green corridors including trees lined streets and surface water attenuation features which will permeate through the site creating an attractive place to work and live. The play area, café / restaurant and commercial buildings will maximise the potential for social integration and inclusivity based on the type and nature of development proposed. The height, scale and appearance of the different house / building types, contribute to successful place making.
- 7.21 The application is accompanied by a detailed landscaping strategy which adds to and strengthens the existing woodland areas. A tree protection report, green infrastructure plan habitat creation and enhancement strategy has been submitted to address the concerns of the Trees and Landscape Officer. It is recommended that a detailed tree retention plan, which follows the parameters of the approved Green Infrastructure Plan and Landscaping Strategy and details of new tree planting, in terms of tree species, sizes and numbers for each development phase is submitted prior to works commencing on the construction of a building within each phase of development phase to ensure the retention and enhancement of landscape features.
- 7.22 The commercial development and apartment block X is also served by below ground parking to reduce the visual impact of parked cars. The layout and siting of buildings has also been carefully considered so as to not result in a car dominated development, with parking areas mainly to the sides and rear of properties.
- 7.23 As can be noted from the representations received concerns have been raised / remain from Matlock Civic Association regarding the appearance and scale of apartment blocks X and Z, which provide 47 no. two bedroomed flats. Although reference is made to the buildings being four storeys in height, the parking courtyard to apartment block X will be below ground. The buildings are three storeys high with accommodation at roof level, with the exception of the tower element to the centre of apartment block X. The scale of development in the central part of the site is considered to be appropriate and the design of the apartment buildings is considered to be of high quality in this context and would not be out of scale or character with the site or its wider surroundings. The sections through the site show the development in the central part of the site to be fully contained within the quarry and will not be prominent in wider views from across the valley. The higher density and scale of development will create a core / heart to the development, which will help create identity and legible place. The mansard roof to building block Y (which is four storeys high, including the accommodation in the roof) has been replaced with a steep hipped cornered roof, however, sits outside of the scope of this application. At the site entrance a traditional dwellinghouse will sit gable end on to the road. It will also have an active north elevation to create an

attractive entrance property. The traditional design and form of the houses at the entrance to the site is considered to be an appropriate treatment and will ensure a cohesive and strong entrance. Although there is a transition from more traditional property designs to contemporary, in the case of building W this is on the periphery of the site on higher ground and well within the main body of the site. The contemporary dwellings have been purposefully positioned to deal with varying levels, hence the split-level design. There is continuation of this theme along the north-eastern edge and a consistent approach to this constraint across the site.

- 7.24 The applicant has indicated the use of natural stone. The prevailing material used in the construction of stone properties in the town is Derbyshire gritstone. Being located within a limestone quarry there is opportunity to use limestone to boundary walls and in the construction of some of the contemporary dwellings adjacent the quarry faces. Some brick properties are also proposed. An appropriate buff tone would need to be agreed to ensure harmony of materials and a consistent and cohesive appearance. The expectation is that the traditional stone properties would be constructed in Derbyshire gritstone and the applicant has agreed to a condition to secure appropriate materials and their distribution across the site to ensure a high-quality development, the responds positively to its surroundings and context. The amended plans show the omission of timber cladding to the roofs of commercial buildings. Careful consideration of the use of this material to the walls will need to be given. On the edges of the development site and against the wooded areas, it could serve to preserve the natural feel / character of the site. Appropriate provision is made for informal open space and provision for children, including a Local Equipped Area of Play (LEAP) within the heart of the development.
- 7.25 Officers have sought amendments to the design detailing of some of the house types to more closely the building forms and traditions in the local area. The harmonisation of materials and the execution of the architecture and, in particular, the various design elements will be key to the success of the development. In order to achieve this, conditions to secure samples of all materials (which shall include natural stone and buff brick), their distribution across the site, details of window and door designs (pattern, material and colour), porches, dormers, stonework (verge copings, kneelers, cornices, quoins, string courses, head and cills, window surrounds), chimney stacks and pots, boundary treatments, finished site levels and hardsurfacing will be required. Subject to careful consideration of such details, the development would satisfy the relevant provisions of the development plan in terms of the layout, scale and appearance of the development and associated landscaping and will deliver high quality development that would respect the site context and character and identity of the wider area.

