

Land at North Avenue, Darley Abbey

SCHEME A

DESCRIPTION: RESIDENTIAL
DEVELOPMENT OFF NORTH
AVENUE

DRAWN BY: SO
CHECKED BY: RP
REVISION: 8
SCALE: 1:1000@A2

© COPYRIGHT 2013 BY THE DESIGN AND INNOVATION GROUP
ON THE DRAWING

PlanningDesign



- SPECIFICATION**
- A: 1 BED FLAT 50sqm (2)
 - B: 2 BED TERRACED HOUSE 96sqm (11)
 - C: 2 BED SEMI-DETACHED HOUSE 96sqm (2)
 - D: 3 BED DETACHED HOUSE 108sqm (7)
 - E: 4 BED DETACHED HOUSE 117-138sqm (19)
 - F: 5/6 BED DETACHED HOUSE 160-171sqm (8)
- Affordable Units

HIGHWAY WITH FOOTPATH

SHARED SURFACE

PRIVATE DRIVE

EXISTING PLANTING

PROPOSED PLANTING

SCHEME B

DESCRIPTION: RESIDENTIAL DEVELOPMENT OFF NORTH AVENUE

DRAWN BY: SO
CHECKED BY: RP
REVISION: 8
SCALE: 1:1000 @ A2

© COPYRIGHT: LISTS ON THE DESIGN AND INVENTION ACTING ON THE DRAWING

PlanningDesign



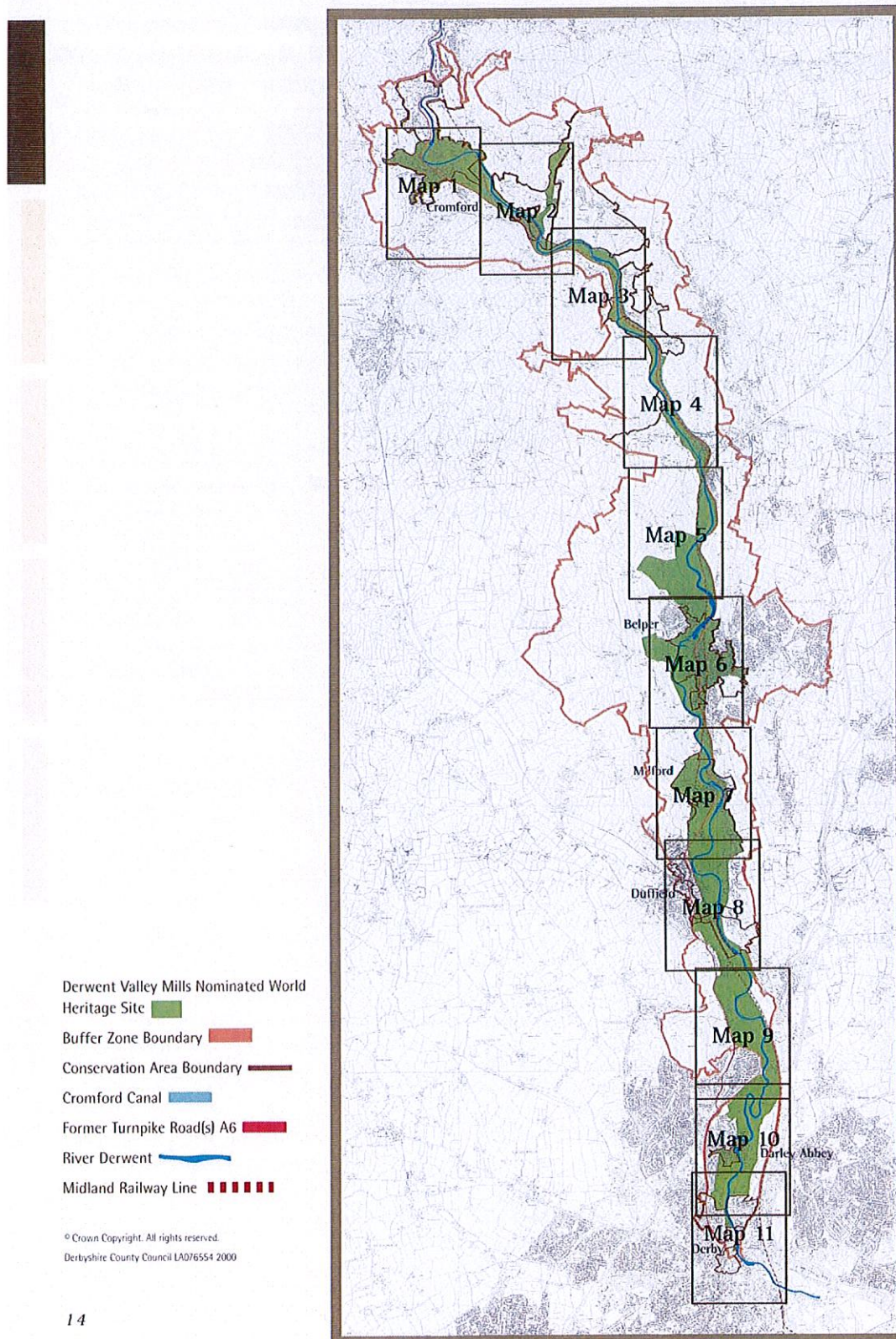
- SPECIFICATION**
- A: 1 BED FLAT 50sqm (2)
 - B: 2 BED TERRACED HOUSE 96sqm (11)
 - C: 2 BED SEMI-DETACHED HOUSE 96sqm (2)
 - D: 3 BED DETACHED HOUSE 108sqm (7)
 - E: 4 BED DETACHED HOUSE 117-138sqm (19)
 - F: 5/6 BED DETACHED HOUSE 160-171sqm (8)
- Affordable Units





