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5 July 2016

To: All Councillors

As a Member of the **Local Plan Advisory Committee**, please treat this as your summons to attend the meeting on **Wednesday 13 July 2016 at 6.00 pm in Committee Room 4, COUNTY HALL, Matlock. (PLEASE NOTE VENUE)**

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sandra Lamb', with a stylized flourish at the end.

Sandra Lamb
Head of Democratic Services

AGENDA

1. APOLOGIES

Please advise the Committee Team on 01629 761300 or e-mail committee@derbyshiredales.gov.uk of any apologies for absence.

2. 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 electronic mail) **BY NO LATER THAN 12 NOON OF THE WORKING DAY PRECEDING THE MEETING. NB: REPRESENTATIONS MUST RELATE SPECIFICALLY TO ITEMS BEING CONSIDERED BY THE COMMITTEE AT THIS MEETING.**

The District Council's Constitution limits Public Participation to a maximum of one hour, with individual "slots" limited to 3 minutes. The length of individual slots will, however, be reduced if the number of registered speakers means the 1 hour limit will be exceeded, we will liaise with speakers, after the deadline for registration, if a reduction of their allocated time is necessary.

3. 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 that time.

4. DERBYSHIRE DALES LOCAL PLAN – REVISED POLICIES

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The purpose of this report is to provide for Members consideration, following the review of the responses received to the Derbyshire Dales Draft Local Plan a set of revised policies. The revised policies are recommended for inclusion within the Derbyshire Dales Local Plan Pre-Submission Draft.

Members of the Committee: Councillors Martin Burfoot, Albert Catt, Ann Elliott, Tony Morley, Tony Millward, BEM, Garry Purdy, Mike Ratcliffe, Lewis Rose, OBE, Andrew Shirley, Andrew Statham, Peter Slack, Jacquie Stevens

Substitutes: Councillors Jason Atkin, Richard Bright, Deborah Botham, Sue Burfoot, Phil Chell, Richard FitzHerbert, Chris Furness, Alyson Hill, Susan Hobson, Neil Horton, Angus Jenkins, Joyce Pawley

LOCAL PLAN ADVISORY COMMITTEE
13th JULY 2016

Report of the Corporate Director

DERBYSHIRE DALES LOCAL PLAN – REVISED POLICIES

PURPOSE OF REPORT

The purpose of this report is to provide for Members consideration, following the review of the responses received to the Derbyshire Dales Draft Local Plan a set of revised policies. The revised policies are recommended for inclusion within the Derbyshire Dales Local Plan Pre-Submission Draft.

RECOMMENDATION

1. That the Draft Local Plan policies as set out in Appendix 1 of the report be approved.
2. That authority be delegated to the Corporate Director following consultation with the Chairman of the Local Plan Advisory Committee, to make any necessary adjustments to the draft policies in response to the completion of a Sustainability Appraisal, Habitat Regulations Assessment, and the Equalities Impact Assessment.
3. That subject to any necessary amendments arising from the above, the Draft Local Plan policies as set out in Appendix 1 be recommended to Council for inclusion within the Draft Derbyshire Dales Local Plan.

WARDS AFFECTED

All Wards outside the Peak District National Park

STRATEGIC LINK

The Derbyshire Dales District Council Local Plan will be a pivotal tool in the delivery of the Council's Corporate Plan and the Peak District Partnership Statement of Priorities.

1 BACKGROUND

- 1.1 Members will recall that at the meeting of this Committee held on 22nd June 2016 considering the responses received during the public consultation on the Derbyshire Dales Draft Local Plan. At that meeting Members were advised that once a review of the policies taking account of the revised evidence base, and site assessment work had been completed revisions to the Local plan would be presented to this Committee for further consideration. (Minute 77/16)
- 1.2 The reports presented to this Committee on 11th July 2016 set out additional information in respect of the evidence base on traffic and transportation, infrastructure, as well as information on work that has been undertaken on the assessment of sites, both newly proposed and as allocated in the Derbyshire Dales Draft Local Plan.