The acceptability of the housing mix

- 7.26 Policy HC11 states that all new residential developments (both market and affordable and whether general needs or specialised) will be required to contribute towards the creation of sustainable, balanced and inclusive communities by meeting identified local and District housing needs in terms of housing mix, size and tenure. Generally, the larger the scale of development, the more opportunity exists for a wider range of dwelling types and sizes.
- 7.27 The policy advises that the Council will seek to secure the following mix of housing as part of all residential developments of 11 dwellings or more although recognises that the final mix achieved on any site will be informed by the location, nature and size of the development site, character of the area, evidence of local housing need, turnover of properties at the local level and local housing market conditions:

	1-bed	2-bed	3-bed	4+ bed
Market	5%	40%	50%	5%
Affordable	40%	35%	20%	5%
All Dwellings	15%	40%	40%	5%

7.28 Although a consideration in respect of an outline permission, Condition 20 of the application 14/00541/OUT requires that any reserved matters application reflects the housing mix detailed in District Valuers Viability Assessment dated 12th July 2016 unless otherwise agreed in writing by the Local Planning Authority.

7.29 The application proposes the following housing mix:

No. of bedrooms	No. of dwellings
2	69
3	26
4	90
5	11

7.30 The housing mix which fed into the District Valuers assessment indicated, 51 no. two bed roomed dwellings, 79 no. three bed roomed dwellings, 80 no. four bed roomed dwellings and 10 no. five bed roomed dwellings. This mix of housing indicated that the development could not support any level of affordable housing or s106 contributions. Although the number of four bed roomed dwellings, has increased slightly, so have the number of two bed roomed dwellings. Notwithstanding the development that has come forward as part of the parallel full application, the proposed mix housing mix is considered to be acceptable and would not be at significant variance with / undermine the findings of the viability assessment that was undertaken in 2016.

7.31 The housing mix proposed is therefore considered to be acceptable in accordance with requirements of condition 20 of the outline permission and Policy HC11 of the Adopted Derbyshire Dales Local Plan (2017).

Highway / pedestrian safety and connectivity to services and facilities

7.32 'Policies S1, S3 and HC19 of the Adopted Derbyshire Dales Local Plan (2017) require development proposals to demonstrate that they can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.

7.33 The Local Highway Authority has assessed the ability of the road network to accommodate the amount of development when considering the outline application and developer contributions have been secured towards highway improvements. The applicant is also at an advanced stage with agreeing the priority junction design to serve the development with the Local Highway Authority under s278 of the Highway Act. Although the roads are to remain private, the Local Highway Authority have advised that the road layout and parking provision is acceptable from a highway safety and traffic perspective and subject to conditions have raised no objections.

7.34 The Local Highway Authority have advised that a revised Travel Plan, necessary to satisfy condition 33 of the outline planning permission can be submitted prior to the occupation of any building on site. This will need to be conditioned as part of this and the parallel full application.

- 7.35 The various rights of way groups, Planning Policy (DCC) and local ward members have raised concerns with regard to the lack of walking and cycling connections to the town and wider countryside. These concerns are also raised in some of the representations received. There are no public footpaths that cross through the site, although there is a network of routes within the vicinity.
- 7.36 Due to existing topography, the previous quarrying activity and land ownership, there only is one point of primary access which is possible. In an earlier amendment to the reserved matters application the applicant explored the removal of the large hill at the front of the site, which could have led a much wider access area into the site, however this would open up views of the site and resulted in the removal of vegetation that would have a significant adverse impact on the landscape.
- 7.37 The applicant has had regard to the comments submitted by the County Council Rights of Way officer on the 24th of April, 2023, together with comments made from other consultees and contributors. The applicant has investigated how they could improve connectivity both within the site and to the wider area, given the existing topography, which in part consists of sheer quarry faces along much of the boundary of the site, which makes connectivity at those locations challenging. The masterplan was revised to incorporate a direct linkage onto footpath 90 from the site, which in turn links to footpath 106 and the wider network.
- 7.38 The revised site layout plan also includes the provision of a footpath link directly between the application site and Snitterton Road, on the land that lies within the applicant's ownership to the north. However, there is a strip of land within third party ownership that the applicant does not own or control that would be required to make this full connection. The current plan does make provision for a future link in this location. The amended site layout plan also includes increased footpath/pedestrian links throughout the site to encourage walking on foot. These linkage areas were marked on a revised plan which was submitted on 14th July 2023.
- 7.39 The applicant has commented on the County Council Rights of Way Officer's suggestion of a footpath being formed to the south of the site to Salters Lane to link to footpath no. 76. They advise that they have examined this opportunity and it has been discounted given that it is impossible to gain access at this point due to the major quarry faces located very close to it.
- 7.40 It is considered, having regard to the site constraints that appropriate provision has been made to connect to existing infrastructure to encourage walking and cycling where opportunities allow. The site is located approximately 1500m by foot from Matlock town centre. Matlock Spa Road and Snitterton Road rise on a considerable gradient to reach the site. Sainsbury's supermarket, some 600-700m from the site and is well served by buses. The railway station is located approximately 800m from the site via Snitterton Road/Matlock Spa Road. The station provides a direct service at an hourly frequency to Derby and Nottingham.
- 7.41 Having regard to the above development is considered to be acceptable in respect of the requirements of Policies S1, S3 and HC19 of the Adopted Derbyshire Dales Local Plan (2017), insofar as the site layout and the approval of reserved matters are concerned.

