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Friday, 12 July 2024

To All Councillors:

As a Member or Substitute of the **Community & Environment Committee**, please treat this as your summons to attend a meeting on **Monday, 22 July 2024 at 6.00 pm** in the **Council Chamber, Town Hall, Matlock, DE4 3NN**

Yours sincerely,

Helen Mitchell  
Director of Corporate and Customer Services

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## **AGENDA**

### **1. APOLOGIES FOR ABSENCE**

Please advise the Democratic Services Team on 01629 761133 or email [committee@derbyshiredales.gov.uk](mailto:committee@derbyshiredales.gov.uk) of any apologies for absence.

### **2. APPROVAL OF MINUTES OF PREVIOUS MEETING (Pages 3 - 10)**

16 May 2024 and 30 May 2024

### **3. PUBLIC PARTICIPATION**

To enable members of the public to ask questions, express views or present petitions, **IF NOTICE HAS BEEN GIVEN**, (by telephone, in writing or by email) **BY NO LATER THAN 12 NOON OF THE WORKING DAY PRECEDING THE MEETING**. As per Procedural Rule 14.4 at any one meeting no person may submit more than 3 questions and no more than 1 such question may be asked on behalf of one organisation.

### **4. INTERESTS**

Members are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the District Council's Code of Conduct. Those interests are matters that relate to money or that which can be valued in money, affecting the Member, her/his partner, extended family and close friends. Interests that become apparent at a later stage in the proceedings may be declared at the time.

### **5. QUESTIONS PURSUANT TO RULE OF PROCEDURE NUMBER 15**

To answer questions from Members who have given the appropriate notice.

### **6. FISHPOND MEADOW CAR PARK ASHBOURNE - FUTURE ARRANGEMENTS (Pages 11 - 24)**

This report seeks agreement to the temporary use of part of Fishpond Meadow car park as a site compound for contractors delivering the Levelling Up funded Ashbourne Reborn town centre regeneration scheme and recommends including an additional area in the lease of the adjacent fishpond to Ashbourne Shrovetide Committee for use as car parking.

### **7. REPORT OF CLLR MARILYN FRANKS, CHAIR OF THE GYPSY AND TRAVELLER WORKING GROUP (Pages 25 - 58)**

This report seeks Committee approval concerning a number of recommendations relating to the work undertaken by the Gypsy and Traveller Working Group covering governance arrangements, improvements to existing sites and consultation on future temporary sites.

Members of the Committee - Councillors Martin Burfoot (Chair), Peter O'Brien (Vice-Chair), Robert Archer, Kelda Boothroyd, Matt Buckler, Sue Bull, David Chapman, Peter Dobbs, Marilyn Franks, Susan Hobson, Stuart Lees, Joanne Linthwaite, Dermot Murphy, Andy Nash, Peter Slack, Steve Wain and Nick Whitehead

Substitutes – Councillors Anthony Bates, John Bointon, Geoff Bond, Sue Burfoot, Bob Butcher, David Burton, Neil Buttle, Nigel Norman Edwards-Walker, Steve Flitter, Gareth Gee, Dawn Greatorex, David Hughes, Laura Mellstrom, Lucy Peacock, Simon Ripton, Roger Shelley and Nick Wilton

### **NOTE**

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## Community & Environment Committee

**Minutes of a Community & Environment Committee meeting held at 6.00 pm on Thursday, 30th May, 2024 in the Council Chamber, Town Hall, Matlock, DE4 3NN.**

### PRESENT

Councillor Martin Burfoot - In the Chair

Councillors: Peter O'Brien, Robert Archer, Matt Buckler, Sue Bull, Peter Dobbs, Marilyn Franks, Susan Hobson, Stuart Lees, Joanne Linthwaite, Andy Nash, Steve Wain, Nick Whitehead, Neil Buttle and Nigel Norman Edwards-Walker

Present as substitute – Councillor(s): Neil Buttle and Nigel Norman Edwards-Walker

Helen Mitchell (Director of Corporate and Customer Services (Monitoring Officer)) and Tommy Shaw (Democratic Services Team Leader)

### Note:

*“Opinions expressed or statements made by individual persons during the public participation part of a Council or committee meeting are not the opinions or statements of Derbyshire Dales District Council. These comments are made by individuals who have exercised the provisions of the Council’s Constitution to address a specific meeting. The Council therefore accepts no liability for any defamatory remarks that are made during a meeting that are replicated on this document.”*

### APOLOGIES

Apologies for absence were received from Councillor(s): Kelda Boothroyd, David Chapman, Dermot Murphy and Peter Slack

### 21/24 - PUBLIC PARTICIPATION

In accordance with the procedure for public participation, the following people attended the meeting to speak on Item 5 – Recommendations of the Gypsy and Traveller Working Group:

- Councillor Stuart Lees (Ward Member)
- Councillor Susan Hobson (Ward Member)
- Councillor Louise Moran (Matlock Bath Parish Council)

- Councillor Kath Potter (Rowsley Parish Council)
- Councillor Christopher Vivian (Matlock Bath Parish Council)
- Rupert Pugh (The Heights of Abraham)
- Victor Launert (Local Resident)

## **22/24 - INTERESTS**

Item 5 – Recommendations of the Gypsy and Traveller Working Group

Councillor Joanne Linthwaite declared a non-pecuniary interest in this item due to teaching a member of one of the families who were residing on a District Council owned car park.

## **23/24 - QUESTIONS PURSUANT TO RULE OF PROCEDURE NUMBER 15**

No questions were received prior to the meeting.

## **24/24 - RECOMMENDATIONS OF THE GYPSY AND TRAVELLER WORKING GROUP**

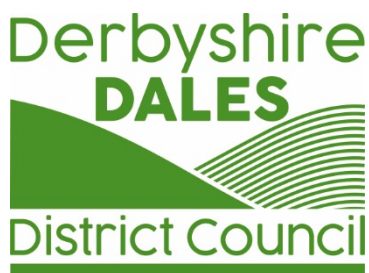
Councillor Martin Burfoot, Chair of the Community & Environment Committee, thanked those who had attended the meeting to put forward representations. The Chair then informed the meeting that on the advice of the Council's Monitoring Officer, the Council had entered the pre-election period in advance of the general election on Thursday 4<sup>th</sup> July. The item was therefore withdrawn from consideration, and would be determined at a future meeting as soon as possible following the general election.

## **25/24 - THE FUTURE OF MONSAL HEAD PUBLIC TOILETS**

The Chair informed the meeting that due to unforeseen circumstances, an urgent decision was required on this matter. This decision had been taken to secure the short-term operation of the facilities, the details of which were published to the District Council's website. It was noted that a decision regarding the long-term operation of the facilities would be scheduled for the meeting of Council in July.

**Meeting Closed: 6.25 pm**

**Chair**



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## Community & Environment Committee

**Minutes of a Community & Environment Committee meeting held at 6.00 pm on Thursday, 16th May, 2024 in the Council Chamber, Town Hall, Bank Road, Matlock, DE4 3NN.**

### PRESENT

Councillor Martin Burfoot - In the Chair

Councillors: Peter O'Brien, Robert Archer, Anthony Bates, Kelda Boothroyd, Matt Buckler, David Chapman, Peter Dobbs, Marilyn Franks, Gareth Gee, Dermot Murphy, Andy Nash, Peter Slack, Nigel Norman Edwards-Walker and Joanne Linthwaite

Present as substitute – Councillor(s): Nigel Norman Edwards-Walker and Joanne Linthwaite

Simon Beynon (Housing Operations Manager), Steve Capes (Director of Place and Economy), Karen Carpenter (Environmental Health Officer), Robert Cogings (Director of Housing), Amanda Goodwill (Environmental Health Manager) and Lucy Harrison (Democratic Services Assistant)

### Note:

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### APOLOGIES

Apologies for absence were received from Councillor(s): Susan Hobson and Steve Wain

### 438/23 - APPROVAL OF MINUTES OF PREVIOUS MEETING

It was moved by Councillor Marilyn Franks, seconded by Councillor Peter Dobbs and

## **RESOLVED**

That the minutes of the meeting of the Community and Environment Committee held on 06 March 2024 be approved as a correct record.

### **Voting**

**11 For**  
**00 Against**  
**03 Abstained**

The Chair declared the motion **CARRIED**.

## **439/23 - RECEIVE THE MINUTES OF SUB-COMMITTEE MEETINGS**

It was moved by Councillor Peter O'Brien, seconded by Councillor Gareth Gee and

## **RESOLVED**

That the minutes of the following Sub-Committee meeting be received:

- Local Plan Sub-Committee – 17 April 2024

### **Voting**

**13 For**  
**00 Against**  
**01 Abstention**

The Chair declared the motion **CARRIED**.

It was moved by Councillor Peter Slack, seconded by Councillor Matt Buckler and

## **RESOLVED**

That the minutes of the following Sub-Committee meeting be received:

- Biodiversity Sub-Committee – 18 April 2024

### **Voting**

**12 For**  
**00 Against**  
**02 Abstentions**

The Chair declared the motion **CARRIED**.

## **440/23 - PUBLIC PARTICIPATION**

There was no public participation.

#### **441/23 - INTERESTS**

There were no declarations of interest.

#### **442/23 - QUESTIONS PURSUANT TO RULE OF PROCEDURE NUMBER 15**

No questions were received.

#### **443/23 - ASHBOURNE AIR QUALITY MANAGEMENT AREA ACTION PLAN AND AIR QUALITY MONITORING**

The Environmental Health Manager introduced a report which provided a further update in relation to the Ashbourne Air Quality Management Area Action Plan following the meeting of the Community and Environment Committee held on 6 March 2024 and a final warning letter received from DEFRA in respect of the late submission of the Action Plan.

It was noted that the December meeting of the Committee recommended to Council that a supplementary budget estimate of £10,000 be approved in order to facilitate a 12-month subscription to the Earthsense real-time monitoring system. This approval was confirmed at the meeting of Council held on 25 January 2024. Provision had been made to carry forward this planned expenditure into the new financial year and officers were poised to procure the system. Further information about the implementation of the system would be submitted to a future meeting.

Members were advised the Council received a final warning letter from DEFRA dated 21<sup>st</sup> March 2024. A copy of the letter was included at Appendix 5 and Member attention was directed to paragraph 2 of the letter. Officers had now completed the AQAP review with County colleagues and the final draft was included at Appendix 6 for Member consideration with a view to submission to DEFRA prior to the specified 21<sup>st</sup> May 2024 date.

It was moved by Councillor Peter Dobbs, seconded by Councillor Robert Archer and

#### **RESOLVED** (unanimously)

1. The response from Derbyshire County Council Highways on matters of a 20mph cone and weight limits in Ashbourne is noted.
2. The content of the Highways Interventions and Position Summary for Ashbourne provided by Derbyshire County Council is noted.
3. That the final warning letter from DEFRA is noted.
4. That the amended Air Quality Action Plan is approved for submission to DEFRA.
5. To note that an approved Air Quality Action Plan shall be subject to formal annual reporting to DEFRA and subsequently to the Community and Environment Committee, alongside ongoing monitoring by officers and partners.

The Chair declared the motion **CARRIED**.

## **444/23 - HOUSEHOLD SUPPORT FUND ROUND 5**

The Housing Operations Manager introduced a report noting that the Spring Budget included an announcement concerning the Household Support Fund Round 5 (HSF5). Further details had only just been published and the scheme would operate in a very similar fashion to the previous rounds, though it was only for the first 6 months of 2024/25. Derbyshire County Council had indicated they would pass on a proportion of their £5m allocation, with around £900,000 for district and borough councils. As with the previous rounds it was proposed to deliver grants directly to residents' through the Housing Team and Revenues and Benefits service. The HSF had been a significant factor behind the Councils ability to perform its homelessness prevention duties.