- 1.3 The review of the responses received during the public consultation on the Derbyshire Dales Draft Local Plan has now been completed and a revised set of policies has now been prepared for Members consideration, and are set out in Appendix 1 to this report. They are presented in Appendix 1, along with the justification for the recommended changes, such that Members can see the policy as worded in the Derbyshire Dales Draft Local Plan and the proposed revised wording. The order in which they are set out follows the same order as in the Derbyshire Dales Draft Local Plan:
- Spatial Strategy and Strategic Policies
 - Protecting Peak District Character
 - Healthy and Sustainable Communities
 - Strengthening the Economy
 - Strategic Site Allocations
- 1.4 The form and content of the revised policies builds upon those included within the Derbyshire Dales Draft Local Plan and takes account of comments received during the consultation on that plan, the updated evidence base, the advice in the National Planning Policy Framework and recent case law.
- 1.5 The legislation requires that plans such as the Derbyshire Dales Local Plan are subject to the preparation of a Sustainability Appraisal which considers the social, economic and environmental impacts of the policies and proposals. Under the EU Habitats Directive, the Plan is also required to be subject to a Habitats Regulations Assessment, to determine whether any policies or proposals contained within the plan are likely to have an adverse impact upon one or more European Designated Sites that are important for wildlife and nature conservation, and what, if any, mitigation measures should be made to the policies to offset any impact.
- 1.6 In addition to the Sustainability Appraisal and Habitats Regulations Assessments, in order to ensure that that the Council satisfies its duties under the Equalities Act 2010, the policies need to be subject to an initial Equalities Impact Assessment.
- 1.7 These assessments can only realistically be completed once Members have considered and endorsed the policies for inclusion in the plan. As such, delegated authority is requested to make any necessary amendments to the policies following consultation with the Chairman of this Committee, prior to them being finally presented to Council on 27th July 2016.
- 1.8 It is therefore recommended that subject to any mitigation measures identified as a result of the Sustainability Appraisal, Habitats Regulations Assessment and Equalities Assessment that the policies set out in Appendix 1 be recommended to Council for inclusion within the Derbyshire Dales Local Plan.

2 KEY POLICY REVISIONS

- 2.1 Members will note from Appendix 1 that the majority of revisions to the policies in the Derbyshire Dales Draft Local Plan take account of comments made by the Environment Agency, Historic England and other key statutory stakeholders, as a

means of strengthening the policies compliance with the National Planning Policy Framework (NPPF).

- 2.2 Whilst there are no recommended changes to the Settlement Hierarchy and the approach taken to the Settlement Development Boundaries in Tier 1 to 3, Policy S5 has been revised in order to provide certainty that infill and consolidation will be acceptable in Tier 4 and Tier 5 settlements notwithstanding their policy position as being “washed over” by countryside.
- 2.3 In terms of the overall strategic level of housing development Policy S6 now sets out that the plan will seek to fully achieve the identified Objectively Assessed Need for Housing of 6,440 dwellings, and allocates 3,288 dwellings to come forward over the plan period to meet this requirement.
- 2.4 Government policy in recent times has been to remove potential restrictions on developers that would result in additional costs having to be borne in bringing new homes forward. As such reference to the Code for Sustainable Homes and Lifetime Homes has been removed from the revised policies.
- 2.5 The proposed revisions to the policies relating to the historic and natural environment seek to ensure that they are in accordance with the NPPF and thereby give greater clarity about the weight given to these factors in the determination of planning applications. Similarly, the revisions to the policies on climate change and flood risk seek to ensure that they are more compliant with the NPPF, and the National Planning Practice Guidance (NPPG).
- 2.6 Whilst Policy PD10 Ashbourne Royal Shrovetide had support for its inclusion in the Derbyshire Dales Draft Local Plan during the public consultation the landowners indicated that there were sufficient safeguards in place in the agreement with the Organising Committee to warrant the policy redundant. As such it is recommended that Policy PD10 Ashbourne Royal Shrovetide be deleted.
- 2.7 Policy HC1 now provides for greater flexibility in respect of the location where new housing development may be considered acceptable outside of the defined Settlement Development Boundaries for Tier 1 to Tier 3 settlements where it is considered to be contributing towards delivering sustainable development.
- 2.8 In terms of housing allocations the revised Policy HC2 it is recommended that the following changes be made;
 - Whiteleas Nursery, Tansley – Site included and allocated for 27 dwellings
 - Middlepeak Quarry, Wirksworth – Number of dwelling increased to 645
 - Land at Bridge Garage, Darley Bridge – Site Deleted
 - Slinger Mining, Cromford – Site Deleted
 - Matlock Transport, Northwood – Site Deleted
 - Land North of Main Road, Brailsford – Site Deleted
 - Land at Royal Bank of Scotland/Bankhouse, Snitterton Road, Matlock – Site included and allocated for 16 dwellings
- 2.9 The Court of Appeal on 11th May 2016 handed down judgment in the case of *R (West Berkshire District Council and Reading Borough Council) v. Secretary of State for Communities and Local Government* [2016]. The judgement was given in favour of the Secretary of State and as such re-instated the guidance provided in a Written