Impact on designated sites, protected species and biodiversity

- 7.42 With regard to protected species and biodiversity impacts Policy PD3 of the Adopted Derbyshire Dales Local Plan (2017) seeks to protect, manage, and where possible enhance the biodiversity and resources of the plan area and its surroundings by ensuring that development proposals will not result in harm to biodiversity. The policy advises that this will

be achieved by encouraging development to include measures to contribute positively to the overall biodiversity of the plan area to ensure there is a net overall gain to biodiversity.

7.43 The outline permission was approved ahead of the requirements in national policy that planning decisions should provide net gains for biodiversity and the mandatory requirement to deliver a 10% net gain which will come into force later this year. In the consideration of outline application 14/00541/OUT it was considered that the social and economic benefits of the development outweighed the potential for harm to be caused to the nature conservation value of the site. However, a landscape and ecological management plan was secured by condition (no. 7), which required the following:

- a) Description and evaluation of features to be managed/created/translocated including at least 5 ha of flower rich calcareous grassland, 6000m² of ponds and marshy grassland, 1.5 ha of short perennial/ephemeral grassland or neutral grassland, 5 ha of glades and broad-leaved woodland and other habitats as set out in Table 2 of the Ecological Mitigation Strategy and Management Plan Feb 2015, unless otherwise agreed in writing by the Local Planning Authority.
- b) Details of mitigation for rare plants (*Filago vulgaris* and *Filago minima*) on the site
- c) Ecological trends and constraints on site that might influence management
- d) Aims and objectives of management
- e) Appropriate management options for achieving aims and objectives including the ability to graze the calcareous grassland (consideration needs to be given to fencing grazing units, provision of water and sheep/cattle pens).
- f) Prescriptions for management actions
- g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- h) Details of the body or organisation responsible for implementation of the plan
- i) Ongoing monitoring and remedial measures.

7.44 As can be seen in the consultation comments received from Derbyshire Wildlife Trust (DWT), initial concerns were raised with regard to the level of habitats to be created, including wetland habitats and calcareous grassland (although 0.6ha of wetland habitat, not 6ha was required). Lack of meaningful movement corridors for wildlife was also raised as an issue. To address these matters the applicant has presented a habitat creation and enhancement summary and also biodiversity net gain calculations for the development to satisfy the policy requirements in respect of the parallel full application. Further revisions and improved landscaping proposals have then been prepared and submitted.

7.45 Derbyshire Wildlife Trust are satisfied that the development includes suitable provisions in relation to habitat creation and wildlife corridors through the site. Some concern was raised with regard to the translocation of calcareous grassland and the ability of the approval of reserved matters application to accommodate this. The applicant has since confirmed that this habitat can be accommodated in the wider corridors also, enabling a biodiversity net gain to be delivered in respect of the full application and the requirements of condition 7 of the outline permission to be met. The details reserved by the condition will need to be discharged based on the new proposals, however, the Local Planning Authority can be satisfied that the proposed development will enable an acceptable scheme to be delivered from a biodiversity and habitat creation perspective.

7.46 The development site lies approximately 600m north-west of the Peak District Dales Special Area of Conservation (Matlock Woods), 200m north of Masson Hill SSSI and is adjacent to the south of Cawdor Quarry SSSI. The development was screened in terms of the likely effects under the Habitat Regulations in respect of the outline permission and a Construction Environment Management Plan (CEMP) was secured by condition. Natural England have raised no objections subject to the inclusion of such a condition and have advised that the

development will not have likely significant effects on the Peak District Dales Special Area of Conservation and that likely significant effects can be ruled out.

- 7.47 An appropriate assessment is not required in respect of the development. It is not hydrologically connected to the SAC and is physically separated from the SAC by the intervening topography. The features of this unit of the SAC are also immobile, and thus unlikely to be impacted by the proposals.
- 7.48 The proposed development has the potential to impact on the SSSI sites during construction via dust mobilisation, hence the need for a CEMP (which has already been secured by condition).
- 7.49 Taking the above into consideration officers are satisfied that the development would not adversely impact on protected sites or result in harm to wildlife or biodiversity and would therefore satisfy the relevant provisions of Policy PD3 and national planning policy.
- 7.50 Additional conditions to secure inspection of the quarry faces and the existing block built building at the northern end of the site for bats are recommended before work affecting these features is carried out. such conditions are considered necessary to ensure appropriate protection and reasonable, having regard to the site layout and extent of development.

