

NEDDC Settlement Hierarchy Study Update (EB-SS1), December 2017 - Sutton Scarsdale

The following evidence, referenced in the Local Plan Examination Hearing Statement prepared by Stainton Planning, was previously submitted to NEDDC as part of Development Management Appeal APP/R1038/W/18/3213723 (18/00603/FL) on which a decision is awaited.

- 1.1 Sutton Scarsdale scored 4 overall as set out in Table 6 on page 15 Summary of Findings in the Settlement Hierarchy Stud Update. For each the four main criteria of sustainability assessed, Sutton Scarsdale scored one. Each of the four criteria were given the same weighting.
- 1.2 We have no evidence to suggest that the figures given for the village population and employment are not correct, although they will probably have changed a little, particularly the employment figure.
- 1.3 In scoring public services at Appendix H on page 105 **the Council has omitted bus route 48A which goes to Calow and Hasland Schools**. This would have given a total score of 5. Although this would not have changed the overall score for this section (1-5 score = 1). However, this bus service is very important for the sustainability of the village as it is a school service.
- 1.4 Appendix E of the Hierarchy Study which contains the list of Facilities and services by Settlement for Sutton Scarsdale, is inaccurate. The Council have listed only 2 services for Sutton Scarsdale and even omitted the presence of the church and Sutton Scarsdale Hall a popular tourist attraction managed by English Heritage on Hall Drive. There are two farms in the village that have diversified into providing commercial/industrial units for businesses and most of

these are occupied by businesses which deliver local employment opportunities as well as the goods and services they provide.

- 1.5 Hall Farm on Sutton Lane currently has 4 units that businesses lease and operate from, and the owner (Brian Brocksopp, owner of a local real estate business) has submitted a planning application (18/00262/FL) for the conversion of a barn into 6 more business units, which was approved earlier in November 2018 with the Planning Officer stating in their report this scheme will create 9 full time and 4 part time jobs.
- 1.6 The businesses in the village are generally very stable family run units who support each other. The existing businesses, as well as the proposed additional six business units, offer local employment opportunities both for residents of the village and from elsewhere, bringing people to the village helping to support its viability and vitality.
- 1.7 Based on local knowledge, the following accurate list of businesses/services in Sutton Scarsdale has been compiled which are all currently active. These businesses can also be easily found via desk based/ internet search and site visits as listed in the NEDDC methodology for this study.
- 1.8 Similar types of businesses / services have been listed in other settlements from cross referencing the Council tables in Appendix E, so we believe that they should have been included in the Study in accordance with the Council methodology. All these businesses are within walking distance of the centre of Sutton Scarsdale village.
- 1.9 The table below sets out our Revised Appendix E to the NEDDC Settlement Hierarchy Study Update for Sutton Scarsdale:

Services/Facilities within Sutton Scarsdale

Name	Type of Facility	Road/Street	Score
ABA Mechanical ltd	Domestic Plumber	Rock Lane	1
AT Mower and Son	Agricultural Enterprise	Deepdale Farm, Palterton Lane	1
B Brocksopp	Agricultural Contractor and Property Management (owner of business units in the village)	Hall Farm	1
Chesterfield Couriers	Taxi/Minibus service	Hall Drive	1
Chesterfield Fencing	Manufacturing unit. Local fencing, paving, concrete products	Unit 4 , The Yard Yew Tree farm Shire Lane	1
D+V joinery	Joinery	Sutton Lane	1
David I. Elliott	Farmer	Sutton Lane Farm	1
Flamesafe plumbing and heating	Heating contractor	Yew Tree farm, Shire Lane	1
Glazebrook Transport	Business and industrial Removals	The Wrang, Shire Lane	1
Hall Farm Fishery	Sport/leisure Fishing Ponds	Sutton Lane	1
J.B Littlewood	Large Country hardware store	Palterton Lane, Sutton Scarsdale	1
Matt Richardson Ltd	Car body repairs	Unit 2 Hall Farm Sutton Scarsdale	1
Matt about wood	Joinery manufacturers	Unit 1 Yew Tree Farm, Shire Lane	1
Nationwide Sunbeds	Sunbed sales and repairs	Unit 1 Hall Farm Sutton Lane	1
RJ Classic Cars	Classic car restoration	Unit 1A Hall Farm Sutton Scarsdale	1
Ropers Honey	Health Food shop/ Beekeeping farm honey supply shop open to public	Unit 3 Hall Farm, Sutton Lane	1
St Marys Church	Church	Hall Drive	1
Sutton Hall Gardens	Caravan and camping club site	Sutton Lane	1
Sutton Scarsdale Hall + Gardens	English Heritage attraction, public gardens and Parkland This is an informal open space/amenity green space for village	Hall Drive	1-3

Swain Electronic	Music/organ repair	Hall drive	1
W+JS Temporal Ltd	Agricultural Enterprise	Park Farm Palterton Lane	1
Yew Tree Farm Livery	Livery business	Yew Tree Farm, Shire Lane	1
Total			22-24

1.10 According to the NEDDC methodology, these are all lower order services, except the amenity greenspace of Sutton Scarsdale Hall which perhaps should have a score of 3 as it is a significant public open space.

1.11 Sutton Scarsdale by its nature as a village would be unlikely to have any high-ranking services, but it has many varied small businesses and it is not as unsustainable as it is inaccurately and misleadingly rated in the Sustainability Study.

1.12 We believe therefore that Sutton Scarsdale should have scored 22-24 in the Facilities and Services section of the Study (depending whether the public open space is given 1 or 3), instead of the 2 it has been given by the Council. The score of 22 would put Sutton Scarsdale in the same group as Temple Normanton, Lower Pilsley and Stretton etc which are similar villages and seems entirely appropriate.

1.13 This would then give Sutton Scarsdale a ranking of 2 for services and 5 in the overall settlement ranking in Table 6 on Page 15. It should also be noted that there are many places of employment which are accessible from Sutton Scarsdale such as the Business Park and Industrial Estate in Holmewood.

1.14 Settlements with an overall sustainability ranking of 5 are given a level 3 designation which means they are classified as 'settlements with limited sustainability'.

1.15 Settlements with a level 3 designation would be expected to have a settlement development limit and Policy SS7 of the Emerging Local Plan would then allow for development within the Settlement Development Limit, provided the development would be appropriate in scale, design and location to the character and function of the settlement.