Ministerial Statement of 28th November 2014 that all development of 10 units or more should not be required to provide any contribution towards affordable housing. Whilst this judgement will have a significant impact upon the District Council's ability to provide affordable housing in the future, at this time there is little evidence to support a policy within the Derbyshire Dales Local Plan on affordable housing with a lower threshold. It is therefore recommended that Policy HC4 be revised to take account of the judgement and the changes that have been subsequently incorporated into the NPPG. There are also consequential changes to other policies where reference has been made to securing financial contributions from proposals that would inherently involve less than 10 dwellings.

- 2.10 Members will note that Policy HC6 – Gypsy and Traveller Provision in Appendix 1 has not been subject to revision. Further work is being undertaken in respect of this policy to ensure that the recommendations included in the report to this Committee on 11th July are fully addressed. A revised policy will therefore be presented to Council on 27th July 2016.
- 2.11 References in the plan to the need to ensure that development accords with the defined parking standards are recommended for revision such that development now has to have regard to the parking standards. This recommended change takes account of a Ministerial Statement which seeks to reduce the overall burden on developers by removing the need for development to strictly adhere to defined parking standards.
- 2.12 The proposed revisions to the policies relating to strengthening the economy seek to ensure that they are in accordance with the NPPF/NPPG and thereby give greater clarity about the weight given to these factors in the determination of planning applications.
- 2.13 Members will note that the existing employment site at Alcoa (formerly Firth Rixon), Darley Dale has been added to the sites included under Policy EC2A (now Policy EC4) – Retention of Key Employment Sites
- 2.14 Policy EC 5 (now Policy EC7) as set out in Appendix 1 maintains a requirement for major town centre uses of 200 sq. metres and above to be subject to the preparation of a retail impact assessment and sequential approach to site selection. However in light of the objections to the use of a threshold lower than that set out in the NPPF a review is currently being undertaken to establish whether this threshold is appropriate in the context of Derbyshire Dales.
- 2.15 Revisions proposed to the Strategic Site Allocation policies. seek to ensure that comments received from the Environment Agency in respect of to ecological assessments, sewage capacity and flood risk assessments are adequately addressed in the determination of planning applications..
- 2.16 An additional Strategic Site Allocation policy is recommended for inclusion – *DS9 – Land at Cawdor Quarry, Matlock* to provide clarity of the proposed allocation for the redevelopment of Cawdor Quarry and the adjacent sites at the former Perminite Works and Snitterton Fields, west of Cawdor Quarry, South Darley. The proposed policy allocates the site for mixed use development comprising approximately 520 dwellings and 1 hectare of employment land, taking account of the extant planning permission and the proposed extended area. The proposed policy sets out the criteria which a subsequent planning application for the site would be required to address.

This policy along with all strategic site allocation policies should be read in conjunction with relevant policies contained elsewhere in the Local Plan.

- 2.17 The revised policies in Appendix 1 do not take account of the conclusions of the Traffic and Transportation study, considered by this Committee on 11th July 2016. This is still subject to ongoing discussions with Derbyshire County Council as Highways Authority. Any appropriate mitigation measures will be reported to Council on 27th July 2016.