Impact on the landscape and the setting of the Peak District National Park

- 7.51 Policy S1 advises that all developments should seek to make a positive contribution towards the achievement of sustainable development by improving the economic, environmental and social conditions of the area wherever possible. This will be achieved by conserving and, where possible, enhancing the distinct Peak District character, the natural and historic environment, including the setting of settlements both within the Plan area and its surrounding areas including the Peak District National Park amongst other considerations.
- 7.52 Policy PD5 deals specifically with landscape character and states that the District Council will seek to protect, enhance and restore the landscape character of the plan area recognising its intrinsic beauty and its contribution to the economic, environmental and social well-being of the Plan area. This will be achieved by:
- Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers or other topographical features.
 - Requiring that development proposals are informed by and are sympathetic to the distinctive landscape character areas as identified in 'The Landscape Character of Derbyshire' and 'Landscape Character of the Derbyshire Dales' assessments and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.
 - Requiring that development proposals recognise the intrinsic character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park and can be accommodated without unacceptable impact.
 - Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement.

Development will also only be permitted if all the following criteria are met:

- a) The location, materials, scale and use are sympathetic and complement the landscape character.

- b) Natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development should be both retained and managed appropriately in the future.
- c) Opportunities for appropriate landscaping will be sought alongside all new development, such that landscape type key characteristics are strengthened.

7.53 Halldale Quarry provides a dramatic and familiar backdrop to views across the valley, especially from Matlock Bank and Hackney.

7.54 The development will be substantially contained within the quarry and views from across the valley filtered by established tree planting. There will be some views of the more contemporary dwellings on higher ground, however, these will not be harmful in the context of the existing despoiled land and the extension of the town in this direction, particularly when viewed with the Cawdor Quarry development. The position of the site relative to the Peak District National Park, some 700m away and surrounding topography is such that there would be no views that would result in harm to its setting.

7.55 There will be some further intrusion at night when the lighting associated with the development would be apparent in views from Matlock Bank and Hackney. To minimise any adverse effects an external lighting scheme is recommended. The development seeks to utilise and supplement existing tree planting to maintain the natural setting of the site and its contribution to the landscape. Conditions relating to the delivery of landscaping and protection of retained vegetation are included in the outline permission.

7.56 Taking the above into consideration the development is considered to be acceptable in terms of its landscape impacts and effect on the Peak District National Park.

Measures to design out crime and mitigate the effects of and adapt to climate change

7.57 Policies S1 and PD7 of the Adopted Derbyshire Dales Local Plan (2017) state that the Council will promote a development strategy that seeks to mitigate the impacts of climate change and respects our environmental limits by: requiring new development to be designed to contribute to achieving national targets to reduce greenhouse emissions by using land-form, layout, building orientation, planting, massing and landscaping to reduce energy consumption; supporting generation of energy from renewable or low-carbon sources; promoting sustainable design and construction techniques, securing energy efficiency through building design; supporting a sustainable pattern of development; water efficiency and sustainable waste management. Paragraph 126 of Chapter 12 of the National Planning Policy Framework also states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Development should also be safe.

7.58 The Force Designing Out Crime Officer has made a number of design recommendations to reduce crime, some of which have been addressed by the applicant in the amended plans received. Residual matters relate to boundary treatments and secure mail facilities. Such matters can be conditioned and in the case of boundary treatments considered in conjunction with design considerations.

7.59 The application is accompanied by a Sustainability Statement which considers the provisions of Policy PD7. It states that the development will adopt the following sustainable features:

- The residential part of the development will follow best practice guidance and aim to reduce the total carbon emissions by 19% over Building Regulations using SAP 10.2 carbon dioxide emission factors;

- The non-domestic part of the development will as a minimum meet carbon emissions reductions demanded by the BREEAM “Very Good” Standard
- Reduce energy consumption by targeting improved U-values and airtightness. Low energy lighting will be specified.
- Implement a site waste management plan and stringent resource efficiency benchmarks.
- Follow best practice policies in terms of air, water and ground pollution and appoint a contractor who will register for the Considerate Constructors Scheme.
- Achieve a water consumption target of 110 litres/person/day for all new homes, through the implementation of water efficiency measures;
- Utilise sustainable transport, including access to public transport and inclusion of cycle storage facilities;
- Minimise embodied carbon through efficient design, procurement of materials from a local source, or with a high-recycled content, where possible.
- Be of high build quality, surpassing the minimum Building Regulations.
- Ensure all materials are responsibly sourced and of low environmental impact where feasible.
- Consider health and wellbeing through design and operational procedures, including daylight, optimum indoor air quality and thermal comfort.
- Protect and enhance the ecological value of the site.

7.60 The above measures would make a contribution towards mitigating the effects of and adapting to climate change. There is no mention of electric charging points or microgeneration. The Local Highway Authority have, however, recommended that an electric vehicle infrastructure strategy and implementation plan, that includes details of the number and location of all electric charging points across the site be secured by condition. With such a condition to encourage and secure electric charging points, the proposals are considered to comply with the requirements of development plan Policy PD7, particularly having regard to the viability of the development. A sustainable urban drainage (SUDs) system will be delivered which will help attenuate surface water during extreme rainfall events.