Members were informed that the additional Household Support Fund allocation would complement the existing financial support measures available, including those from the Derbyshire Discretionary Fund. It was noted that all payments provided by the HSF5 must be made by the end of September 2024.

The District Council's proposed bid to Derbyshire County Council for the Household Support Fund Round 5 was attached at Appendix 1. In summary the proposal focused on continuing the Council's previous approach as set out in HSF rounds 1 to 4. The focus would be on helping with rent arrears, utility costs, food, transport, council tax and housing benefit arrears.

It was moved by Councillor David Chapman, seconded by Councillor Joanne Linthwaite and

### **RESOLVED** (unanimously)

1. That approval be given to the delivery of Round 5 of the Household Support Fund as set out in the report.

The Chair declared the report **CARRIED**.

## **445/23 - HOUSING DISPOSAL - 2 DALE VIEW, OVER HADDON**

The Director of Housing introduced a report informing members that the Council housing stock of 40 homes included a property built in 1883. It was noted that the elderly tenant who had lived at the property for over 40 years recently passed away.

Members were informed that in 2019 the Housing Department received an email from solicitors acting for the Janet Wadsworth Trust. In her will she left 2 properties in Over Haddon, the rents from which were to support her loved ones. When those people passed away, the will required the properties pass to the Council in whose area the properties reside. At some point during the early 2000s one of the properties was sold.

The Council became responsible for 2 Dale View in 2021 and this was the Council's first property of the new Council housing program. The property had a sitting tenant who had lived there for 40+ years, sadly the tenant died in January 2024. Members were informed that the property needed considerable renovation and retrofit to meet modern standards. Such a scheme was considered to be unviable and therefore approval was sought to dispose of the property.

It was moved by Councillor Andy Nash, seconded by Councillor Peter Dobbs and



**RESOLVED** (unanimously)

1. That 2 Dale View is sold on the open market with two restrictions;
  - a. Preventing use as a second/holiday home in perpetuity and
  - b. For a period of 3 months the Derbyshire Clause is included. If the property remains unsold then the Derbyshire Clause will be removed.
2. That the proceeds from the sale are combined with the associated investment fund.
3. That £10,000 is allocated from the proceeds of the sale of the property to Over Haddon Parish Council and that officers work with the Parish Council to agree a suitable project for investment of the funds.
4. That the remaining fund is ring fenced within the Council's capital program for the delivery of affordable homes, preferably council owned, and that the original contribution of Janet Wadsworth is recognised in that new scheme.

The Chair declared the motion **CARRIED**.

**Meeting Closed: 6.48 pm**

**Chair**

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# Agenda Item 6



## OPEN REPORT Community and Environment Committee

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Community and Environment Committee 22 July 2024

### FISHPOND MEADOW CAR PARK ASHBOURNE - FUTURE ARRANGEMENTS

#### Report of the Director of Place and Economy and Director of Community and Environmental Services

Steve Capes – [steve.capes@derbyshiredales.gov.uk](mailto:steve.capes@derbyshiredales.gov.uk) / 01629 761371

Ashley Watts – [ashley.watts@derbyshiredales.gov.uk](mailto:ashley.watts@derbyshiredales.gov.uk) / 01629 761367

#### Wards Affected

Ashbourne North

#### Report Summary

The report seeks agreement to the temporary use of part of Fishpond Meadow car park as a site compound for contractors delivering the Levelling Up funded Ashbourne Reborn town centre regeneration scheme and recommends including an additional area in the lease of the adjacent fishpond to Ashbourne Shrovetide Committee for use as car parking.

#### Recommendations

1. To note the consideration of Ashbourne Reborn contractor compound options and consultation with Ward Members, the Ashbourne Reborn Highways and Public Realm Project Control Board and Chair of the Ashbourne Reborn Programme Board;
2. That the Estates & Facilities Manager be given delegated authority to agree terms with the proposed Ashbourne Reborn highways and public realm contractor to occupy part of the site as a contractor compound for a period of up to 18 months within the blue area on the indicative plan attached as Appendix 1;
3. That the Estates & Facilities Manager be given delegated authority to agree terms with the Ashbourne Shrovetide Committee to include an area of the site within the area shaded yellow on the indicative plan attached as Appendix 1 in their lease of the adjacent fishpond for use as car parking;
4. That on vacation of the site compound, the remainder of the site be returned to the District Council in its current condition or at a specification agreed with the contractor and the Environment Agency commensurate with its future use as an overspill car park.

## **List of Appendices**

Appendix 1 - Fishpond Meadow site plan and indicative locations for Ashbourne Reborn contractor compound and Shrovetide Committee parking

Appendix 2 - Ashbourne Reborn Contractor Compound - Shortlist Options Assessment

## **Background Papers**

Ashbourne Reborn Programme Update 25 April 2024

## **Consideration of report by Council or other committee**

No – Decision to be reported to the Ashbourne Reborn Programme Board due to be held on 23 July 2024.

## **Council Approval Required**

No

## **Exempt from Press or Public**

No

## **FISHPOND MEADOW CAR PARK ASHBOURNE - FUTURE ARRANGEMENTS**

### **1. Background**

- 1.1 The Fishpond Meadow site as indicated on the plan at Appendix 1 is in the District Council's freehold ownership.
- 1.2 Since the completion of the Environment Agency (EA) Flood Reservoir scheme in 2012, the site has been used as temporary overspill car parking. The site was provided with a grass grid surface to allow car parking use although it has not been actively used for this purpose in recent years following the provision of additional spaces in Shawcroft car park in 2016 and the impact of the Covid pandemic.
- 1.3 The site is subject to access rights for the EA to allow them to maintain the adjacent flood defence reservoir embankment. Any new activities / works within the proximity of the embankment also require a permit from the EA. An unmade path crosses the site. Whilst used informally by local residents, there are no formal rights of way over the car park.
- 1.4 Ashbourne Reborn is a £15.22m programme aimed at transforming Ashbourne town centre through significant improvements to highways and public realm and the development of the Link Community Hub. The programme is principally funded by the UK Government through a £13.37m funding allocation from the Levelling Up Fund (LUF), Round Two. Through improving town centre highways infrastructure and public realm, the programme seeks to encourage footfall and increased private sector investment into Ashbourne.
- 1.5 Derbyshire Dales District Council is the Accountable Body for Ashbourne Reborn. The highways and public realm improvements are being led by Derbyshire County Council and Link Community Hub by Ashbourne Methodist Church.
- 1.6 Following review of a number of options by the proposed contractor for the highways and public realm project, a final shortlist of two site compound locations was identified, both on land owned by the District Council. A requirement for contractor parking was also subsequently identified. The shortlist options are considered further in section 3.
- 1.7 Further to approval at the 2 November 2023 meeting of Governance & Resources Committee to agree terms to lease the adjacent fishpond to the Trustees of Ashbourne Royal Football Committee and Dove Valley Angling club, negotiations have identified a requirement for car parking in association with the lease which is yet to be completed.

## 2. Key Issues

2.1 Taking each requirement in turn:

2.2 Ashbourne Reborn Compound: The proposed contractor considers the site a good location owing to its proximity to the town centre and road network. The compound would be used for plant, equipment, materials and welfare cabins. The indicative location of the proposed contractor compound is denoted by the blue area on the site plan attached as Appendix 1.

2.3 The pros and cons of Fishpond Meadow and a second shortlisted town centre car park has been prepared by officers in the Regeneration and Place team. This is attached in Appendix 2 and considered further in section 3.

2.4 Including mobilisation, de-mobilisation and re-instatement periods (and subject to the final programme) it is anticipated that part of the Fishpond Meadow site would be required for a period of 12-14 months to support works within the town centre. Subject to completing trial holes and agreeing final costs (costs to be met from the Ashbourne Reborn LUF project budget), the proposed contractor proposes to install a layer of terram or similar geotextile membrane and a 350mm layer of stone. Consideration is also being given to including a layer of stone within the entrance to the site to accommodate vehicle movements.

2.5 At the end of the scheme, the site would be returned to the District Council for future use as overspill car parking. This could involve the removal of the stone and re-seeding or retention of the stone to incorporate into a new car park surface should this be considered acceptable. Subject to Member agreement to use part of the site as a compound, discussions will be held with the contractor regarding the detail of the re-instatement works.

2.6 Subsequent to the request to consider use of part of the site as a compound, the proposed contractor has also requested space for contractor parking (approx. 25-30 spaces) which could potentially impact on other town centre parking provision (alongside the loss of other town centre parking during the works) and District Council income. Following consultation (see section 3), given the size of the area proposed for the site compound (over 2,000 sqm), the contractor has been advised to accommodate contractor parking at the same location. This is currently under consideration. Should there be any changes to this approach the issue will be discussed with the Member Car Parking Review Working Group.

2.7 Ashbourne Shrovetide Committee / Angling Club: The proposed lease has been issued to the Shrovetide Committee and the Committee is awaiting confirmation of whether space can be allocated for car parking on the site as part of the lease. The indicative location within which an agreed area for use as car parking for the Ashbourne Shrovetide Committee is denoted yellow on the site plan attached as Appendix 1.

- 2.8 It is considered that, subject to the necessary EA permits for both uses, the two requirements can be accommodated alongside each other.
- 3. Options Considered and Recommended Proposal**
- 3.1 Ashbourne Reborn Compound: up to 17 potential locations were originally considered by the proposed contractor, both within public and private ownership. For a range of reasons including: site suitability e.g. requirement for new vehicle access to be created; potential conflict with neighbouring uses / users; loss of further town centre parking; potential impact on the Shrovetide event, the majority were ruled out by the contractor. Following review the number of potential sites was reduced to four prior to two options being shortlisted following site visits, specifically: Fishpond Meadow car park and the Bus Station car park off King Edward Street. To note, King Edward Street requires an adjacent parcel of land within private ownership to provide a compound of the minimum size required and a separate location for contractor parking.
- 3.2 As indicated above an assessment of the pros and cons of each site was prepared by officers taking account of:
- Site area / ground conditions / required works
  - Access / proximity to works
  - Proximity to neighbouring property / nuisance
  - Cost implications (LUF budget and District Council)
- 3.3 The assessment was shared with Ward Members (apologies received from Cllr Wilton) and the Chair of the Ashbourne Reborn Programme Board at a programme update meeting held on 28 May 2024. Following consideration of the officer assessment, the preferred location for the site compound by all Members present was Fishpond Meadow. The compound location was subsequently considered by the Highways and Public Realm Project Control Board on 4 June 2024 with Fishpond Meadow again endorsed subject to formal decision by the District Council.
- 3.4 Based on the above and the requirements identified earlier in the report, Fishpond Meadow is therefore proposed as the preferred compound location for Member decision. To avoid the (potential) need to review / extend the compound licence period and to facilitate the delivery of the Ashbourne Reborn programme (recognising budget challenges), a corporate priority for the Council, it is proposed to make the part of the site identified in blue in Appendix 1 available for use as site compound, free of charge, for a period of up to 18 months.
- 3.5 Ashbourne Shrovetide Committee / Angling Club: Noting the site compound requirements and the Environment Agency access, it is suggested that an area within the section of the site shaded yellow on the plan at Appendix 1 be included in the lease of the fishpond to the Trustees of Ashbourne Royal Football Committee and Dove Valley Angling club.
- 3.6 Whilst car parking in this location does have a value, it is considered that the wider community benefit gained by the improvement works to the

fishpond as part of the lease obligations justify inclusion of an area of parking at no extra cost.