Derwent Valley Mills WHS Inscription maps

1. The Nominated World Heritage Site



Overall inscribed area (source Nomination document for inscription on the World Heritage List)

MAP OF WORLD HERITAGE SITE

Green denotes WHS. Orange denotes buffer zone

Darley Abbey Map 10



Map 10: Darley Abbey (source Nomination document for inscription on the World Heritage List)

Summary critique of Green Wedge Review

Para 6.20 sets out an assessment of the relationship of the assessment site to the GW as follows:

'The promoted site forms part of an inlet of land that wraps around the northern extent of Darley Abbey. The land is relatively remote from the main axis of the GW and makes minimal contribution to the function of separating residential and commercial areas. Built development would extend into the GW, roughly continuing the line of South Avenue, causing narrowing, but would have little impact upon the extent to which the GW penetrates the city.'

Paragraphs 6.21-6.22 then seeks to assess the development effects of the appeal site on a basis that has no direct relationship with any of its functions as part of the Green Wedge:

- It introduces considerations relating to topography and visibility that are irrelevant to the potential importance of the site as part of a Green Wedge;
- The generalised contention made in respect of site visibility is neither explained nor supported by any analysis, or identification of location(s) from where development on the site would be 'prominent'.
- It suggests that development would lead to the further coalescence of Darley Abbey and Allestree. Even though it is expressly acknowledged in para 6.22 of the GWR that the prevention of such coalescence is not a main function of the Green Wedge.

Conclusion

The reasons cited for not removing the appeal site from the GW relate to considerations that are of themselves not relevant to the roles or functions of the Upper Derwent Valley GW.