3 RISK ASSESSMENT

3.1 Legal

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Not having an up to date Local Plan in place which provides adequate land for housing places the District Council at risk to residential development being brought forward on appeal rather than on a plan-led basis. The legal risk is therefore high.

3.2 Financial

The cost of preparing the Derbyshire Dales Local Plan is contained within the District Council's budget. The financial risk is, therefore, assessed as low.

3.3 Corporate Risk

The Regeneration and Policy Risk Register identifies that preparation of the Local Plan carries a high risk rating score of 20 – this being the highest risk in the Regeneration & Policy Risk Register, and one of the highest corporately.

This indicates that lack of progress on the preparation of the Local Plan could have a significant impact on a number of areas. The timetable set out in Section 3 is considered to be realistic however any significant delay in the preparation of the Local Plan is likely to result in some of the consequential effects continuing to occur e.g. reputation and political.

4 OTHER CONSIDERATIONS

In preparing this report, the relevance of the following factors has also been considered: prevention of crime and disorder, equalities, environmental, climate change, health, human rights, personnel and property.

5 CONTACT INFORMATION

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6 BACKGROUND PAPERS

Report and Minutes to Local Plan Advisory Committee Meetings	12th January 2016 18th January 2016 20th January 2016 11th February 2016 29 th February 2016 22 nd June 2016	G/5/P1
Individual Responses to Key Issues Consultation	November– December 2015	G/5/P1
Response to Derbyshire Dales Draft Local Plan	April-May 2016	G/5/P1
Report and Minutes to Local Plan Advisory Committee Meetings	8th July 2015 21st September 2015 28th September 2015	G/5/P1 G/5/P1
Report and Minutes to Council	12th October 2015	G/5/P1
Report and Minutes to Council	2nd October 2014	G/5/P1
National Planning Policy Framework	March 2012	G/5/P1

APPENDIX 1

DERBYSHIRE DALES LOCAL PLAN
REVISED PLANNING POLICIES
JULY 2016



Spatial Strategy and Strategic Policies

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POLICY S1: Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

POLICY S2: Sustainable Development Principles

~~The District Council will support high quality development which protects, conserves and enhances the built and natural environment of the Plan Area.~~ All developments should seek to ensure that they make a positive contribution towards the achievement of sustainable development by improving the economic, environmental and social conditions of the area.

This will be achieved by:

- Meeting most development needs within or adjacent to existing communities having regard to the defined settlement hierarchy;
- Making efficient and effective use of land, particularly land which has been previously developed, (including the remediation of contaminated land and addressing land instability issues), buildings and existing infrastructure;
- Making efficient use of land by ensuring that the density of development is appropriate (and informed by the surrounding environment);

- ~~Conserving~~ Preserving, and where possible enhancing the distinct Peak District character, landscape and townscape, including the setting of settlements both within the plan area and its surrounding areas including the Peak District National Park;
- Providing for a mix of types and tenures of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations;
- Supporting the local economy and businesses by providing for a range of economic developments that provide employment opportunities suitable for local people in environmentally, socially and economically sustainable locations and generally encourage larger developments to incorporate mixed uses where possible to do so as to reduce the need to travel;
- Minimising the need to travel by promoting development in locations where there is access to a broad range of jobs, services and facilities which are accessible by foot, cycle or public transport with ~~reduced~~minimal reliance on the private car;
- ~~Avoid~~ Minimising the risk of damage to areas of importance for nature conservation and/or landscape value, both directly and indirectly and where avoidance is not possible ensuring that there is suitable mitigation to address any adverse effects;
- Encouraging the protection and prudent use of natural resources including water, by promoting water efficiency, water conservation, pollution prevention and minimising waste and increasing recycling;
- Seeking to secure developments which provide a high standard of amenity for all existing and future occupants of land and buildings, ensuring communities have a healthy, safe and attractive living environment and the risks from pollution and other potential hazards are minimised;
- Seeking to secure high quality, locally distinctive and inclusive design and layout in all development;
- Taking into account the impacts of climate change by ~~F~~ following a sequential approach to flood risk that seeks to direct development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere;
- ~~Encouraging~~ Giving priority to wherever practical the use of Sustainable Drainage Systems to limit surface water run-off, provide local amenity value, and improve and by seeking to protect the District's water quality and groundwater resources from potentially polluting development in line with the objectives of the Water Framework Directive.
- Ensuring that development does not have an adverse effect on the integrity of European Sites;
- Maintaining and where possible enhancing accessibility to a good range of services and facilities, and not putting an unreasonable burden on existing infrastructure and services;
- Ensuring that development proposals do not prejudice the development potential of an adjacent site or larger area in a comprehensive manner;