#### **4. Consultation**

4.1 As identified within the report, consultation regarding the location of the Ashbourne Reborn highways and public realm site compound has taken place with Ward Members, the Ashbourne Reborn Highways and Public Realm Project Control Board and Chair of the Ashbourne Reborn Programme Board. The proposed approach has also been discussed with the Council's Estates and Car Parking Teams and agreed with Corporate Leadership Team.

4.2 Regarding the Ashbourne Shrovetide Committee lease, the proposal responds to requests from the Shrovetide Committee and further consultation will take place regarding the specific area allocated for parking within the indicative area marked in Appendix 1. This approach has also been discussed with the Council's Estates and Car Parking Teams and agreed with Corporate Leadership Team.

#### **5. Timetable for Implementation**

5.1 The programme for delivery of the highways and public realm works is under discussion with the proposed contractor and Project Control Board. A start on site is currently anticipated late autumn with a c12 month period for works with mobilisation and de-mobilisation either side.

5.2 Regarding the Ashbourne Shrovetide Committee lease, subject to Member decision regarding an allocation for car parking, it is anticipated that the lease can be completed in late summer with a view to the parking area being made available in the autumn.

#### **6. Policy Implications**

6.1 The LUF proposals were developed in line with the Council's Economic Recovery Plan and Economic Plan, and Ashbourne Reborn is one of the District Council's Corporate Plan priorities within the '*Prosperous and sustainable Dales communities and businesses*' theme. In particular, the proposals directly contribute to the Place Shaping Delivery Plan core programme area: *Facilitate town centre regeneration* to improve public realm and stimulate spend and investment.

6.2 The proposed granting of the Ashbourne Shrovetide Committee lease for the adjacent fishpond was previously approved at Governance & Resources Committee in November 2023.

#### **7. Financial and Resource Implications**

7.1 With regard to the Ashbourne Reborn compound, subject to trial holes the current indicative cost from the contractor for the works to make the site useable as a compound / return the area used to its current state is £45,000 - £53,700. To note these costs are an estimate only at this stage and are



subject to further negotiation with the contractor and submission of the final target cost for the project, due next month. This cost would need to be met from the Ashbourne Reborn highways and public realm project budget. The proposal would not impact on current District Council car parking revenue.

- 7.2 Regarding the Ashbourne Shrovetide Committee lease, the main heads of terms have already been agreed and a draft lease has been prepared. Some Estates and Legal resources will be required to achieve completion.
- 7.3 Officer time is required to complete the EA permit application (submitted), necessary licenses (see below) and Ashbourne Shrovetide Committee lease. Should an EA permit be required for the parking area for the Angling Club, this would be a tenant responsibility under the terms of the lease.
- 7.4 The financial risk is assessed as low.

## **8. Legal Advice and Implications**

- 8.1 The EA has previously advised use of the site as a temporary contractor compound is acceptable in principle. However, a Flood Risk Activity Permit is required prior to compound establishment. The same requirement is understood to apply to parking for the Angling Club.
- 8.2 A licence will need to be granted by the District Council for both uses. This will be undertaken by the Legal Services team, overseen by the Estates and Facilities Manager.
- 8.3 The Ashbourne Shrovetide Committee lease will need to be completed prior to car parking provision being available.
- 8.4 Subject to final legal checks being completed on the title to ensure that what is proposed is not in breach of third-party legal rights, restrictive covenants etc. the legal risk is assessed as low.

## **9. Equalities Implications**

- 9.1 None.

## **10. Climate Change and Biodiversity Implications**

- 10.1 The Ashbourne Reborn contractor compound proposals are temporary only and the intention is to return the site to its current condition as a grass grid or similar porous surface.
- 10.2 Completion of the Ashbourne Shrovetide Committee lease would enable the fishpond improvement project to proceed.

## **11. Risk Management**

- 11.1 An environmental risk assessment is required as part of the application for the Flood Risk Activity Permit required by the EA. This has been prepared

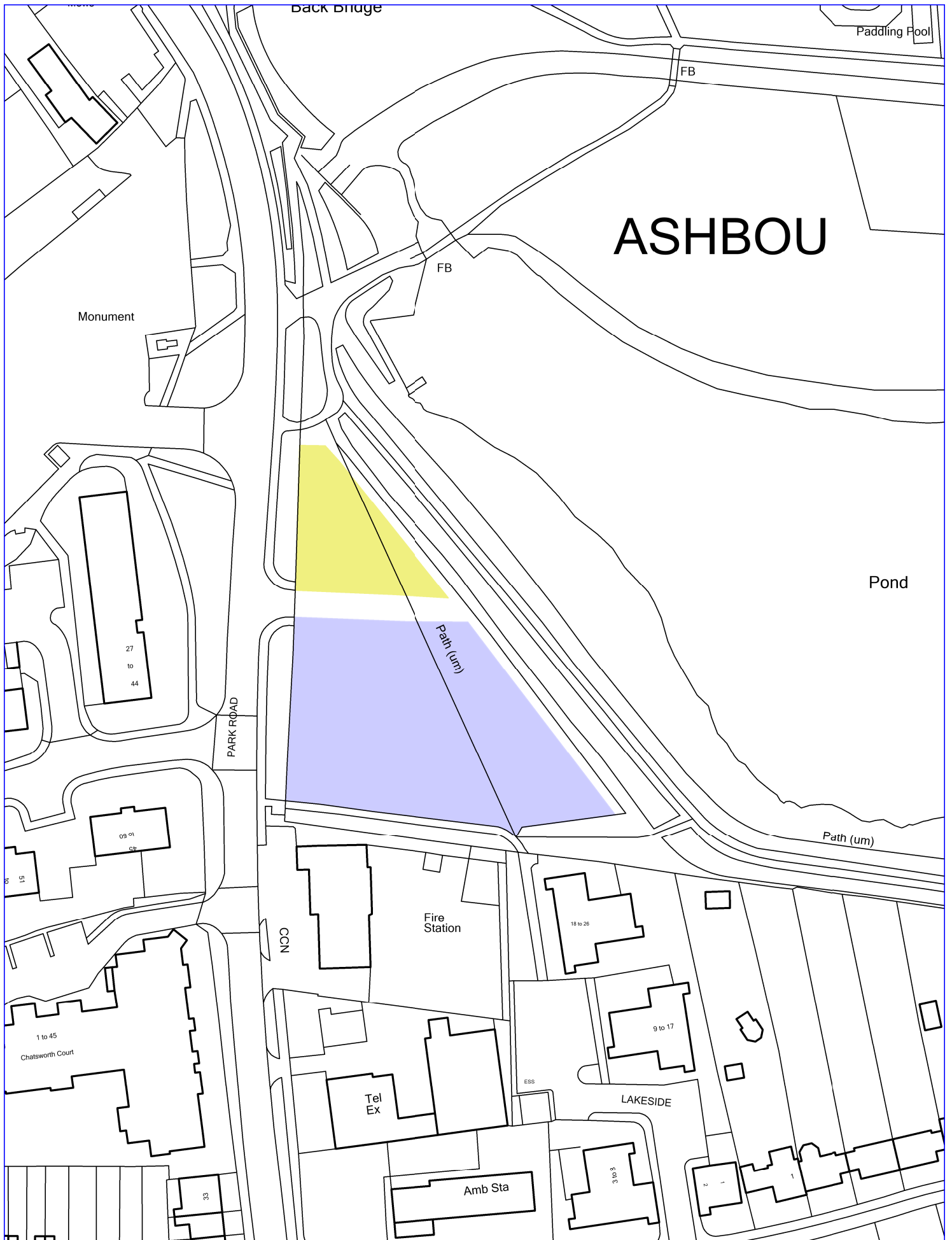
with input from the proposed contractor and submitted with the permit application.

- 11.2 The proposed contractor will be required to provide a satisfactory RAMS for inclusion within the compound licence. The contractor will be responsible for the safe operation and security of this part of the site.
- 11.3 The Ashbourne Shrovetide Committee will be responsible for the management, maintenance and security of the allocated parking area.

### **Report Authorisation**

Approvals obtained from Statutory Officers:-

	<b>Named Officer</b>	<b>Date</b>
Chief Executive	Paul Wilson	12 July 2024
Director of Resources/ S.151 Officer (or Principal Accountant)	Rachael Ayre	11 <sup>th</sup> July 2024
Monitoring Officer (or Legal Services Manager)	Helen Mitchell	12 July 2024



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# Fishpond Meadows



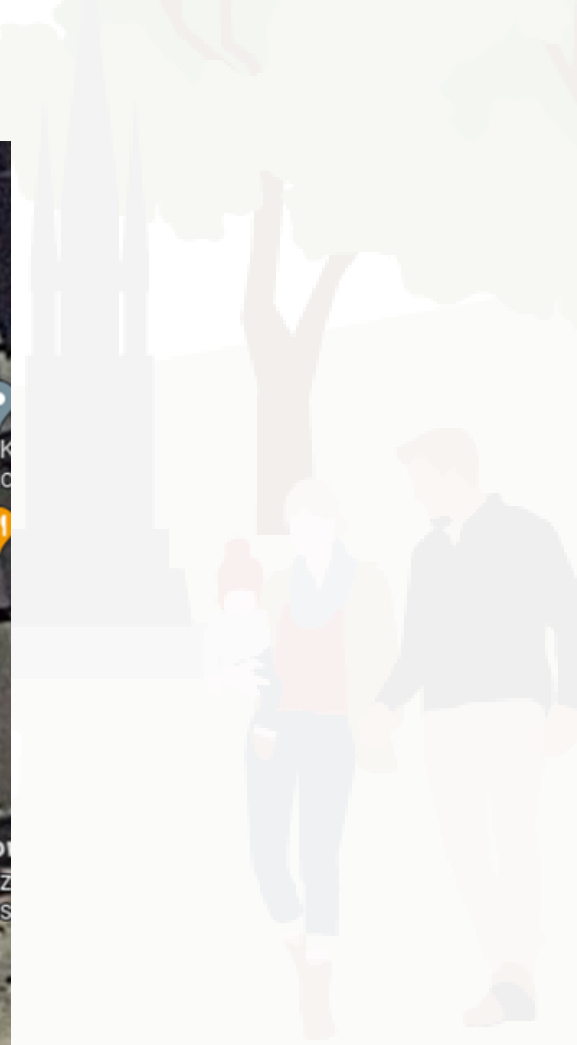
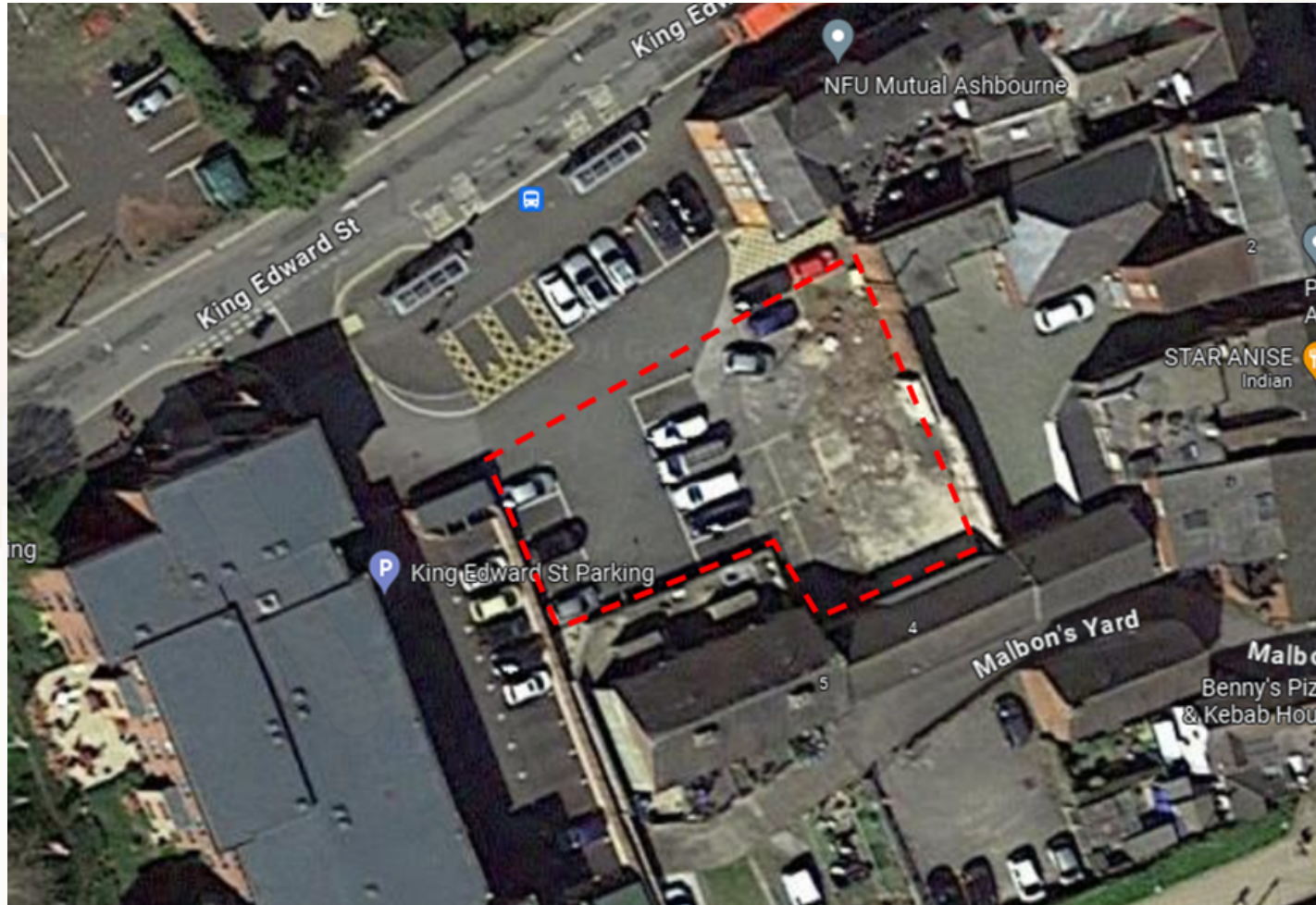
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# Fishpond Meadows