The impact of the development on the residential amenity of the occupants of existing dwellings and future residents

7.61 Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017) requires that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

7.62 Representations have been received from an occupant of a dwelling forming part of the Gordon Lodge community of 5 properties to the north of the site. The proximity of these dwellings to plot 140 and the potential for overlooking has been raised. Whilst this plot sits outside of the scope of this application, the applicant has presented sections through the site and finished floor levels on detailed engineering drawings to indicate that the dwelling will not be prominent. Although the land rises at the northern end of the Quarry towards the Gordon Lodge community, there will be a substantial woodland buffer between these properties and the development. The dwelling on plot 140 will also be a split level dwelling cut into the site, 3m below the level to the north. The distances between the properties and intervening woodland is such that there would not be any loss of privacy or overbearing / overshadowing effects.

7.63 In the representations received reference is made to the need for a community liaison group to be formed to ensure that the local community is kept up to date on the build programme and significant construction works to keep any disturbance to a minimum. This is considered to be a reasonable request and can be secured by condition to satisfy the requirement of policy PD1 of the Adopted Derbyshire Dales Local Plan (2017).

7.64 Given the proximity of some of the dwellings to quarry faces it will be necessary to assess and secure their stability prior to first occupation to satisfy the requirements of Policy PD9 of the Adopted Derbyshire Dales Local Plan (2017). This can be secured by condition.

Conclusion

7.65 The application concerns the approval of reserved matters for 196 dwellings, 3240m² of commercial floorspace in the form 4no. Commercial Units (B1 – now E(g)) over an area of 1.1 ha approved under outline application 14/00541/OUT, covering the vast majority of a brownfield quarry site on the fringes of Matlock, where reasonable access to services and facilities within the town can be achieved by methods other than the private motor vehicle. Following protracted discussions and negotiations with the applicant, development has come forward within the requisite period which seeks to deliver high quality residential and employment development, whilst conserving and where possible enhancing the natural environment and local landscape. The layout, scale and appearance of development and associated landscaping would respect the identity of the site and the character of the local area, provide for social inclusivity, not result in any highway safety concerns, deliver an appropriate mix of housing and quantity of employment development to help meet the districts housing and employment needs and would not impact on the Peak District National Park or unacceptably impact on the residential amenity of the occupants of nearby residential properties. A recommendation of approval with conditions as outlined in the report and to define the permission and provide certainty is recommended on this basis. Although this application is presented alongside an associated full application, officers are satisfied that development can come forward independently of this permission and would accord with the terms and conditions of the outline permission and the relevant provision of the development plan and national planning policy, having regard to the District Councils 5 year housing land supply position.

8. OFFICER RECOMMENDATION:

That the application be approved subject to the following conditions:

1. The development hereby permitted shall not be carried out except in complete accordance with the following amended plans and documents:

Café / Restaurant - Elevations - 21-009_L(00)_3901 Rev B
Block C – GA Elevations - 1 of 2 - 21-009_L(00)_3531 Rev B
Block C - GA Elevations - 2 of 2 - 21-009_L(00)_3532 Rev B
Block D - GA Elevations - 21-009_L(00)_3541 Rev C
Block D - GA Elevations - 21-009_L(00)_3542 Rev B
Block D - GA Elevations - 21-009_L(00)_3543 Rev B
Block E - GA Elevations - 21-009_L(00)_3551 Rev C
Block E - GA Elevations - 21-009_L(00)_3552 Rev C
Block E - GA Elevations - 21-009_L(00)_3553 Rev C
Block F - GA Elevations - 21-009_L(00)_3561 Rev C
Block F - GA Elevations - 21-009_L(00)_3562 Rev C
Block G - GA Elevations - 21-009_L(00)_3571 Rev B
Block J - GA Elevations - 21-009_L(00)_3601 Rev C
Block J - GA Elevations - 21-009_L(00)_3602 Rev C
Block L - GA Elevations - 21-009_L(00)_3621 Rev C
Block V - GA Elevations - 21-009_L(00)_3721
Block V - GA Elevations - 21-009_L(00)_3722
Block W - GA Elevations - 21-009_L(00)_3731 Rev A
Block X - GA Elevations - 21-009_L(00)_3741 Rev C
Block X - GA Elevations - 21-009_L(00)_3742 Rev C

