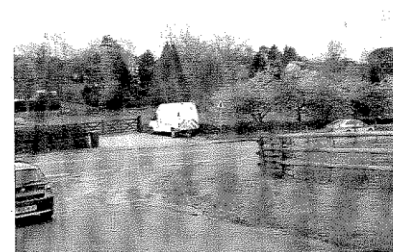
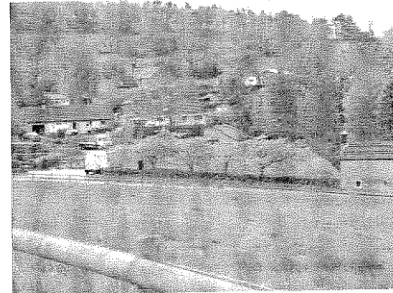


## Matlock/ Wirksworth Sub Area

Settlement: Tansley

Site Name: Land off Nottingham Road, Tansley



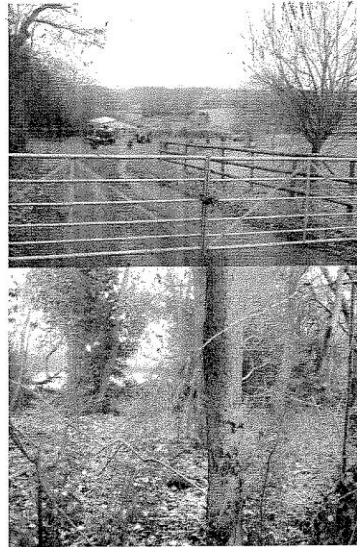
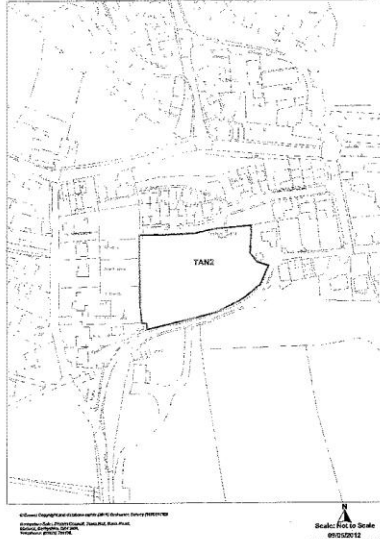
Site Reference	TAN1
SHLAA Reference	SS011
Location/ Address	Land off Nottingham Road, Tansley
Area	0.21 ha
Potential Capacity	6 dwellings
Existing use	Wood store area
Current status	Planning permission: none
Site Information/ Infrastructure Constraints	Adjacent to the Settlement Framework Boundary Existing residential areas to the south and west of the site and industrial/ employment site, wood yard to the east. Mature trees on site to the south and west Existing access to site via dirt track, however much improvements needed
Affordable Housing	33% Affordable Housing required
SHLAA Site	6-10 years
Sustainability Appraisal Summary	TAN 1 is currently in use as an existing wood store area and lies adjacent to the existing SFB of Tansley. The site achieves a good score against sustainability

	indicators, and is unlikely to significantly affect biodiversity or heritage assets. The site scores well in terms of access to public transport services and it is considered unlikely to have a significant detrimental impact upon landscape character and setting. Development would support provision of services and facilities in the wider area.
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## Matlock/ Wirksworth Sub Area

Settlement: Tansley

Site Name: Land off West Yard and Thatchers Lane, Tansley



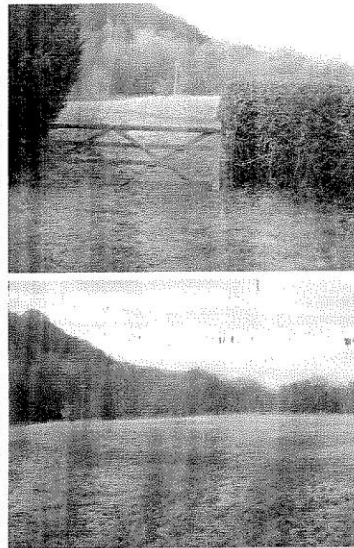
Site Reference	TAN2
SHLAA Reference	CSAS 34a
Location/ Address	Land off West Yard & Thatchers Lane, Tansley
Area	0.62 ha
Potential Capacity	19 dwellings
Existing use	Grassland, Greenfield site
Current status	Planning permission: none
Site Information/ Infrastructure Constraints	<p>The area is a small grassland site bounded by new residential development to the north, Thatcher's Lane to the south and further residential development to the east and west.</p> <p>The site is in an elevated position in relation to the surrounding area.</p> <p>Trees and hedgerows to site boundary some appear mature, overgrown within the site</p> <p>No environmental constraints</p> <p>Access to the site would be required either from Thatchers Lane or Thatchers Croft. Narrow road in places</p> <p>5 minutes walk of a bus stop, Village facilities within a 10 minute walk</p>