Table 1

Green Wedge Roles and Functions Assessment

Role/ Function (para 6.1 of GWR)	The Assessment Site		Residual Upper Derwent Green Wedge (i.e. excluding the Assessment Site)	
	Does the Assessment site achieve the role/ function?	Comment	Would the Residual Green Wedge retain or achieve the role/ function?	Comment
Define the edges of Darley and Allestree	Yes, but only to a limited degree	The assessment site is currently undeveloped and thus defines in part (along its southern boundary to North Avenue) the northern urban edge of Darley Abbey. The eastern boundary of the assessment site is the only site edge that adjoins other open land within the GW.	Yes	The development of the assessment site would entail the retention and reinforcement of existing planting along the eastern site edge, which would then become the new 'edge' of this part of Darley Abbey. The position and treatment of this new edge would be comparable to the edge currently formed by South Avenue to the south of the assessment site, and in a wider context would provide an appropriate and enduring edge to the western side of the residual GW.
Act as an amenity buffer between neighbourhoods	No	The assessment site lies between the existing northern edge of Darley Abbey and the A6/ A38 roads and grade separated junction. It contributes little to the separation of Allestree and Darley Abbey, which is now, and will continue to be, defined by the highways and highway embankments.	Yes	In its broader context, the residual GW acts as an amenity buffer between Darley Abbey and existing commercial uses on the east side of the river off Alfreton Road, and thus function will maintain.
Reduce the feeling of urban sprawl	Yes, to a degree	By virtue of the fact that the assessment site is not developed, it makes a contribution to reducing the feeling of urban sprawl, although that contribution needs to be considered in the context of existing adjacent built development in Darley Abbey and in Allestree.	Yes	The residual GW as a whole will continue to penetrate along the length of the River Derwent within the City towards the south, and will thus maintain the sense of reducing the feeling of urban sprawl by separating built development on the east and west sides of the river.
Provide access to the countryside and space for recreational activities	No	There is no public access to the assessment site and it provides no public or private recreational use	Yes	Public Access to the GW to the west of the river is limited to the Nutwood and Darley Nature Reserve, although there is wider public access, for walkers and anglers, to the eastern side of the river. Existing recreational uses within the GW are located further south adjacent to Darley Abbey Mills and would be maintained.
Is an integral part of the Derwent Valley Mills World Heritage Site (WHS)	No	The assessment site is part of the WHS Buffer Zone, but is not an integral part of the WHS	Yes	The character of that section of the WHS within the GW would be retained and the interrelationship between the historic development of the Mills and the River Derwent valley would be maintained.
Forms part of the setting of the listed Darley Abbey Mills	No	There is no visual or physical interrelationship between the assessment site and Darley Abbey Mills	Yes	The setting of the Darley Abbey Mills within the GW would be maintained.
Acts as a green lung	Yes, to a degree	Given its use as pasture the undeveloped site acts as a green lung, albeit to a limited degree	Yes	The residual GW will act as a green lung; new planting along the eastern assessment site boundary would contribute to that function.
Is an important part of the floodplain	No	The assessment site is not part of the floodplain	Yes	The main part of the Upper Derwent GW lies within the floodplain of the River Derwent.
Provides for the mental and physical well-being of residents.	Potentially	The undeveloped nature of the assessment site may contribute to mental and physical well being, although that is more likely to arise from the wider GW.	Yes	The residual GW will contribute to the mental and physical well-being of residents.

5.0 Overall Conclusions

- 5.1 Green wedges are now an established and enduring spatial planning policy in Derby which direct the overall form of development and at the same time seek to maximise the functional benefits of the designated areas for local communities. Although not a landscape designation, GWs do contain areas of separate and distinct landscape character. The assessment site lies within the extant Upper Derwent Valley GW, but in practical terms, contributes only to a negligible degree towards the functional effectiveness of the GW. Development of the assessment site, although it would entail some limited loss of existing GW, and the consequent redefinition of GW boundaries, would not harm any of the identified the functions of the GW, or conflict with the essential characteristics of GWs, that they should have an open and undeveloped character and that they should penetrate the urban area from the open countryside. Those characteristics would be secured by the residual GW, which would also still maintain the express functional attributes of the Upper Derwent Valley GW, as originally envisaged, namely to define and enhance the urban structure, and to provide a buffer zone to protect residential amenity.

Heritage Assessment summary

- The proposed development is substantially located within the buffer zone. The buffer zone is not a heritage asset. The buffer zone makes only a very minor contribution to the Outstanding Universal Value (OUV) of the Derwent Valley Mills World Heritage Site (DVMWHS).
- The small peripheral part of the WHS that will be affected by the proposed Appeal B access road makes only a very minor contribution to the OUV of the DVMWHS.
- The proposed development will at worst only cause a negligible impact on the OUV of the DVMWHS.
- The proposal will not cause any detriment to any of the views monitored as part of the DVMWHS Management Plan.
- The proposed development will cause no harm to the Darley Abbey Conservation Area.
- The proposed development will cause no harm to the settings of any listed buildings.
- The PINS letter determining that the proposed development is not subject to the EIA Regulations states that the proposal is not likely to have significant effects on the environment by virtue of nature, size or location.
- The proposed development is technically contrary to Policy E29 of the City of Derby Local Plan Review (DLPR). However, this policy does not incorporate any provision for balancing adverse effects against wider public benefit, so is therefore '*out of date*' in relation to the policies in the National Planning Policy Framework (NPPF).
- The proposed development would constitute a very minor degree of less than substantial harm under the terms of paragraph 134 of the NPPF. This should be weighed against the wider public benefits that the proposed development would bring.
- The proposed development is in line with the emerging Draft Core Strategy Policy AC9: Derwent Valley Mills World Heritage Site and Draft Core Strategy Policy AC10: Darley Abbey Mills as it will not have a material adverse effect on the Outstanding Universal Value (OUV) of the World Heritage Site.