Block Za - GA Elevations - 21-009_L(00)_3761 Rev C
Manor House - GA Elevations HAL-ARC-B1-XX-DE-A-3700
Stable Block - GA Elevations HAL-ARC-B1-XX-DE-A-3703
The Hub - GA Elevations HAL-ARC-B1-XX-DE-A-3704A
Manor Barn - GA Elevations HAL-ARC-B1-XX-DE-A-3705
Unit Type 02 - GA Elevations 21-009_L(00)_302 Rev A
Unit Type 03 - GA Elevations 21-009_L(00)_303 Rev B
Unit Type 03_B - GA Elevations HAL-ARC-B1-XX-DE-A-3757
Unit Type 03_C - GA Elevations HAL-ARC-B1-XX-DE-A-3758
Unit Type 04 - GA Elevations 21-009_L(00)_304 Rev B
Unit Type 05 - GA Elevations 21-009_L(00)_305 Rev A
Unit Type 05_B - GA Elevations HAL-ARC-B1-XX-DE-A-3759
Unit Type 05_C - GA Elevations HAL-ARC-B1-XX-DE-A-3760 Rev A
Unit Type 06 - GA Elevations HAL-ARC-B1-XX-DE-A-3761
Unit Type 07 - GA Elevations 21-009_L(00)_307 Rev A
Unit Type 08 - GA Elevations 21-009_L(00)_308 Rev B
Unit Type 09 - GA Elevations 21-009_L(00)_309 Rev B
Unit Type 09_B - GA Elevations HAL-ARC-B1-XX-DE-A-3762
Unit Type 10 - GA Elevations HAL-ARC-B1-XX-DE-A-3763
Unit Type 10_C - GA Elevations HAL-ARC-B1-XX-DE-A-3764
Unit Type 12 - GA Elevations HAL-ARC-B1-XX-DE-A-3765
Unit Type 16 - GA Elevations 21-009_L(00)_316 Rev A
Unit Type 16_B - GA Elevations HAL-ARC-B1-XX-DE-A-3766
Unit Type 17 - GA Elevations 21-009_L(00)_317 Rev B
Unit Type 17_B - GA Elevations -HAL-ARC-B1-XX-DE-A-3767
Unit Type 18 - GA Elevations - 21-009_L(00)_318 Rev A
Unit Type 19 - GA Elevations - 21-009_L(00)_319 Rev B
Unit Type 101 - GA Elevations - 21-009_L(00)_3201 Rev A
Unit Type 101_B - GA Elevations - Option 1 - HAL-ARC-B1-XX-DE-A-3748
Unit Type 101_B - GA Elevations - Option 2 - HAL-ARC-B1-XX-DE-A-3749
Unit Type 102 - GA Elevations - Option 1 - HAL-ARC-B1-XX-DE-A-3752
Unit Type 102 - GA Elevations - Option 2 - HAL-ARC-B1-XX-DE-A-3753
Unit Type 103 - GA Elevations - Option 1 - HAL-ARC-B1-DE-A-3750
Unit Type 103 - GA Elevations - Option 2 - HAL-ARC-B1-DE-A-3751
Unit Type 104 - GA Elevations - 21-009_L(00)_3231 Rev B
Unit Type 105 - GA Elevations - 21-009_L(00)_3241 Rev A
Unit Type 105 - GA Elevations - 21-009_L(00)_3242 Rev A
Unit Type 108 - GA Elevations - 21-009_L(00)_3271 Rev B
Unit Type 108 - GA Elevations - 21-009_L(00)_3272 Rev B
Unit Type 109 - GA Elevations - 21-009_L(00)_3281 Rev A
Unit Type 110 - GA Elevations HAL-ARC-B1-XX-DE-A-3768
Unit Type 110_C - GA Elevations HAL-ARC-B1-XX-DE-A-3769
Twin Garage - 21-009_L(00)_4001 Rev D
Twin Garage Large – Elevations - 21-009_L(00)_4003
Twin Garage Large 2 – Elevations - 21-009_L(00)_4005
All associated building type floor plans;
Quad Garage - 21-009_L(00)_4006;
Commercial Car Park Ramp Section 21-009_L(00)_2001
Block X - Car Park Ramp Section 21-009_L(00)_2741 Rev B
Site Sections - 21-009_L(00)_2011
Site Sections - no cliff trees -21-009_L(00)_2011
Entrance View - View 1
Stepped House View - View 2
Block X View - View 3
Block Z's View - View 4
RESERVED MATTERS APPLICATION - Site Plan - 21-009_PL_002D