	Pros	Cons
Site Area / Ground conditions / Required works	Large site c 2,000sqm with space for vehicle movements (plant / deliveries) and materials and potentially contractor parking	Grass grids – Requires Geotextile membrane / 350mm layer of stone to make useable as a compound
Access / Proximity to works	Suitable access / gated entrance with height barrier Good access to road network and close to town centre. Close to Shawcroft works	EA has access rights (but can be accommodated) Access to Dig St / St Johns St via one-way system
Proximity to neighbouring property / nuisance	Limited disturbance to residents / visitors due to edge of centre location	Adjacent residential accommodation at south-east corner
Cost Implications (Programme / District Council)	<u>Council</u> : No lost parking income	<u>Programme</u> : £45,000 - £53,700 (estimate – awaiting final cost) to make useable as a site compound / re-instate)

# Bus Station Car Park



# Bus Station Car Park

	Pros	Cons
Site Area / Ground conditions / Required works	Smaller site - c650sqm – just large enough	Requires parcel of land to rear - in private ownership - to provide compound of adequate size. Private land requires remediation. No space for contractor parking
Access / Proximity to works	Town centre location close to works accessed via King Edward Street	Town centre bus stands / bus movements adjacent the site Access to Dig St / St Johns St via one-way system 19 car parking spaces lost
Proximity to neighbouring property / nuisance	/	Commercial and residential property surrounds the site / access needs to be retained to neighbouring properties. Potential for nuisance
Cost Implications (Programme / District Council)	Majority of site already hard-standing so limited cost to prepare	<u>Programme</u> : £27,200 to make useable as a site compound and indicative rental of private land <u>Council</u> : lost parking income 2023/24 - £10,115



# Agenda Item 7

## OPEN REPORT COMMUNITY AND ENVIRONMENT COMMITTEE

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### Community and Environment Committee – 22<sup>nd</sup> July 2024

#### Report of:

Cllr Marilyn Franks, Chair of the Gypsy and Traveller Working Group

#### Report Authors and Contact Details:

Rob Cogings, Director of Housing

Tel 01629 761354 [robert.cogings@derbyshiredales.gov.uk](mailto:robert.cogings@derbyshiredales.gov.uk)

Helen Mitchell, Director of Corporate and Customer Services

Tel 01629 761281 [helen.mitchell@derbyshiredales.gov.uk](mailto:helen.mitchell@derbyshiredales.gov.uk)

#### Wards Affected

All Wards

#### Report Summary

This report seeks Committee approval concerning a number of recommendations relating to the work undertaken by the Gypsy and Traveller Working Group covering governance arrangements, improvements to existing sites, consultation on future temporary sites and an update on the search for permanent sites.

#### Recommendations

1. That the terms of reference for the Gypsy and Traveller Working Group set out in **Appendix 1** is adopted;
2. That the code of conduct for Gypsies, Travellers and caravan occupiers set out in **Appendix 2** are adopted;
3. That in respect of Matlock Station Car Park;
  - A temporary but solid separation be established between the site currently occupied by a Traveller family and the rest of the car park and;
  - That the Local Highway Authority and Local Planning Authority be consulted regarding the possibility of lowering the curb to create a separate entrance for the traveller occupied section of the site.
4. That the Committee note the update from Ark at **Appendix 3** in respect of identifying permanent sites.

5. That Committee endorse a six week consultation for use of the following sites as temporary Gypsy and Traveller sites with the assessment enclosed at **Appendix 4**.
  - a. Car Park, Old Station Close, Rowsley
  - b. Land to South East of Hopton Works, Middleton Road, Wirksworth
  - c. Arc Leisure Car Parks, Morledge, Matlock
  - d. Station Yard Car Park, Dale Road, Matlock Bath
  - e. Car Park, Derwent Way, Matlock
  - f. Land to North West of Cemetery, New Road, Middleton
6. That Officers explore the feasibility of moving traveller families between sites on a more regularised basis and report their findings back to the Gypsy and Traveller Working Group.
7. That the Committee note Council's commitments to consultation and agree to delegate responsibility to the Director of Corporate and Customer Services, in consultation with Cllr M. Franks (Chair, Gypsy and Traveller Working Group) to finalise consultation materials, oversee and deliver the programme of feedback meetings.

### **List of Appendices**

Appendix 1 – Terms of Reference  
Appendix 2 – Code of conduct  
Appendix 3 – Ark Report  
Appendix 4 – Recommended Site Assessment  
Appendix 5 – Timeline of Work  
Appendix 6 – Maps of Proposed Sites

### **Background Papers**

Full Council 28<sup>th</sup> September 2023 Report of the Traveller Working Group  
Full Council 14<sup>th</sup> December 2023 Gypsies and Traveller update

### **Consideration of report by Council or other committee**

Community and Environment Committee

### **Council Approval Required**

Yes, if costs associated for upgrading sites cannot be met within existing budgets.

### **Exempt from Press or Public**

No

## Progress Update from the Gypsy and Traveller Working Group (G&TWG)

### 1. Background

- 1.1 The Council continues to accommodate two Traveller families on car parks at Matlock Station and Matlock Bath Station. These were only proposed to be temporary arrangements but the health of the some of the residents, the lack of other suitable temporary sites and the continuing search for a permanent site, have prevented the families from settling in suitable accommodation. The G&TWG recognise this and have been working on measures to improve the opportunities for move on, introduce more regularised arrangements and identify potential permanent sites. Whilst this work has been progressing, the Council continues to receive complaints and from time to time, other Travellers arrive on site for short periods.

### 2. Key Issues

- 2.1 It is essential, from a governance perspective, that a terms of reference are arrived at for working groups to set out with clarity their role and relationship to a 'parent' policy Committee. Following extensive conversations within the G&TWG, the terms of reference proposed is enclosed at **Appendix 1**.
- 2.2 For some time, Members have raised concerns, some significant, in relation to the standards of behaviour demonstrated on existing temporary sites. The Council's Housing, Community and Legal teams have been working together to reflect and translate these into objective standards and have arrived at a code of conduct. This code is enclosed at **Appendix 2**. Whilst the code of conduct has limited statutory weight, continued breaches of the code would provide the platform for the Council to seek eviction.
- 2.3 The Matlock Station car park is prone to additional travellers occupying the site. The access could be regularised in an attempt to both formalise the access for the traveller family and reduce the opportunity for unauthorised access to the remainder of the car park. A design will need to be produced for consideration by Highways and Planning. Subject to the works costs, capital funding may also be required and as such further reports for Committee and Council will need to be prepared for inclusion in the capital programme. To that end, recommendations have been made to improve the site.
- 2.4 The Council have commissioned Ark Consultancy to undertake a search for permanent sites based on the criteria set by Members. This first stage report is enclosed at **Appendix 3** and a follow up report is due by end August 2024. Members of the Community and Environment Committee will be presented with decisions on permanent sites at a later stage for incorporation into the Local Plan.
- 2.5 The Council is in receipt of numerous complaints in respect of noise and environmental pollution as well as a loss of revenue from residents and

businesses in Matlock Bath. The Council has committed to resolving these very sharp pressures.

- 2.6 The Council has very limited land available, with only a handful of car parks that can reasonably be considered as a temporary site. Council officers continue to explore a range of options in which to place families in suitable accommodation in concert with the Derbyshire Gypsy and Traveller Liaison Group but no further options are available at this time.
- 2.7 To that end, the G&TWG are recommending that 6 sites be considered as temporary sites and that consultation takes place concerning these sites. The six sites are below and maps are enclosed;
- Old Station Close, Rowsley
  - Land to South East of Hopton Works, Middleton Road, Wirksworth
  - Arc Leisure Car Parks, Morledge, Darley Dale
  - Station Yard Car Park, Dale Road, Matlock Bath
  - Car Park, Derwent Way, Matlock
  - Land to North West of Cemetery, New Road, Middleton
- 2.8 The G&TWG met on 10 July to consider an Officer assessment of a series of sites in Council ownership. These sites were reviewed by Members in November 2022 and assessed under the criteria endorsed by Members in December 2024. The recommended sites, and their accompanying assessment, is enclosed at **Appendix 4**.
- 2.9 Members resolved that sites which were assessed being too close to residential properties and those assessed which posed the greatest chance of flood risk were not endorsed as suitable, subject to consultation. To that end, Members agreed to recommend the six above.
- 2.10 The G&TWG has asked officers to explore the feasibility of moving Traveller families between sites on a more regularised basis. In doing this, a balance needs to be struck between the needs of the Traveller families, the needs of local residents and businesses and the costs to the Council of this approach. As this would be a new policy and/or revised approach officers would need to undertake an Equalities Impact Assessment and report the findings back to the GTWG in tandem with the outcome of the consultation.
- 2.11 At Council on 28 September 2023, Members agreed to undertake a minimum 6 week consultation on any proposals for future temporary or permanent sites. The report outlined six areas of questions to ask and feedback sessions / public meetings held in locations where sites are to be proposed. Those questions are:
1. Do you agree that we need to find sites for the x pitches arising from the definition of Travellers in the Government's Planning Guidance for Travellers?
  2. To what extent do you agree or disagree with this proposal as our preferred option?