- Encouraging development proposals to protect, conserve and promote the enhancement of ecological sites, blue and green infrastructure and achieve a net increase in biodiversity overall.

In order to enable required development to take place, in some cases mitigation measures will be needed to address the impacts of new development on existing infrastructure and on nearby sensitive areas.

Justification for Changes

- To respond to a variety of comments made by the Environment Agency
- To ensure a more realistic policy in relation to travel to by private car.
- To ensure the Policy is compliant with the National Planning Policy Framework.

POLICY S3: SETTLEMENT HIERARCHY

Proposals for new development will be directed towards the most sustainable locations in accordance with the District's settlement hierarchy. This will ensure that development reduces the need to travel and promotes sustainable communities based on the services and facilities that are available in each settlement. The use of previously developed land and buildings will be encouraged.

Market Towns – First Tier

Matlock, Ashbourne and Wirksworth

These are the District's main towns. They are the primary focus for growth and development to safeguard and enhance their strategic roles as employment and service centres. They will continue to provide significant levels of jobs and homes, together with supporting community facilities and infrastructure to meet their economic potential in the most sustainable way, consistent with maintaining or enhancing key environmental attributes.

Local Service Centre – Second Tier

Darley Dale

Darley Dale is an amalgam of smaller settlements which has the ability to support sustainable patterns of living in the District because of the current levels of facilities, services and employment opportunities that are available. It has the ability to provide for additional jobs and homes in order to help sustain and, where necessary, enhance current services and facilities, promoting better levels of self-containment and a viable, sustainable community.

Accessible Settlements with Limited Facilities – Third Tier

Brailsford, Clifton, Cromford, Darley Bridge, Doveridge, Hulland Ward, Matlock Bath, Middleton, Northwood, Rowsley, Sudbury and Tansley.

These villages possess a limited level of facilities and services that, together with improved local employment, provide the best opportunities outside the first and second tier settlements for greater self-containment. They will provide for reduced levels of development in comparison to higher order settlements in order to safeguard their role consistent with maintaining or enhancing key environmental attributes.

Accessible Settlements with Minimal Facilities – Fourth Tier

Bonsall, Brassington, Carsington, Kniveton, Kirk Ireton, Marston Montgomery.

Accessible Settlements with minimal facilities are defined as settlements with a very limited range of employment, services and facilities. Small villages have a low level

of services and facilities and few employment opportunities. Development will therefore be limited to that needed to help maintain existing services and facilities and to meet the housing needs of the settlement. As such there is some limited scope for development within these settlements.

Infill and Consolidation Villages – Fifth Tier

Bradley, Ednaston, Hognaston, Hollington, Longford, Osmaston, Roston, Shirley, Yeaveley, Wyaston.

These remaining settlements have a lack of basic facilities to meet day to day requirements. However, there could be scope for very limited development within the physical confines of the settlement where this is limited to infill and consolidation of the existing built framework or where there are opportunities for the redevelopment of brownfield sites which will result in a positive environmental improvement. The overall scale of development accommodated in these villages will however, be expected to be commensurate to the size of the settlement and reflect its position in the settlement hierarchy.

Other Rural Areas

All other areas, including those villages, hamlets and isolated groups of buildings where nearly all services and facilities must be accessed in higher order settlements are for the purposes of this plan, considered as ‘countryside’. In these locations, development will be strictly limited to that which has an essential need to be located in the countryside.

Settlement boundaries for First, Second and Third Tier settlements are defined on the Proposals Maps. New development should be focused within the settlement boundaries of these settlements in accordance with their scale, role and function unless otherwise indicated in the Local Plan.