Footpaths Markup
Tree Fencing Markup
Design and Access Statement - DAS_REVF
Engineering Layout Plan Sheet 1 of 4 - E788-10 D
Engineering Layout Plan Sheet 2 of 4 - E788-11 D
Engineering Layout Plan Sheet 3 of 4 - E788-12 D
Engineering Layout Plan Sheet 4 of 4 - E788-13 D
Road and Sewer Long Sections Sheet 1 of 4 - E788-20-01 C
Road and Sewer Long Sections Sheet 2 of 4 - E788-20-02 C
Road and Sewer Long Sections Sheet 3 of 4 - E788-20-03 D
Road and Sewer Long Sections Sheet 4 of 4 - E788-20-04 D
Vehicle Tracking-1 of 2E788-15-01B
Vehicle Tracking-2 of 2E788-15-02B
Site Cross Sections Location Plan - e788-08a
Site Cross Sections Sheet 1 of 8 - E788-22-01 B
Site Cross Sections Sheet 2 of 8 - E788-22-02 B
Site Cross Sections Sheet 3 of 8 - E788-22-03 B
Site Cross Sections Sheet 4 of 8 - E788-22-04 B
Site Cross Sections Sheet 5 of 8 - E788-22-05 B
Site Cross Sections Sheet 6 of 8 - E788-22-06 B
Site Cross Sections Sheet 7 of 8 - E788-22-07 B
Site Cross Sections Sheet 8 of 8 - E788-22-08 B
Technical Note 2, Traffic Generation T21505 TN2 rev A
Green Infrastructure Plan 23.1745.002 Rev B (26.09.23)
Landscape Strategy 23.1745.001 Rev B (26.09.23)
Biodiversity Metric 4.0 Calculation Tool September 2023 Rev 5
Waste Management Strategy 21-009_PL_050
Waste Management Strategy 21-009_PL_051
Waste Management Strategy 21-009_PL_052
Crime Prevention Statement 21-009 - Crime Prevention Statement
Sustainability Statement 10236 - Halldale Quarry Matlock - Sustainability Statement - 2302-21RS, and
Flood Risk Assessment V2 Halldale FRA 17-01-23.

Reason:

For the avoidance of doubt and to establish the scope of the permission granted.

2. An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of any commercial building hereby permitted. The plan shall contain details of the number, specification and location of all electric vehicle charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851, and Derbyshire Highway Design Guide. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter unless replaced or upgraded to an equal or higher specification.

Reason:

To promote sustainable travel and healthy communities in accordance with the requirements of Policies S1, PD7 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

3. No part of the development hereby approved shall be occupied until the applicant has submitted a revised Travel Plan in writing to the Local Planning Authority that promotes sustainable forms of travel to the development site and this has been approved in writing by the Local Planning Authority. The submitted details shall use Modeshift STARS Business to carry out this process and include mechanisms for monitoring and review over the life of the development and timescales for implementation. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the approved details.

Reason:

To reduce vehicle movements and promote sustainable access in accordance with the requirements of Policy HC20 of the Adopted Derbyshire Dales Local Plan (2017).

4. The development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack promoting sustainable forms of access to the development. The pack shall be provided to each resident at the point of the first occupation of the dwelling.

Reason:

To reduce vehicle movements and promote sustainable access in accordance with the requirements of Policy HC20 of the Adopted Derbyshire Dales Local Plan (2017).

5. Prior to works commencing on the construction of any building or associated with the removal or transfer of material to or from the site a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The plan/statement shall include but not be restricted to:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Advisory routes for construction traffic;
- Any temporary access to the site;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Highway Condition survey;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason:

In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development in accordance with the aims of Policy HC19 and PD9 of the Adopted Derbyshire Dales Local Plan (2017).

6. a) No development shall take place within 10m of the lead mining shafts which appear on the Ordnance Survey map of c1895 until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority.

The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).

c) The development shall not be occupied until the site investigation and post investigation reporting has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for publication and dissemination of results and archive deposition has been secured.

Reason:

To safeguard the identification and recording of features of historic and/or archaeological interest associated with the site in accordance with the aims of Policy PD2 of the Adopted Derbyshire Dales Local Plan (2017).

7. No building within 50m of a quarry face shall be occupied / brought into use until a competent person has assessed the integrity of the faces and verified in a report that they are safe. The report and details of any stabilisation works required and timetable for completion of works shall be submitted to and approved by the Local Planning Authority before the first occupation of any building within the 20m buffer zone.

Reason:

To ensure the stability of the quarry faces and a safe environment in accordance with the requirements of Policy PD9 of the Adopted Derbyshire Dales Local Plan (2017)

8. Prior to any works to the eastern quarry faces or construction in adjacent areas, the faces shall be assessed by a suitably qualified ecologist to update the existing information with regards to roosting bats. If any potential roost features are identified, the appropriate level of survey effort shall be undertaken to inform any necessary mitigation or licensing, based on the most up to date best practice guidance. A report shall be submitted to the Local Planning Authority detailing the results of the assessment and any survey work, and setting out a mitigation strategy which shall consider direct impacts, such as stabilisation works, and indirect impacts, such as lightspill. The mitigation strategy shall thereafter be implemented in full.