- Strongly agree
  - Agree
  - Neither
  - Disagree
  - Strongly disagree
3. Do you have any suggestions as to how such a site could be managed if it were developed for use by Travellers on a permanent/temporary basis?
  4. Can you suggest any reason why such a site could not be occupied for 12 months of the year? What are the seasonal implications associated with the use of the site?
  5. Do you have any comments regarding this proposal?
  6. Can you suggest any other sites that are available and suitable for temporary stopping use?
- 2.12 Preparations have already been made in which to draft the survey. Minor amendments to this consultation may be needed to ensure it is fully reflective of the situation that the Council is presently managing.
  - 2.13 Formative plans are in place, pending this Committee's decision in which to hold feedback sessions.
  - 2.14 As those plans cannot be properly developed until the Committee has agreed the sites to be consulted on, it is proposed that a delegated arrangement be sought to finalise and move forward at pace following the decisions of Committee. This arrangement is contained at Recommendation 7.

### **3. Options Considered and Recommended Proposal**

- 3.1 The G&TWG is working to achieve a set of clearly defined objectives. The Terms of Reference will help ensure the G&TWG remains focused on the key priorities. Not having a terms of reference for the G&TWG would be sub optimal as it would not create clarity as to what the role and function of the group is and its relationship with the Community and Environment Committee.
- 3.2 A more formal recognition of the rights and responsibilities of Traveller families and the Council is necessary to set clear boundaries and expectations. The absence of a code of conduct with Traveller families will not drive a shared understanding of acceptable standards of behaviour on site. This is also at variance with the wishes of Members to have such a code.
- 3.3 The use of current sites in Matlock and Matlock Bath were designed to be temporary. A balance needs to be struck between the needs of the Traveller families, the needs of local residents and businesses and the costs to the Council.

- 3.4 The options open to the Council as outlined by the GTWG are to consult on the six sites listed in recommendation 8. In so doing, this could create alternative temporary sites to place families on. It should be recognised that this will create significant challenges taking in to account the health of the people involved, the condition of vehicles on site and preparing the next site for occupation. That said, the needs of the community and local businesses needs to be, as already expressed, balanced.
- 3.5 The ultimate aim of the Council in relation to the two traveller families is the provision of new permanent sites. Continuing the work with Arc remains the most appropriate course of action to achieve this and may also identify an alternative temporary site if such opportunities arise.
- 3.6 Undertaking minor works to the Matlock Station car park should reduce the likelihood of further unauthorised encampments and safeguard the family on site from requests to provide access.

#### **4. Consultation**

- 4.1 Council agreed in September 2023 to consult on proposed temporary and permanent sites of no less than 6 weeks to include public meetings.
- 4.2 In respect of any changes to temporary sites proposed by the GTWG, officers will need to finalise consultation materials as well as organise and deliver a series of feedback sessions. This is a significant piece of work which will require considerable cross council resources.

#### **5. Timetable for Implementation**

- 5.1 Decisions reached at Committee will be implemented immediately unless Members agree otherwise.
- 5.2 Consultation materials associated with temporary sites will require prompt endorsement from the Chair of the Gypsy and Traveller Working Group.
- 5.3 There are clear dependencies between the search for permanent sites and the development of the Local Plan as highlighted in **Appendix 5**.

#### **6. Policy Implications**

- 6.1 None immediately arising from this report.

#### **7. Financial and Resource Implications**

- 7.1 Resources will be required in which to plan, initiate, collate and report on consultation outcomes. These will be met within the current staffing establishment.
- 7.2 An early estimate suggests that each site will require up to c. £30,000 of capital expenditure to improve each site, connect to relevant utilities etc. Some sites may require further investment, but the costs associated with this will only be known as a result of investigations undertaken in the consultation period.

- 7.3 Capital funding may be required for the access works to Matlock Station car park and approval to include this in the Capital Programme will be sought at the appropriate time.
- 7.4 The costs associated with the work undertaken by Ark are already within existing budgets. There may be further costs associated with preparing any temporary agreed sites as work progresses. Any additional costs arising as a result of this will be reported and approval sought as per the Financial Regulations.
- 7.5 Expenditure will be monitored by officers to ensure that it does not exceed existing budgets. The financial risk is therefore assessed as low.

## **8. Legal Advice and Implications**

- 8.1 There are a series of decisions recommended as part of this report, the legal risk of challenge, by judicial review, when taking the decisions as recommended has been assessed as medium.
- 8.2 The Council's legal team have been closely involved in the development of the code of conduct.
- 8.3 The land to the North West Of Cemetery Road, New Road, Middleton is subject to an agreement between the Council and a third party. Further such enquiries would need to be undertaken to establish the grounds for future use.

## **9. Equalities Implications**

- 9.1 Gypsies and Travellers are legally recognised ethnic groups and protected from discrimination within the Equality Act 2010. Age and disability are also specifically protected characteristics. An Equalities Impact Assessment (EIA) will be required to inform any new policy approach adopted by the Council concerning the traveller families. This would include any new approach to regularise movement between temporary sites.

## **10. Climate Change and Biodiversity Implications**

- 10.1 None arising from this report.

## **11. Risk Management**

- 11.1 Moving a family of vulnerable adults from one location to another carries a risk to the health of those people. Not moving the family at Matlock Bath Station car park also carries a risk to the health and wellbeing of family members. There are risks associated with public meetings which consider controversial subjects such as traveller sites. The safety of staff and Councillors must be adequately planned and managed. There is also the risk to the Council in not discharging the Council's responsibilities in respect of homelessness. The risk associated with this is high and the impact is high.

## **Report Authorisation**

Approvals obtained from Statutory Officers:-

	<b>Named Officer</b>	<b>Date</b>
Chief Executive	Paul Wilson	12/07/2024
Director of Resources/ S.151 Officer (or Principal Accountant)	Rachael Ayre	12/07/2024
Monitoring Officer (or Legal Services Manager)	Helen Mitchell	12/07/2024



# Gypsy and Traveller Site Provision

## Working Group

V3

### Role and Function

- To oversee and consider exploratory work in order to bring forward all types of site (temporary/negotiated stopping places and permanent) for Gypsies and Travellers in collaboration with officers and organisations commissioned to support the Council;
- To undertake site visits to locations within the District that are under consideration in collaboration with officers and agents, to gain an appreciation of the issues associated;
- To undertake site visits to other permanent traveller sites outside the district, to understand how other local Authorities have provided housing for their Gypsy and Traveller communities;
- To provide political leadership and support officers in the delivery of permanent and temporary sites to enable the Council to meet its homelessness duties;
- To provide recommendations to Community and Environment Committee for any decisions outside of this group's remit in accordance with the Council's Constitution.

### Composition and Membership

This group will be composed of 4 Members (one from each political group/grouping on the Council)

Those Members are:

Cllr M Franks (Lib Dem), Cllr L Mellstrom (Green), Cllr S Hobson (Conservative) and Cllr Slack (Labour).

The Working Group is able to co-opt Members, officers or external stakeholders onto the Group for a time limited period.

The Chair of the Group will be appointed from amongst the elected Members present at the first meeting.

This group will be directly supported by the Director of Housing. Meetings will be supported by Democratic Services and any other officer as required.

### Roles and Responsibilities

Members and Officers should work together to arrive at a consensus view of how to deliver on the Group's role and function. Where this isn't possible, a majority view will be taken;

Members and Officers jointly own and take responsibility for the outcomes of the Group;

Members of the working groups will provide regular, formal updates to Community and Environment Committee.

Officers should issue agenda five clear days before the meeting having discussed with the Chair in advance;

Members and officers must have regard to their own codes of conduct, especially in respect of receiving, handling and disposing of confidential information.

Officers should ensure that minutes are issued within five working days to enable Members to share work and feed back to their appointing groups.

DRAFT

### **Code of conduct for travellers and caravan occupiers**

This code is for anyone staying in a caravan on land owned by Derbyshire Dales District Council. It applies at all times, even to unauthorised camp sites.

We may tolerate unauthorised encampments on our land if the site is safe and suitable. The length of stay we will allow is determined on a case by case basis. Not all locations are suitable for an unauthorised encampment. Sites which not safe or suitable must be vacated immediately.

When you arrive, environmental health officers will visit the camp to examine the suitability of the site and make a welfare assessment to identify if you need any support around:

- housing
- children, young people and families
- education
- healthcare and access to NHS services, GPs, NHS walk-in and minor injuries centres, A&E, dentists, pharmacists and opticians
- waste collection and disposal.

### **What we will do**

- We will always treat you fairly and with respect.
- We will deal with any complaints in a simple, honest and straightforward way in accordance with the Council's complaints procedure.
- We will inform you of any decisions which are made about you and why they have been made.
- We will contact agencies and make referrals where you require support.
- We will provide refuse sacks and organise their collection.
- We will visit you regularly to check on the condition of the site and update on welfare needs as requested.

### **What we expect from you**

- work with council officers who visit the site.
- provide the correct information to help us support your stay.
- keep the site clean and tidy.
- put all rubbish in rubbish bags or bins - we will organise regular collections.
- use the toilets provided or any toilets within their own caravans and must not urinate or defecate anywhere else on the site.
- keep noise to a minimum, especially after 10pm and before 7am.
- keep all animals under control and clear up any of their mess.
- respect the community where you are staying.
- do not allow any other caravans onto your site.
- do not take part in anti-social behaviour or criminal activity.
- do not damage any facilities provided, or the local environment including trees and shrubs.
- do not leave children unsupervised on site.

- do not use the site to undertake commercial or business works.
- do not set open fires on the site.
- do not fly tip or dump any trade waste on the site.

When you move on you must leave the area of the site in the same condition as when you arrived. You must place all litter or rubbish in bags/bins provided (evidence of fly tipping will be used for consideration of separate legal action).

### Eviction and enforcement

If the site is not suitable, if you stay longer than we have allowed or if you break any of the above expectations, we may remove you from the site using one of the following powers/procedures:

- Part 55 Civil Procedure Rules - we (as Landowner) will apply to the County Court for a possession order which will be enforced by eviction overseen by either County Court Bailiffs or High Court Bailiffs
- Section 77 Criminal Justice & Public Order Act 1994 - we will issue a direction to leave and any person who fails to comply commits a criminal offence.
- Section 78 Criminal Justice & Public Order Act 1994 - we may issue a summons for breach of Section 77 (above) and obtain an Order from the Magistrates Court authorising the us to effect eviction within 24 hours.

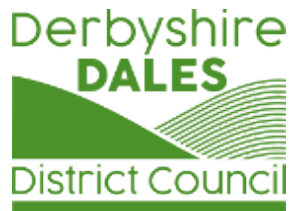
If you engage in anti-social behaviour, we may use powers which include:

- Part 4 of the Anti-Social Behaviour Crime and Policing Act 2014 – we may issue a community protection notice. Failing to comply is a criminal offence which can be punished with a fine of up to £2500.
- Part 1 of the Anti-Social Behaviour Crime and Policing Act 2014 – we may apply for an anti-social behaviour injunction. Disobeying an injunction is contempt of court and can be punished with a fine or prison sentence.
- Section 33 or 34 of the Environmental Protection Act 1990 - where we obtain evidence of fly-tipping we may prosecute offenders.

