

**Representations on  
North East Derbyshire Local Plan  
Schedule of Potential Housing Sites**

**March 2015**

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# 1 EXECUTIVE SUMMARY

- 1.1.1 The North East Derbyshire is consulting on the assessment of additional sites as part of the published Schedule of Potential Housing Sites. These representations focus on the assessment made by the Council for this site to the South of Carrwood Road at Renishaw, the basis for the assessment and the requirements of the National Planning Policy Framework (the Framework).
- 1.1.2 We consider land south of Carrwood Road, Renishaw, (ECK/701) to be suitable and sustainable for release for housing from the Green Belt. The site is accessible to existing facilities and services in the large settlement of Renishaw and its development would minimise car journeys due to its access to several local bus routes.
- 1.1.3 The site does not fulfil any purpose as part of the Green Belt. There is no evidence available to support the Council’s assessment that the site fulfils a role in preventing coalescence. The development of the site will not lead to pressure to develop the area any further.
- 1.1.4 The site is well contained by surrounding uses. The site’s boundaries are well defined on all sides. The development of the site shown by the red edged boundary in Figure 1 (ECK/701) provides a recognisable boundary to the Green Belt that is likely to remain in place for the foreseeable future. The site’s release from the Green Belt would be sound in context of S85 of the Framework.
- 1.1.5 The is more appropriate for housing development than the site (ECK/1603) currently preferred by the Council which is located to the northern edge of Renishaw We consider there are major concerns in relation to this site as regards the presence of major contamination, viability, deliverability and the location by unneighbourly industrial uses that will remain.

# 2 INTRODUCTION

- 2.1.1 This submission provides representations on the Schedule of Potential Housing Sites consultation currently being undertaken by North East Derbyshire Council.
- 2.1.2 The North East Derbyshire Local Plan will inform and shape the future development of the Authority to 2031.
- 2.1.3 The Framework and PPG now provide the policy planning background against which local planning documents are tested. Before plans can be considered for adoption they must pass

the four tests of soundness as set out by S182 of the Framework. These are that the plan is;

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternative, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategies priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

### 3 LAND SOUTH OF CARWOOD ROAD, RENISHAW

3.1.1 The site (Council Ref: ECK/701) is located immediately on the southern edge of the large settlement of Renishaw, a third tier settlement in the District settlement hierarchy. The site is circa 19 acres in area and comprises of a single agricultural field. The site is contained by the properties fronting onto Carrwood Road to the north, to the east by the properties fronting onto Garden Avenue and the Wynd, to the west by properties fronting onto Hague Lane (B6419) and to the south by an established tree and hedgerow boundary. The topography of the site rises gently in the east and slopes down in the western part of the site. There is no flood risk on the site. The site is capable of being developed for up to 200 dwellings, with policy compliant 30% affordable housing provision, public open space and a children play area.

Figure 1, Land off Carrwood Road, Renishaw



3.1.2 We are willing to work with the Council and the local community to arrive at a Master plan that accommodates the needs and wants of all parties. Additional community benefits could be delivered on or off site to further enhance the site’s sustainability and secures the integration of the site into Renishaw.

## 3.2 Assessment for Green Belt release

3.2.1 The Framework is clear in S85 that in identifying Green Belt boundaries, local authorities should;

- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- Not include land which is unnecessary to keep permanently open;
- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

### Site Sustainability

3.2.2 We disagree with the Councils assessment of the sustainability of the site. The site would be in easy walking distance for accessing Renishaw services. The site enjoys a safe and direct access to the village centre for pedestrians and cyclists alike and is within immediate walking distance of local bus services (Service No: 71, 73, 74, 131 and 231). Without the need to cross the busy and somewhat dangerous Main Road (A6135).

3.2.3 We believe that insufficient weight is placed by the Council on the site’s access potential to wider services by public transport. The immediate accessibility of these regular bus services means there is ample opportunity for residents to access employment, further shops and services sustainably. There is also potential for provision to be made to divert the bus service into the proposed development. The site is located within walking distance of the extensive of facilities located in Renishaw.

3.2.4 Taking into account the wider context, Land to the South of Carrwood Road (Site Ref: ECK/701) cannot be said to be unsustainable. The allocation of the site would represent a more sustainable strategy than the allocation of ECK/S1603.

### Role in the Green Belt

3.2.5 In the absence of any evidence outlining otherwise, we suspect that the parcel of land located to the South of Carrwood Road was included within the Green Belt only on account that it is undeveloped.

- 3.2.6 An analysis of the spatial surroundings of the site demonstrates that it is not necessary for the site to be included within this Green Belt designation, and therefore not necessary to keep open.
- 3.2.7 It is our submission that the development of site ECK/S701 in the Green Belt would be a more viable, sustainable and deliverable housing scheme than the area (Site ECK/1603) currently identified by the Council.

*Suitability for release from Green Belt*

- 3.2.8 We contend that the release of land south of Carrwood Road from the Green Belt is more consistent with the Framework.

Rationale: Site enclosed on three sides meaning there is limited opportunity for further development to take place. With existing development on three sides and a strong tree and hedgerow on the remaining side the site is contained by strong defensible boundaries against which to define the boundary of the Green Belt.

- 3.2.9 It is clear therefore when analysing the characteristics of the site and its surrounding area that the site represents an easy choice for the Council when contemplating Green Belt release sites.

## **4 CONCLUSIONS**

- 4.1.1 In the assessment provided above we have demonstrated why land South of Carrwood Road (Site Ref: ECK/701) is sensible and suitable for release from the Green Belt. The site is sustainable, located within walking distance of services located within Renishaw village centre and is served by frequent bus services.
- 4.1.2 The site does not play a role in preventing coalescence. The site is bounded by clear, defensible features preventing coalescence and urban sprawl.
- 4.1.3 Against our assessment it is clear that land south of land South of Carrwood Road, Renishaw is a suitable, sensible and sustainable site for housing. The site represents a release of Green Belt land that is entirely consistent with S85 of the Framework. The site is an easy win for a Council looking to undertake a difficult task in seeking to meet its full objectively assessed housing needs The Council should reassess the merits of the site based on the contents of this representation and identify the site as a housing allocation.