Reason:

To safeguard wildlife and the biodiversity on site in accordance with the requirements of Policy PD3 of the Adopted Derbyshire Dales Local Plan (2017).

9. Prior to any works to the existing onsite block-built building (Target Note 1 in the ecological report by Morph Ecological Consultants), an updated building assessment and any subsequent nocturnal bat surveys shall be undertaken, in accordance with

best practice guidance. The results shall inform a detailed mitigation strategy and timetable and identify any requirement for licensing. These details shall be submitted to the Local Planning Authority for approval and implemented in full.

Reason:

To safeguard wildlife and the biodiversity on site in accordance with the requirements of Policy PD3 of the Adopted Derbyshire Dales Local Plan (2017).

10. Details of all external lighting (street lighting and lighting to private property) shall be submitted to and approved in writing by the Local Planning Authority prior to erection / installation.

Reason:

To minimise the impact of the development on the local landscape in accordance with the aims of Policy PD5 of the Adopted Derbyshire Dales Local Plan (2017).

11. Prior to the construction of any building details of the phasing of the development and construction timetable and delivery of landscaping (hard and soft) in respect of each development phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure a satisfactory appearance of the development in accordance with the aims of Policies S3 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

12. Prior to works commencing on the superstructure of any building hereby approved the following construction details shall be submitted to an approved in writing by the Local Planning Authority:

- Details, including samples of all materials, which shall include natural stone and a complementary buff brick in the case of the walling materials to be used and their distributions across the development phase;
- 2 sq. m sample panel of the stone and brick;
- Construction details of any porches and dormers;
- Window and door recess;
- Window and door details, including design, pattern, material and colour;
- Stonework details, including verge copings, kneelers, cornices, quoins, string courses, heads and cills, window surrounds;
- Chimney stacks and pots;
- Secure mail facilities in relation to the apartment blocks;

Each building shall thereafter be fully constructed in accordance with the approved details prior to first use.

Reason:

To ensure a satisfactory appearance of the development and to ensure the provision of measures to design out crime in accordance with the aims of Policies S3 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

13. In conjunction with the requirements of condition 11, details of surface treatment materials to all roads and areas of hardstanding across the site shall be submitted to

and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure a satisfactory appearance of the development in accordance with the aims of Policies S3 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

14. The finished levels for each building shall not exceed those set out in Engineering Layout Plan drawings numbered E788-10 Rev D, E788-11 Rev D, E788-12 Rev D and E788-13 Rev D.

Reason:

To ensure that the development has a minimal impact on the local landscape to satisfy the requirements of Policy PD5 of the Adopted Derbyshire Dales Local Plan (2017).

15. Notwithstanding the submitted details a detailed tree retention plan, which follows the parameters of the approved Green Infrastructure Plan and Landscaping Strategy and details of new tree planting, in terms of tree species, sizes and numbers for each development phase shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the construction of a building within that phase.

Reason:

For the avoidance of doubt and to ensure a satisfactory standard of landscaping in accordance with the aims of Policies PD1 and PD5 of the Adopted Derbyshire Dales Local Plan (2017).

16. Prior to first occupation of any building details of the legal and funding mechanism for maintenance and management of all roads and public open space, including surface water attenuation features shall be submitted to and approved in writing by the Local Planning Authority. The public open space and roads shall thereafter be maintained and managed in accordance with the approved details.

Reason:

To ensure a satisfactory standard of landscaping and maintenance of roads and public open space in accordance with the aims of Policies PD1 and PD5 of the Adopted Derbyshire Dales Local Plan (2017).

17. Prior to works commencing on the construction of any building or associated with the regrading of land or removal or transfer of material to or from the site details setting out how the local community will be kept up to date and informed about the build programme and any significant construction works and a mechanism to report and resolve any issues shall be submitted to any approved in writing by the Local Planning Authority. The construction / development shall thereafter be undertaken and managed in accordance with the approved details.

Reason:

In the interest of minimising disturbance to the local residents in accordance with the aims of Policies PD1 and PD9 of the Adopted Derbyshire Dales Local Plan (2017).

INFORMATIVES

The Local Planning Authority have during the consideration of this application engaged in a positive and proactive dialogue with the applicant which has resulted in revised proposals which overcame initial problems with the application relating to the layout, scale and appearance of the development.

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds or roosting bats. You should note that the work hereby granted consent does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that the demolition would disturb any protected species. For further advice, please contact Natural England.

The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (England) Regulations 2012 as amended stipulate that a fee will henceforth be payable where a written request is received in accordance with Article 27 of the Development Management Procedure Order 2015 for the discharge of conditions attached to any planning permission. Where written confirmation is required that one or more conditions imposed on the same permission have been complied with, the fee chargeable by the Authority is £34 per householder request and £116 per request in any other case. The fee must be paid when the request is made and cannot be required retrospectively.