We will apply the most appropriate legal route depending on the specific circumstances of each case.

### I understand and agree to follow this Code of Conduct

Signed:	
Print name:	
Phone number:	



**Support and contacts**

**Derbyshire Dales District Council**  
Town Hall, Bank Road, Matlock, DE4 3NN  
**Telephone 01629 761100**

**Derbyshire County Council – Adult Social Care, Children’s Services and Education**  
County Hall, Bank Rd, Matlock, DE4 3SS.  
**Telephone 01629 533190**

**Derbyshire Gypsy Liaison Group**  
PO Box 8528  
Matlock  
DE4 9EW  
**Telephone 07799443830**

**Job Centre Plus**  
The Phoenix Centre, 2 Lime Grove Walk, Matlock DE4 3FD  
**Telephone 0800 169 0190**

**Whitworth Hospital (Urgent Treatment Centre) – 8am – 8pm**  
330 Bakewell Road, Darley Dale, Matlock, DE4 2JD  
**Telephone 01629 580 211**

**St. Oswald's Hospital, Ashbourne**  
Clifton Road, Ashbourne, Derbyshire, DE6 1DR  
**Telephone 01335 230 000**

**Royal Derby Hospital (A&E and Maternity Unit)**  
Uttoxeter Rd, Derby DE22 3NE  
**Telephone 01332 340131**

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# Derbyshire Dales District Council

Gypsy and Traveller Site Identification

April 2024

## WHO WE ARE AT ARK

WE ARE KNOWN FOR OUR TRUSTWORTHY AND COLLABORATIVE APPROACH TO HELPING OUR CLIENTS WITH CHALLENGES AND OPPORTUNITIES.

For over 30 years, ARK has been driven by the desire to see organisations performing and operating at their best. Why? Because that leads to better homes, communities and ultimately, better lives.

We are a leading management and technical consultancy with particular expertise in working with housing associations, local authorities, government bodies and the charitable sector.

Our team, which includes more than 80 dedicated experts, has significant experience of working at senior levels in the housing sector in many different roles, so we can assist you both strategically and operationally.

We support our clients to deliver excellent results through high performing people, assets and resources.

Together, we help transform, improve, add value and effect change.

## OUR VALUES

HELPING YOU TO DELIVER THE HIGH QUALITY HOMES RESIDENTS DESERVE.

Our values reflect our core beliefs. They are intrinsic to everything we do as an organisation.



### Excellence

We provide a first-class service that goes beyond our clients' expectations. We are scrupulous, efficient and diligent in all that we undertake.



### Knowledge

We continuously adapt, innovate, learn and develop in order to meet the ever-changing needs of our sector.



### Integrity

We are smart partners and critical friends. People trust us and we deliver value for money.



### Commitment

We are committed to working in the social housing sector because we want to make a positive difference to residents and communities.



## **1 BACKGROUND AND BRIEF**

- 1.1 Working within the context of national planning policy and legal duties that apply to all Local Authorities, Derbyshire Dales District Council (the Council) has a responsibility to develop fair and effective strategies to meet the housing needs of Gypsies and Travellers through the identification of land for sites.
- 1.2 There is also a legal requirement placed on the Council through the Public Sector Equality Duty, contained in the Equality Act 2010, which recognises Romany Gypsies and Irish Travellers as separate racial groups, to eliminate discrimination, advance equality of opportunity, and take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it.
- 1.3 Whilst the Council has addressed these strategic requirements in its Corporate Plan and within the Local Plan, the latter which provides a development brief to inform delivery of the agreed allocation of six pitches for Gypsies and Travellers in the district over the first five years of the Plan period, it has to date not secured either permanent or temporary sites within the District to meet the housing needs of Gypsies and Travellers.
- 1.4 The Council has, in the meantime, recognised its duties under the homelessness legislation towards two separate Traveller families who have a long-term connection to the area but who do not have sites on which they can legally place their caravans. The families are currently occupying two sites, one in Matlock and one in Matlock Bath, which have been designated as temporary Traveller sites by the Council. The families have remained on these temporary sites as, despite extensive efforts by both Officers and Members, no alternative sites that are available, suitable and meet the Council's criteria have been identified.
- 1.5 A Member led Traveller Working Group was established in May 2023 in order to lead efforts to identify suitable locations for site accommodation for these two families within the Council area. In a report dated September 2023, the Traveller Working Group acknowledged that the Council needed to broaden its search for suitable sites across the district and recommended the engagement of new land agents to assist with the search and to enable a more proactive and targeted approach to the identification of sites.
- 1.6 Arising from this recommendation and following submission of a project proposal, ARK Housing Consultancy (ARK) was subsequently appointed by the Council at the end of February 2024 to locate and provide a realistic and deliverable list of potential Traveller sites which meet the Council's criteria.
- 1.7 This report sets out ARK's approach to the project, the methodology by which we have carried out our search for sites and the outcomes in terms of a schedule of potential sites, together with an assessment of their suitability.

## **2 ARK'S METHODOLOGY**

- 2.1 This has been a time limited project for the Council with ARK initially researching and subsequently contacting individuals and organisations to explore land and site availability, followed by site visits and detailed assessments of identified sites. During the period of the project, regular project progress meetings have been held with Council Officers.
- 2.2 ARK's approach to the review has incorporated the following activities:
- 2.3 ARK set out and agreed criterion for the land search with the Council, in order to streamline and narrow the search requirements as far as possible.
- 2.4 Following this, ARK developed a site assessment matrix taking into consideration the Council's requirements and incorporating the detailed site assessment criteria set out in the Local Plan. The aim of the matrix and site prioritisation approach was to ensure that we did not spend time working on inappropriate or undeliverable sites.
- 2.5 ARK made contact with RPs who are active in, or adjacent to, the Council area to ascertain whether they had any suitable, available sites in their ownership. Information and guidance was also requested from Homes England.
- 2.6 We also contacted public and private sector agencies, key stakeholders and representative bodies that may have suitable land within the area.
- 2.7 Running alongside these activities we carried out desktop research to scope the current market availability of land opportunities and made contact with Land Agents active in the Council area.
- 2.8 Additionally, potential sites already identified by the Council and also some of the sites of previous illegal encampments were added to a long site list for review.
- 2.9 ARK also met with Dr Spencer, a representative of Derbyshire Gypsy Liaison Group (DGLG), to discuss the parameters of the project and to better understand the needs of the two families. Dr Spencer has also, during the course of the project, identified several potential sites for further investigation.
- 2.10 Site visits were made to the list of already identified sites, whilst at the same time carrying out local area searches to identify additional potential new sites. Some already identified sites were excluded from further consideration following this site visit stage for a variety of reasons including topography, size, location and site availability.
- 2.11 Based on these site visits and searches, a refined list of potential sites was compiled which included an appraisal of site location and impact on surrounding areas, local amenities, identification of constraints, site topography, evident ground conditions and site access.

- 2.12 A desktop site appraisal for this refined list of sites was subsequently carried out utilising the Land Insight programme, which provides information on ownership and the planning history of sites, utility proximity and capacity, flood risk, visual impact and planning constraints.
- 2.13 ARK then ranked the remaining sites utilising the site assessment checklist and developed a priority matrix in order to rate all of the sites. ARK subsequently carried out Title Deed searches for all of the higher rated sites.
- 2.14 This report includes an appendix providing the refined list of sites that we have rated and incorporating those sites that have been excluded from further consideration.

### **3 CONTACTS AND SITE SEARCH PROCESS**

- 3.1 In order to proactively seek suitable locations and undertake targeted engagement with local landowners and organisations, ARK initially identified 12 Registered Providers who are either working in or with a presence adjacent to the Council area and subsequently made contact with 19 senior staff members working within the organisations at Executive and Directorate level, to request assistance and information regarding potential sites within their ownership that could be suitable for the project requirements.
- 3.2 From this initial email contact only four responses were received, all of which confirmed that they did not have any land in their ownership that would be suitable for Traveller sites.
- 3.3 ARK also met with Homes England to discuss the project and to request assistance with identification of organisations who may be able to help in the search for sites. Although no Registered Providers, in addition to the primary list of 12 above, were identified during this meeting, Homes England has confirmed its continuing support for the project and offered its guidance and assistance for the next stage of site delivery and acquisition.
- 3.4 ARK sent either emails or letters to the following organisations to request help with finding a suitable site:
- NFU
  - Derbyshire County Council
  - Severn Trent
  - The Crown Estate
  - The Chamber of Commerce
  - Church of England Diocese
  - Caravan Association
- 3.5 Both the NFU and Caravan Association confirmed that they do not manage land and were not able to provide any further help. Although ARK has had no direct response from Derbyshire County Council, we were informed that a list of available sites for lease and sale is periodically made available by the County and we have requested our inclusion on their circulation list. ARK has not received a response from the remaining organisations on the above list.

- 3.6 ARK made contact with local and national land agents by both telephone and email to inform them of our requirements but the response from all the agents that were contacted has been that there are no land opportunities forthcoming that would be suitable and available for the provision of a permanent Traveller Site.
- 3.7 There are three additional organisations, one public and two private sector, with which ARK has made contact in relation to specific sites in their ownership. To date, ARK has received one holding reply and is still awaiting a response from two organisations.

#### **4 SITE VISITS AND DETAILED SITE ASSESSMENTS**

- 4.1 The Council has requested that two sites with an approximate site area of between 2500sq m and 3500sq m are identified, which takes into account national guidance that pitches should allow space for a mobile home and touring caravan as well as amenity building, parking and vehicle turning room.
- 4.2 ARK developed a site assessment matrix taking into consideration the above site area requirements and also the detailed site assessment criteria set out in the Local Plan Policy HC6 of the Derbyshire Dales Local Plan, which provides the planning policy basis for any decisions in relation to permanent Traveller sites within the local planning authority area.
- 4.3 The site assessment matrix therefore incorporates the following considerations:
- Approximate Site Area
  - Current Use
  - Visual Impact
  - Conservation Area
  - Impact on Nearby Settlements
  - Traffic Impact on Site
  - Vehicular Accessibility
  - Pedestrian Accessibility
  - Local Facilities
  - Infrastructure Accessibility
  - Flood Zone Area
- 4.4 Each site was visited by the ARK team and assessed utilising this site assessment matrix. The longer site checklist also covered the identification of additional constraints including trees, water courses, footpaths, pylons, existing boundary queries and evident ground conditions.
- 4.5 Whilst accepting that the Council has an exacting standard, which takes account of the statutory and legal requirements it must meet, it will also need to be pragmatic in order to bring a site forward. There are examples from existing Traveller sites where mitigations have been made to address problems, including installation of acoustic fences to take account of noise from adjoining roads, raising site levels to address flooding issues and installation of septic tanks where an outlet for sewage is unavailable.