SUMMARY OF APPRAISAL FINDINGS

Appraisal findings in relation to the site allocation options are presented in Table 3 below. Sites shaded blue in the table indicates which site options the Council subsequently determined should be 'preferred', i.e. those which are presented as allocations in the draft Core Strategy. Sites have been considered for housing allocations only unless otherwise stated. For detailed scores and comments for each site see **Technical Appendix A: Site Allocation Appraisals**

Table 3: Site allocations options: Summary of appraisal findings

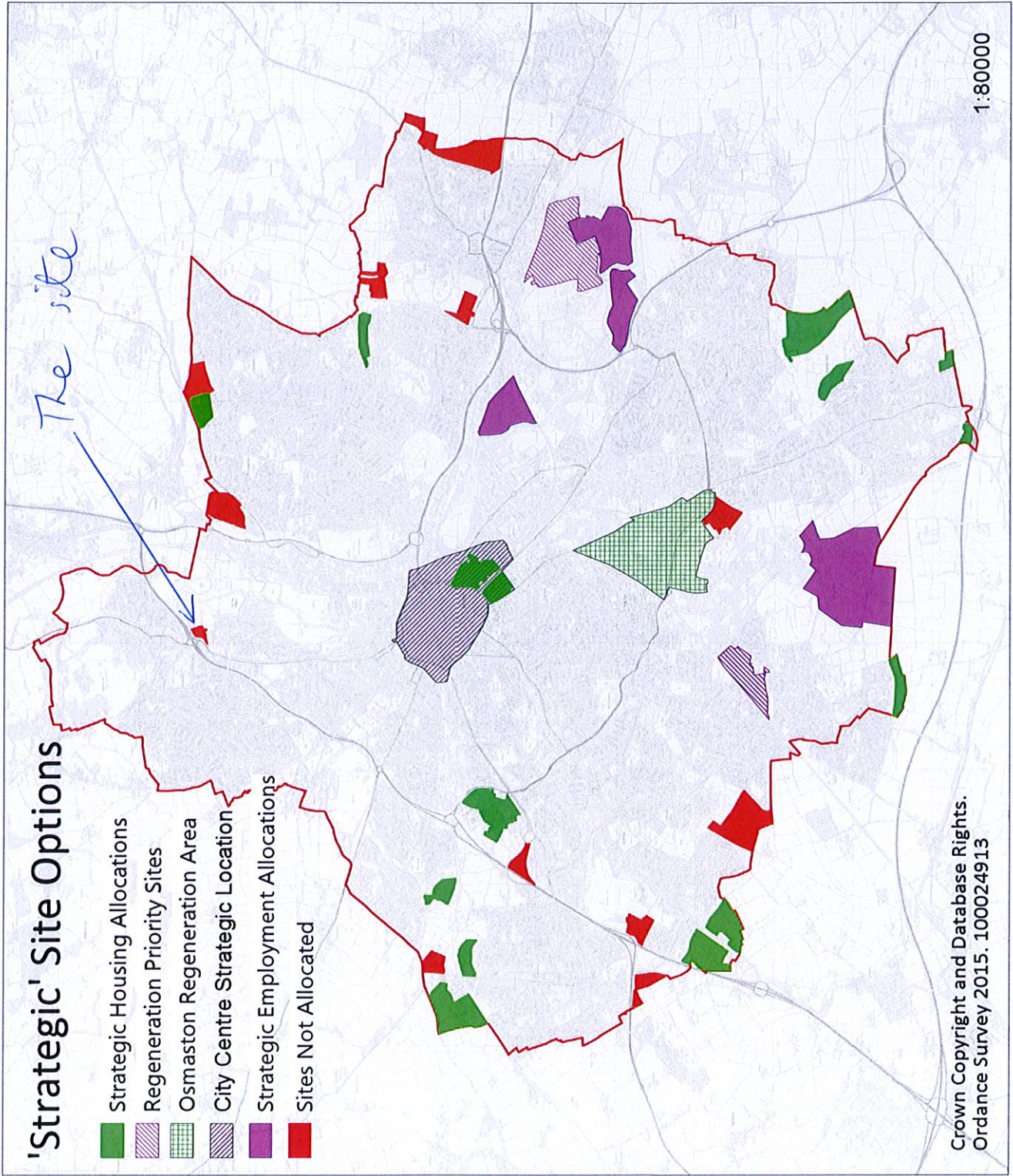
Site Location	Distance to Derby City Centre	Distance to District/Local Centre	Loss of existing community facilities	Distance to large supermarket	Accessible to health/GP by foot	Accessible to pharmacy by foot	Accessible to dentist by foot	Accessible to hospital by public tr.	Distance to primary school by foot	Distance to secondary school by public tr.	Distance to nearest City Park	Distance to District Park by foot	Distance to N'hood Park by foot	Accessible to indoor leisure.	Access to high quality bus route	Access to train station by public tr.	Accessible to a cycle route	Proximity to an AQMA	Effect on SSSI	Proximity to European site	Effect on Wildlife Sites ...	Severance of a Wildlife Corridor	Effect on allotment space	Loss of existing or proposed public open space	Loss of land within the Green Belt	Loss of land within a Green Wedge	Site within identified flood zone?	Surface Water Flooding	Waste water constraints	Proximity to SAM	Proximity to Listed Building	Proximity to Historic Park/Garden	Proximity to Conservation Area	Proximity to WHS or WHS Buffer	Proximity to Archaeological AA	Site include PDL	Site potentially contaminated	Access to Core Business/Employ	Loss of employment space	Creation of new employment space	Assist in regenerating deprived area	Proximity to energy infrastructure	Commentary	
A38/A6 roundabout																																												Some accessibility issues, particularly proximity to leisure facilities and a neighbourhood park. It would, however, have a significant effect on green wedge objectives, in particular through its visual intrusion, prominence and effect on character. Proximity to World Heritage Site a particular concern in this regard.
Acorn Way																																												Few significant effects although access to some services is average-poor. The effect on the Green Wedge policy is considered a particularly significant issue. Access to the site is also severely constrained.
Boulton Moor (East)																																												A number of significant effects, particularly regarding access to facilities. There is also a lack of access to employment and the site is green field with a risk of surface water flooding on part of the site. The site is within a defined Green Wedge.
Boulton Moor (West)																																												The access to facilities performs averagely to poor; particularly poor is the access to transport links. The site is also green field and would mean the removal of green wedge land. However, this can be achieved without undermining the objectives of the Green Wedge policy.