Affordable Housing	33% Affordable Housing required
SHLAA Site	6-10 years
Sustainability Appraisal Summary	<p>This site comprises an area of greenfield land accessed off Thatchers Lane characterised by scrub and unmanaged vegetation. The redevelopment of a greenfield site will have a degree of environmental impact. The site is surrounded to the north, east and west by residential development. The development of the site would infill an area formerly valuable as a green corridor between two parts of the village however this has been compromised to a large extent by development of the nearby northern site. The site scores positively in terms of access to public transport provision and is unlikely to have a significant impact on heritage assets and is not within a flood zone. Development would facilitate the delivery of affordable housing and support existing services and facilities.</p>

## Matlock/ Wirksworth Sub Area

Settlement: Tansley

Site Name: Land at Tansley House Gardens, Off Church Street, Tansley, Matlock



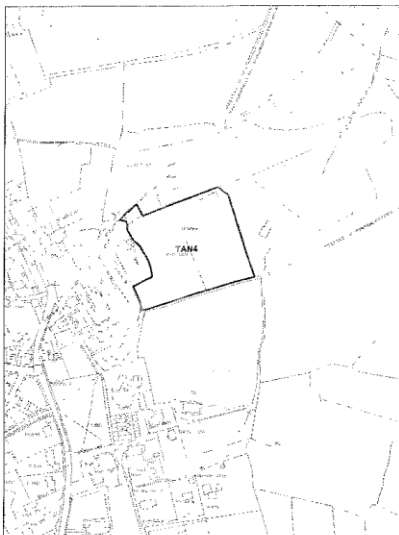
Site Reference	TAN3
SHLAA Reference	CSAS33
Location/ Address	Land at Tansley House Gardens, Off Church Street, Tansley, Matlock
Area	2.5 ha
Potential Capacity	38 dwellings
Existing use	Open grassland, Greenfield land
Current status	Planning permission: None
Site Information/ Infrastructure Constraints	<p>Site is outside but adjacent to the settlement framework boundary for Tansley</p> <p>Large area of open grassland to the west of Tansley, accessed from Tansley House Gardens.</p> <p>Trees with TPOs run adjacent to SE and NE boundary.</p> <p>The site is surrounded by residential development off Church Street and open field to the south west.</p> <p>Brookfield Park Industrial development is situated beyond the site to the west.</p> <p>Lumsdale conservation area bounds the site to the</p>

	<p>south west.</p> <p>Public footpaths run along the southern and eastern boundary.</p> <p>The site slopes towards the brook.</p> <p>Within 5 minute walk of Bus stop and village facilities within 10 minutes walk</p>
Affordable Housing	45% Affordable housing required
SHLAA Site	6-10 years
Sustainability Appraisal Summary	<p>The site is located adjacent to the existing SFB and comprises a greenfield site bound by mature hedgerows and hedgerow trees. Development of the site will have a degree of environmental impact upon biodiversity and loss of open grassland. Development would be close to the existing body of the village and would not have a significant impact on the Lumsdale Conservation Area, development here represents a limited intrusion into the countryside and the green buffer zone and will be viewed in close association with the existing settlement. The site scores positively in terms of access to local services and facilities and would support the delivery of affordable housing and therefore score favourably against these sustainability objectives.</p>

## Matlock/ Wirksworth Sub Area

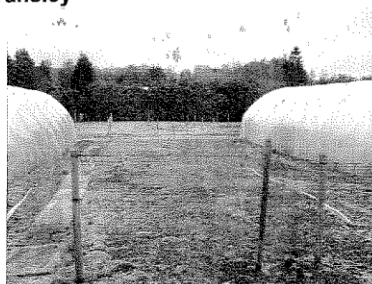
Settlement: Tansley

Site Name: Land at Whitelea Nursery, Tansley



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Site Reference	TAN4
SHLAA Reference	DD592
Location/ Address	Land at Whitelea Nursery, Tansley
Area	0.99 ha
Potential Capacity	30 dwellings
Existing use	Flowers nursery, garden land
Current status	Planning permission: None
Site Information/ Infrastructure Constraints	Adjacent Settlement Framework boundary of Tansley Residential land to the west and open countryside to the north and east and protected land for sport and recreation to the south of the site 10-15 minute walk to village facilities Improved access required No environmental constraints
Affordable Housing	45% Affordable Housing required
SHLAA Site	6-10 years
Sustainability Appraisal Summary	The site is currently in use as a nursery and associated garden land and lies adjacent to the existing SFB. The site is in relatively close proximity to the village centre and services and facilities and does not contain any

	significant environmental constraints. Development of the site would not have a detrimental impact upon heritage assets and the site scores fairly positively against sustainability criteria. Subject to the retention of the surrounding hedgerow/tree screen, development can be accommodated on this site without any significant adverse impact on the landscape.
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