Development in Fourth and Fifth Tier settlements is strictly limited to that which can be accommodated through infill and consolidation of the existing built framework of the settlement or constitutes exception sites affordable housing (Policy HC5).

POLICY S4: Development Within Defined Settlement Boundaries

Within the defined settlement development boundaries (Policy S3), planning permission will be granted for development providing all of the following criteria are met:

- a) the proposed development is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located;

- b) on edge of settlement sites, the proposal would not appear as an intrusion into the countryside and would retain a sense of transition between the open countryside and the existing settlement's core;
- c) it would not cause the loss of, or damage to, any open space which is important to the character of the settlement;
- d) it would not result in the loss of locally valued habitat which supports wildlife without equivalent compensatory provision being made elsewhere;
- e) any natural or built features on the site that are worthy of retention are incorporated into the scheme;
- f) it is not subject to any other over-riding environmental or other material planning constraint;
- g) it would have a layout, access and parking provision appropriate to the proposed use, site and its surroundings.

Where development accords with the principles listed above, it will only be permitted if:

- it is well designed, appropriate in nature and scale, preserves or enhances the character and appearance of the countryside;
- it does not result in substantial harm to, or loss of ~~designated~~ heritage assets and/or their setting unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss in accordance with the NPPF;
- it does not adversely affect the purposes of the Peak District National Park or is harmful to its valued characteristics;
- it preserves and/or enhances the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park;
- it protects the Outstanding Universal Value of the Derwent Valley World Heritage Site and its buffer zone;
- in the case of proposals to re-use an existing building or buildings, these are appropriately located and capable and worthy of conversion. Any such conversion will involve a building that positively contributes to an established local character and sense of place. In the case of replacement buildings they must bring about environmental improvement;
- in the case of extensions to buildings, it does not result in a disproportionate increase in the scale, form or footprint of the original building;
- ~~it will not generate traffic of a type or amount inappropriate for the highway network the extent of which cannot be mitigated.~~ the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.

For residential schemes, the following additional criteria apply:

- a) the density proposed is appropriate to the context of the site, housing mix proposed and is acceptable in terms of townscape, street scene and amenity.
- b) schemes should include a variety of dwelling types and sizes, which meet identified local needs in accordance with Local Plan Policy HC10.
- c) an appropriate area of private amenity space is provided for the occupiers of each dwelling house. Where other types of residential accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided.

Justification for Changes

- To ensure the Policy is compliant with the National Planning Policy Framework
- To address comments made by Historic England and Derbyshire County Council.

POLICY S5: Development in the Countryside

Outside defined settlement development boundaries, and sites allocated for development as defined on the Proposals Map, the District Council will seek to ensure that new development is strictly controlled in order to protect and where possible, enhance the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development. Planning permission will therefore, only be granted for development if:

- a) It comprises the redevelopment of a previously developed site and/or conversion of existing buildings for employment use provided it is appropriate to its location and does not have an adverse impact on the character and appearance of the rural area; ~~or~~
- b) It represents the sustainable growth of tourism or other rural based enterprises in sustainable locations where identified needs are not met by existing facilities; ~~or~~
- c) It comprises rural employment development in the form of home working, commercial enterprises and live-work units where a rural location can be justified;~~or~~
- d) It comprises equestrian development where it does not have an adverse impact upon the character of the area;~~or~~
- e) It involves development associated with sport and recreational uses in accessible locations and least environmentally sensitive locations;~~or~~

- f) It comprises proposals for agriculture and related development which helps sustain existing agricultural and other rural based enterprises, including small scale farm shops selling local produce, complementary farm diversification and new agricultural buildings that maintain the landscape quality and character of the countryside; ~~or:~~
- g) It comprises proposals for the replacement of a non-residential / non-agricultural buildings with a more sustainable and appropriate non-residential alternative; ~~or:~~
- h) It comprises proposals for enabling development that is required in order to maintain a heritage asset ~~of acknowledged importance~~ in accordance with Local Plan Policy PD2; ~~or:~~
- i) It comprises the following forms of new residential development:
 - A single replacement dwelling in accordance with Local Plan Policy HC7.
 - Affordable housing in accordance with Local Plan Policy HC4.
 - Extensions to existing dwellings in accordance with Local Plan Policy HC9.
 - A Gypsy and Traveller site in accordance with Local Plan Policy HC6.
 - Housing to meet the essential requirements of agriculture, forestry or other rural based enterprise in accordance with Local Plan Policy HC12.
 - Conversion and Re-Use of Buildings in accordance with Local Plan Policy HC7a
 - Development which will infill and consolidate settlements in Tiers 4 and 5 of the Settlement Hierarchy.