- 4.6 Although these mitigations would add to the cost of site delivery and also ongoing costs for maintenance, they could potentially bring forward a site for development that would otherwise be excluded.
- 4.7 ARK's initial long list of sites included sites that had previously been identified by the Council added to which were those additional and newly identified sites. This long list incorporated 36 separate and individual sites in total.
- 4.8 All of the sites were visited and an assessment made based on the site assessment matrix and also the longer site checklist, which included an appraisal of site location and impact on surrounding areas, local amenities, identification of constraints, site topography, evident ground conditions and site access.
- 4.9 Following these site visits and assessments, 16 sites were immediately discounted as unsuitable for a number of reasons including topography, size, location and site availability in terms of current occupation of the site.
- 4.10 For the remaining list of 20 potential sites, a desktop site appraisal was subsequently carried out utilising the Land Insight programme, which provided ARK with information on ownership for each site where available, any planning history, proximity of utilities, flood risk information and also any planning constraints.
- 4.11 ARK then developed a priority matrix in order to rate all of the sites. We developed the priority matrix so that all of the sites could be rated RAYG (Red, Amber, Yellow and Green).
- 4.12 Green sites are those that best meet the requirements of the site assessment matrix. 9 sites are rated Green. These are the sites that should be taken forward to the next stage of the process.
- 4.13 Yellow sites do meet the majority of requirements listed in the site assessment matrix but will require mitigation in some areas, as referred to in the examples given in section 4.5 and additional costs in section 4.6 above. There are 7 sites rated Yellow. These are still potentially viable sites and should be taken forward to the next stage of the process.
- 4.14 The Amber sites are those that, in ARK's view, have more difficult considerations which affect their suitability and viability, including legal constraints on title, restricted access and poor utility infrastructure. There are 2 sites rated Amber and, because of the time and costs involved and uncertainty as to whether or not they could be made to be viable, it is not proposed that these sites are progressed further.
- 4.15 There are 2 Red sites which are recorded as unsuitable and which have been downgraded due to location in a Flood Zone 3 and insufficient site area respectively.
- 4.16 The final element of this stage of the project was for ARK to carry out Title Deed searches for all of the higher rated (Green and Yellow) sites.

- 4.17 This report includes an appendix listing of the shortlisted sites assessed by ARK, including the amber and red sites. This list is not definitive, in that ARK will continue to consider additional sites that may come forward during the period following completion of this report and prior to commencement of the next stage.

## **5 CONCLUSION AND NEXT STEPS**

- 5.1 The next stage of the process will need to include the following steps:

- To continue with the site search as an ongoing process.
- To open dialogue with land owners of potential sites to ascertain their interest in disposal.
- To work with Council approved architects to provide sketch plans to see if the sites can provide suitable pitch requirements. We would suggest working with Pelhams as they have provided the initial feasibility sketches for the Council.
- To liaise with the Council's planning department to see if the proposed sites meet planning requirements.
- To ascertain likely redevelopment costs of the sites to make them fit for the purpose of providing suitable accommodation for the end users and in accordance with the Council's own requirements.
- To continue with weekly update meetings regarding progress against targets with designated Council Officers.
- To commence with procedures in line with the Council's Gypsy and Traveller Working Group report relating to consultation and internal approval processes.
- To determine an estimated value of four of the sites including an initial valuation and whether the site cost is in accordance with Red Book values.
- If practical to proceed to Heads of Terms with the landowners ahead of disposal.

- 5.2 Assuming the above stages are completed, a further stage may then be required to enable site acquisition, procurement and development and handover of the completed scheme to the new residents.

- 5.3 ARK would be pleased to be able to continue to support the Council and would be happy to be considered to develop this project and take the work through the following stages of the process.

**ARK Consultancy Limited**  
**April 2024**

## APPENDIX 1 – SITE LIST

No.	Site Reference	Approximate Site Area Adequate	Current Use	Visual Impact	Conservation Area	Impact on Nearby Settlements	Traffic Impact on Site	Vehicular Accessibility	Pedestrian Accessibility	Local Facilities	Infrastructure	Flood Zone Area
1	Sudbury Outer	Yes	Agricultural	Low	No	Low	Low	Yes	Yes	Yes	Yes	Yes
2	Ashbourne	Yes	Utility	Low	No	Medium	Medium	No	Yes	Yes	Yes	Yes
3	Ashbourne	Yes	Agricultural	High	No	Medium	Medium	Yes	Yes	Yes	Yes	No
4	Bakewell	Yes	Utility	High	Yes	High	High	Yes	Yes	Yes	Yes	Yes
5	Ashbourne Outer	Yes	Utility	High	No	Medium	Medium	Yes	Yes	Yes	Yes	No
6	Ashbourne Outer	Yes	Utility	High	No	Medium	Medium	Yes	Yes	Yes	Yes	No
7	Ashbourne Outer	Yes	Industrial	Low	No	Low	Low	Yes	Yes	Yes	Yes	No
8	Ashbourne Outer	Yes	Industrial	Low	No	Low	Low	Yes	Yes	Yes	Yes	No
9	Sudbury Outer	Yes	Agricultural	Medium	No	Low	Low	Yes	Yes	Yes	Yes	No
10	Bakewell	No	Industrial	Low	No	High	High	Yes	Yes	Yes	No	No
11	Ashbourne	Yes	Utility	Low	No	Medium	Medium	Yes	Yes	Yes	Yes	No
12	Matlock Outer	Yes	Utility	Low	No	Medium	Medium	Yes	Yes	Yes	Yes	No
13	Matlock Outer	Yes	Utility	Medium	Yes	Medium	Medium	Yes	Yes	Yes	No	No
14	Matlock Outer	Yes	Utility	Low	Yes	Medium	Medium	Yes	Yes	Yes	No	No
15	Matlock Outer	Yes	Agricultural	Low	No	Low	Low	Yes	Yes	Yes	No	Yes
16	Matlock Outer	Yes	Utility	Low	No	Medium	Medium	Yes	Yes	Yes	No	Yes
17	Sudbury Outer	Yes	Agricultural	Low	No	Low	Low	Yes	Yes	Yes	No	No
18	Sudbury	Yes	Agricultural	High	Yes	Medium	Medium	Yes	Yes	Yes	Yes	No
19	Matlock Outer	Yes	Industrial	High	No	Medium	Medium	Yes	Yes	Yes	Yes	No
20	Matlock Outer	Yes	Industrial	Medium	Yes	Medium	Medium	Yes	Yes	Yes	No	Yes

# Thank You

For further information relating to this report, please contact:

**Tim West**  
**Director**

[twest@arkconsultancy.co.uk](mailto:twest@arkconsultancy.co.uk)

0121 515 3831





				Minimum pitch size 0.25ha (All maps have been checked June 2024 hence discrepancies in some measurements. Reflect the area under DDDC ownership not necessarily the area that could accommodate a site)		Criteria agreed Appendix 1 Ctte Dec 2023	(a) the proposal will not have a significant detrimental impact on neighbouring residential amenity or other land uses. Consideration of distance from residential properties	(b) the site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network and would not result in a level of traffic generation which is inappropriate for roads in the area;	(c) the site is situated in a suitable location in terms of local amenities and services including schools, shops, health services, and employment opportunities to allow access by sustainable means;	(d) the site is capable of providing adequate on-site services for water supply, mains electricity, facilities for recycling and waste disposal and foul and surface water drainage and storm water drainage;	(e) the site will enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/plots and their requirements as well as enabling access for service and emergency vehicles;	(f) the site is not situated within an area at high risk of flooding;	(g) the development is well planned and incorporates soft landscaping measures in order to mitigate the impact upon the character or appearance of the local area, the landscape or sites/areas of nature conservation value or heritage assets;	(h) the site is capable of providing adequate levels of privacy and residential amenity for site occupiers;	(i) the site is suitable taking account of ground conditions, land stability and other environmental risks and nuisances, with appropriate mitigation secured prior to occupation.	Scoring: Points given based on assessment. 3 = Green 2 = Amber 1 = Red	
Parish	Record No	Address	Land Type	Area	Interest	Site visit		NB: DCC Highways have not been consulted, these conclusions are based on current use and site visits.	Assessment of levels taken from SHLAA matrix. >20min walk= Red. 10-12= Amber. <10 minute walk= Green			The DDDC strategic flood risk assessment was used to grade red/amber/green in combination with the SHLAA matrix.	The assessment of impact on heritage assets has been undertaken in lines with the SHLAA matrix. Red=will have an impact, Amber= may have an impact and Green= no impact.	Full impact would require layout and details of any boundary treatment.	All require further investigation to fully assess this criteria.		
Rowsley	DD10	Old Station Close, Rowsley	Land	0.37 Measured area of whole car park	FHOLD	21/03/24	Amber - Two residential properties are within 100m distance but mitigated by woodland screening of site, river and A6 in between.	Green - Safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network can be achieved and would not result in a level of traffic generation which is inappropriate for roads in the area	Red - >20mins walk (>1600m) to shops, medical facilities and employment opportunities. note there is a bus stop in close proximity and there is a primary school in Rowsley.	A water standpipe is present, unknown if functional.	Green - no change to previous assessment the site is currently used as a car park indicating that access by emergency vehicles can be achieved. This is subject to the site layout being agreed.	Green - The site is elevated from the adjacent river. This zone comprises land having a less than 1 in 1,000 annual probability of river or sea flooding in any year. Zone 1	Green - Minimal impact on the appearance of the local area due to current use as a car park in an urban setting and screen provided by trees between adjacent land uses.	Green - no change to previous assessment. If the upper car park was used then the site is capable of providing adequate levels of privacy and residential amenity for site occupiers with limited screening at the access point.	Amber -No known Contaminants however they may be present due to current use as a car park, requires further investigation.	20	
Middleton	DD11	Land to North West of Cemetery, New Road, Middleton	Land	0.57	FHOLD The land is subject to an agreement between DDDC and a third party.	13/06/24	Green. Residential properties are > 100m distance	Green - Safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network can be achieved and would not result in a level of traffic generation which is inappropriate for roads in the area. Safe access assumed given access to adjacent cemetery land.	Red - >20mins walk (>1600m) to shops, medical facilities and employment opportunities. note there is a bus stop in close proximity and there is a primary school in Middleton.	Not known	Amber - Access would be dependant on the layout and the management of the current access.	Green - Zone 1: This zone comprises land having a less than 1 in 1,000 annual probability of river or sea flooding in any year	Red - Significant impact on the appearance of the local area, the landscape due to the exposed nature of the site and field boundaries being low stone walls.	Red - The site is not capable of providing adequate level of privacy and residential amenity due to proximity and type of adjacent land uses. Surrounding land uses are agriculture and the site is mostly bounded by low stone walling. The site due to topography and low stone walls this presents a situation where boundary treatment and layout are unlikely to mitigate the	Amber - no known contaminants present. Ground conditions and stability have known issues that can be overcome with minor works.	16	
Wirksworth	DD13	Land to South East of Hopton Works, Middleton Road	Land	0.45	FHOLD	20/03/24	Amber - Potential impact on neighbouring residential amenity or neighbouring land use, depending upon location within site. Residential properties are within 100m from boundary of the site but western area of site is greater than 100m	Red - Safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network cannot be achieved.	Amber - Closure of immediate primary school. 10- 20 mins walk (<800m) to GP surgery, sports facilities, shops and employment opportunities.	Not known	Red - the site is accessible but narrow with a steep access, it is assumed that it would be extremely difficult to achieve access, however this would depend on layout, the number of proposed pitches and perhaps the feasibility of a second exit point.	Green - Zone 1: This zone comprises land having a less than 1 in 1,000 annual probability of river or sea flooding in any year	Amber - Minimal impact on the appearance of the local area, in terms of the landscape. However, it lies within the RIGS Designation 88 - Middlepeak Quarry and Wildlife site- DD549 Stoney wood partly falls in site and this will need to be considered in terms of whether mitigation can be achieved, if not Red.	Green - The site is capable of providing adequate levels of privacy and residential amenity for site occupiers	Amber - contaminants may be present requiring further investigation, ground conditions and stability have known issues that can be overcome with minor works.	16	
49																	
Darley Dale	DD14	Arc Leisure Car Parks, Morledge	Car Park	0.84	FHOLD	18/06/24	Amber - Residential properties are within 100m, albeit screened by wooded area and separated by a footpath.	Green - Safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network can be achieved and would not result in a level of traffic generation which is inappropriate for roads in the area	Amber - 10- 20mins walk (800-1600m) to local services, schools and medical facilities. A bus stop is adjacent to the entrance to the site.	Not known	Green - The site is currently used as a car park indicating that access by emergency vehicles can be achieved. This is subject to the site layout being agreed.	Green - Zone 1: This zone comprises land having a less than 1 in 1,000 annual probability of river or sea flooding in any year	Green - Minimal impact on the appearance of the local area due to current use as a car park in an urban setting and screen provided by trees between adjacent land uses. It is not possible to fully consider impact without detailed plans or layout.	Green - If the upper car park was used then the site is capable of providing adequate levels of privacy and residential amenity for site occupiers with limited screening at the access point.	Amber - contaminants may be present due to current use as a car park, requires further investigation.	21	
Matlock Bath	DD16	Station Yard Car Park, Dale Road	Car Park	1.11	FHOLD	21/03/24	Amber - Within 100m of residential properties if the main car park was used and this would have potential for impact on the visitors using the station and accessing the Heights of Abraham. Yard to south in excess of 100m from residential properties	Green - Safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network can be achieved and would not result in a level of traffic generation which is inappropriate for roads in the area	Amber - <20 mins walk (<800m). There is a primary school in Matlock Bath, employment opportunities. Drs and secondary school and shops are accessible by regular bus services.	Not known	Green - The site is currently used as a car park indicating that access by emergency vehicles can be achieved. This is subject to the site layout being agreed.	Green - Zone 1: This zone comprises land having a less than 1 in 1,000 annual probability of river or sea flooding in any year	Amber - Minimal impact on the appearance of the local area due to current use as a car park in an urban setting and screen provided by trees between adjacent land uses. The main car park falls within the Conservation Area, use of this area falls to be Amber.	Green - If the overflow car park of coach car park were used then the site is capable of providing adequate levels of privacy and residential amenity for site occupiers with limited screening at the access point. An assessment of the level of useage/disruption of the adjacent land use to the overspill car park - a rifle range should be undertaken and the findings may change this conclusion to amber.	Amber - Contaminants may be present due to current use as a car park, requires further investigation.	20	
Matlock	DD20	Car Park, Derwent Way	Land and Buildings	0.67 - adjusted to exclude the bus bay area	FHOLD	21/03/24	Green - Environment Agency no longer occupy the area immediately in front of the station. Residential properties are greater than 100m distance.	Green - Safe and satisfactory vehicular and pedestrian access can be achieved from the car park to the surrounding principal highway network can be achieved and would not result in a level of traffic generation which is inappropriate for roads in the area.	Green - <10 mins walk (<800m). There are Primary and Secondary schools, Drs and medical services, employment opportunities within reasonable walking distance.	Not known	Green - The site is currently used as a car park indicating that access by emergency vehicles can be achieved. This is subject to the site layout being agreed.	Green - Zone 1: This zone comprises land having a less than 1 in 1,000 annual probability of river or sea flooding in any year	Green - Minimal impact on the appearance of the local area due to current use as a car park in an urban setting. <b>Note</b> Grade 2 listed building Former Station Masters House, Station Yard Conservation area (Station House) Any permanent siting would need to take the setting of the Listed Building into consideration.	Amber - Dependant on the siting of the site within the open car park, the site would require mitigation measures for example screening in order to provide adequate levels of privacy and residential amenity for site occupiers.	Amber - contaminants may be present due to current use as a car park, requires further investigation.	22	