Table 1: Summary findings from the appraisal of site options and an explanation of how findings have been reflected in the Plan

Site Ref (SHLAA)	Site name	Significant constraints highlighted by SA	Other potential issues highlighted by SA	Allocated?	Have constraints and other issues flagged by SA been reflected in the Plan? How?
DER 0013	A38/A6 roundabout	- Distance to neighbourhood park - Access to indoor leisure facilities. - Effect of site on Green Wedge objectives - Proximity to WHS buffer.	- Distance to a large supermarket. - Access to a pharmacy, hospital, train station, and district park. - Waste water constraints. - Greenfield. - Moderately related to areas of deprivation.	No	Site not allocated. This site scores well on aspects of the appraisal. However, it is very small scale and the issues where it scores poorly are of significant importance. The Council consider that this site would not help to deliver strategic improvements to infrastructure, there are access issues and it is not well related to other strategic developments. Development of the promoted site would visibly intrude into it and have a significant and prominent visual effect on the openness and character of the Green Wedge at this point. The site is very much part of the Green Wedge and development would be damaging to its definition and undermine its strong boundaries. Significant concerns also exist over the potential impact on the setting of the World Heritage Site from development in this location. This view has been confirmed through the refusal of a planning application on the site. The Council feels that the 'benefits' associated with a relatively small amount of housing could not outweigh the impacts on these important policy objectives.
DER 0015	Acorn Way	- Distance to neighbourhood park - Access to indoor leisure facilities. - Effect of site on Green Wedge objectives	- Distance to local centre, GP, dentist, hospital, City park, district park, train station. - Proximity to an AQMA. - Effect on wildlife site. - Greenfield.	No	Site not allocated. The Council consider that the effect on the function of the Green Wedge would be significant and would serve to undermine the role, character and function of the wedge and thus undermine the principle that is established. This is an important policy objective running through the plan.

'Strategic' Site Options

- Strategic Housing Allocations
- Regeneration Priority Sites
- Osmaston Regeneration Area
- City Centre Strategic Location
- Strategic Employment Allocations
- Sites Not Allocated



Crown Copyright and Database Rights.
Ordnance Survey 2015. 100024913

1:80000