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**TASK**

Report - appraisal TWG (long list)

TWG to instruct consultants to progress evaluation on shortlist and have exploratory landowner discussions.

Report - appraisal TWG (short list)

C&E endorse sites and launch public consultation (min. 6 weeks)

TWG and C&E receive consultation response and if necessary, instruct consultants to undertake initial feasibility work and/or straight to Planning Permission.

TWG recommend to C&E site/s for incorporation into Local Plan.

C&E publish draft local plan and commence consultation

Response to Local Plan and any internal actions to bring site/s forward (CPWG, CLT etc)

Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec

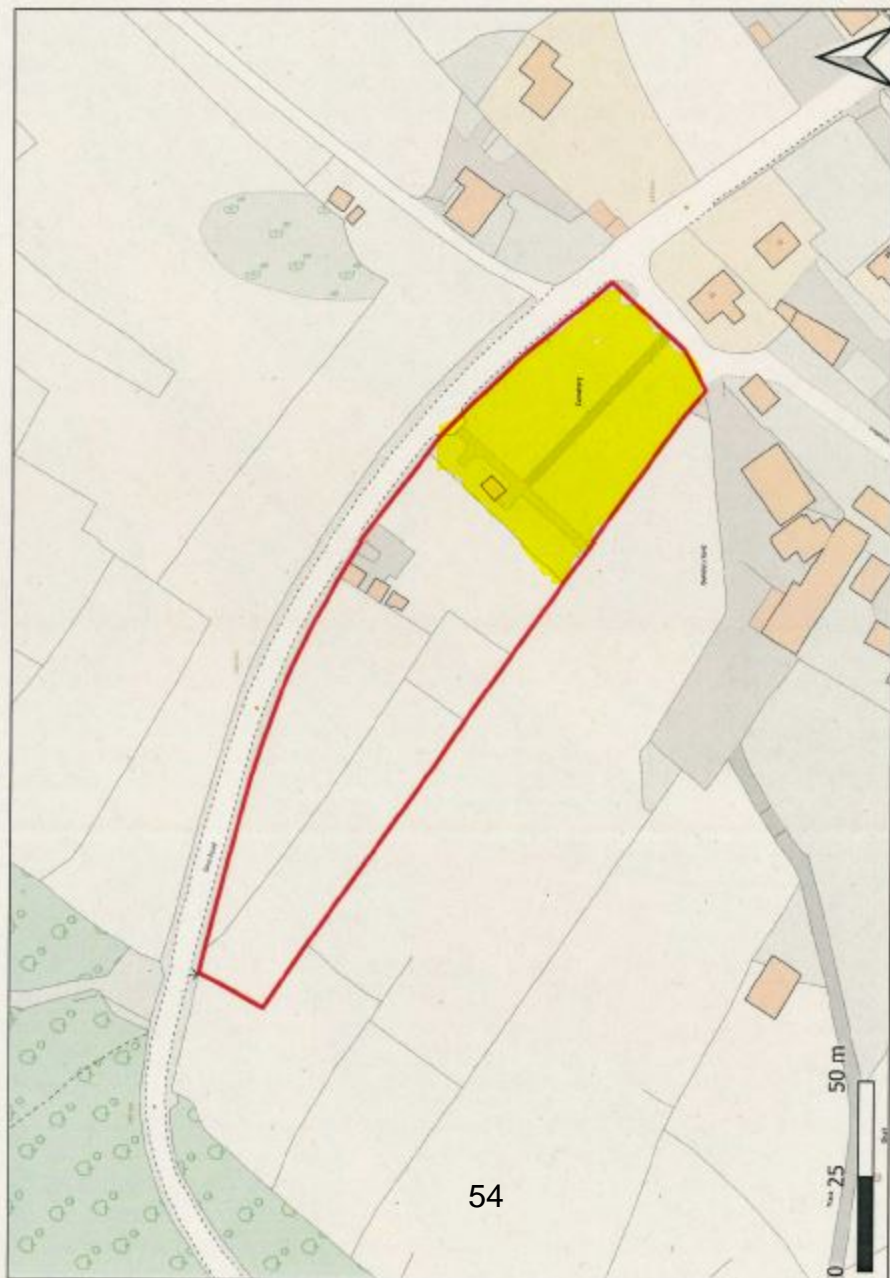


Dec 24 & into 2025

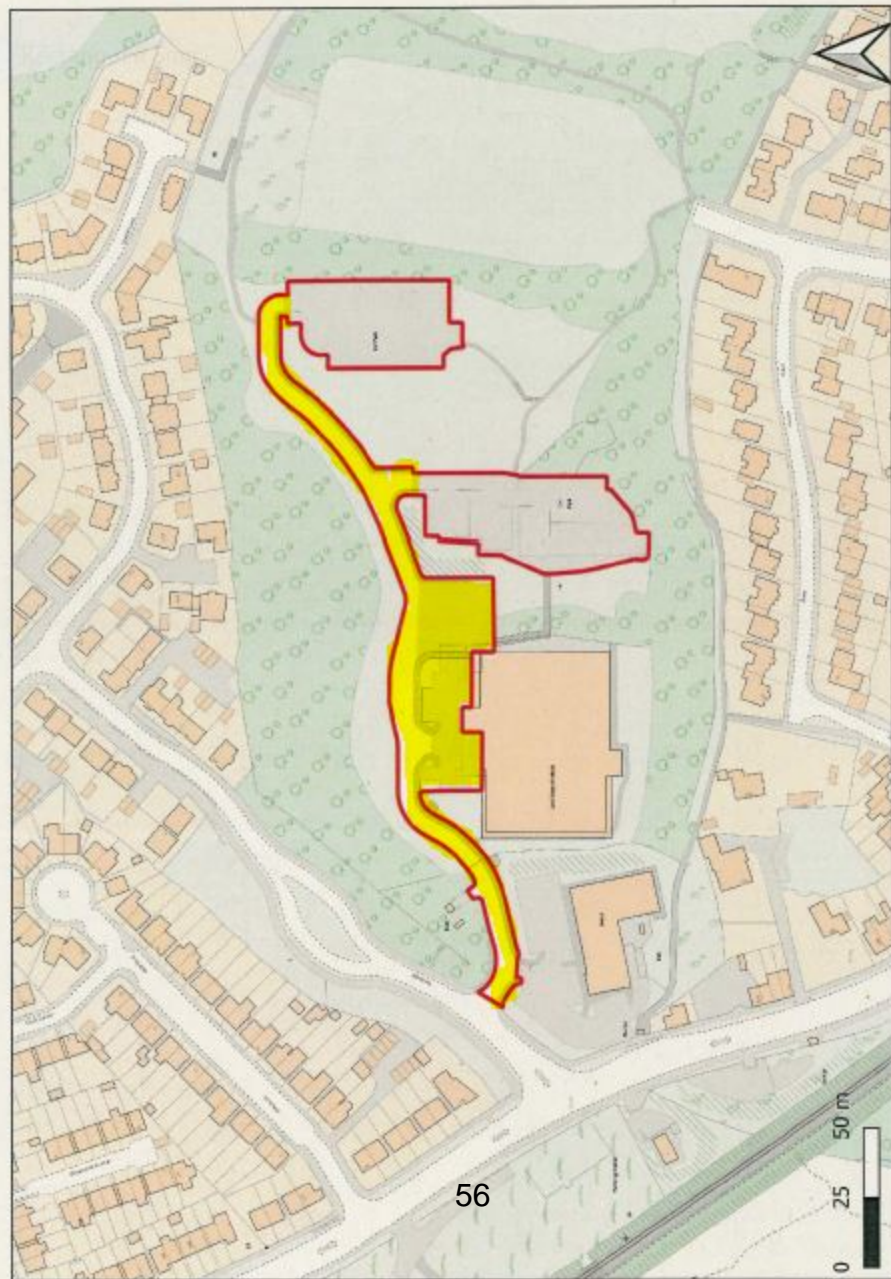
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Car Park, Old Station Road, Rowsley











Matlock Bath Station Yard Car Park Dale Road Matlock Bath  
Matlock Derbyshire DE4 3PT