Where development accords with any of the principles listed above, it will only be permitted if:

- it is well designed, appropriate in nature and scale to a rural area, preserves or enhances the character and appearance of the countryside;
- it does not result in ~~substantial~~ harm to, or loss of ~~designated~~ heritage assets and/or their setting unless it can be demonstrated that the ~~substantial~~ harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss in accordance with the NPPF;
- it does not adversely affect the purposes of the Peak District National Park or is harmful to its valued characteristics;
- it preserves and/or enhances the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park;
- it does not lead to excessive encroachment or expansion of development away from the original buildings;
- in the case of proposals to re-use an existing building or buildings, these are ~~appropriately located and~~ capable and worthy of conversion. Any such conversion will involve a building that positively contributes to an established

local character and sense of place. In the case of replacement buildings they must bring about environmental improvement;

- in the case of extensions to buildings, it does not result in a disproportionate increase in the scale, form or footprint of the original building;
- in the case of new buildings for essential community facilities, they cannot be accommodated within the identified settlement development boundaries or through the re-use or replacement of an existing building;
- it avoids significant diminution in the productive value of the best and most versatile agricultural land, unless the benefits of development outweigh this diminution and the development cannot be sited on land of lesser agricultural value;
- it will not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal, or require improvements or alterations to these roads which could be detrimental to their character;
- does not undermine, either individually or cumulatively with existing or proposed development, the physical or perceived separation and open undeveloped character between nearby settlements either through contiguous extensions to existing settlements or through development on isolated sites on land divorced from the settlement edge.

Justification for Changes

- To provide greater clarity to the application of criteria (a) to (i)
- To address comments made by Sport England
- To address comments made by Historic England
- To address comments made by the National Farmers Union
- To ensure the Policy is fully compatible with Policy S3
- To ensure the Policy is compliant with the National Planning Policy Framework

POLICY S6: Strategic Housing Development

The District Council will accommodate at least ~~6,440~~^{6,440}~~15~~ dwellings over the period 2013-2033.

In order to accommodate this requirement, sufficient land will be identified to accommodate at least ~~3,284~~^{3,284}~~2877~~ dwellings on new sites allocated in Policy HC2.

Justification for Changes

- An increase in the local plan's housing target should be possible as a result of additional sites having been submitted for consideration and an updating of housing supply. This should enable the Council to meet its objectively assessed need in full within the Local Plan Area,

POLICY S7: Strategic Employment Development

The District Council will maintain and where possible, enhance the economic base of the Plan Area.

This will be achieved by making provision for at least 15 hectares (gross) of employment land over the period 2013-2033.

POLICY S8: Matlock / Wirksworth / Darley Dale Development Strategy

The District Council will seek to promote the sustainable growth of Matlock, Wirksworth and Darley Dale whilst promoting and maintaining the distinct identity of its settlements, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meet the housing needs of the local community. This will be achieved by:

a) Promoting and maintaining the distinct identity of the settlements which make up the central area by:

- Protecting sites designated for environmental value, public open spaces, local and European wildlife sites, recreation areas and allotments.
- Maintaining a strategic gap between Matlock and Darley Dale through the protection of important open spaces in order to avoid the coalescence of Matlock and Darley Dale.
- Maintaining and where possible, enhancing the vitality and viability of Matlock and Wirksworth Town Centres.
- Maintaining and where possible, enhancing the vitality and viability of Darley Dale local centre.
- Supporting the redeveloping of land at Bakewell Road, Matlock for a mixed use regeneration scheme.
- Supporting development proposals that maximise the potential of the River Derwent as a key asset of Matlock town centre.
- Protecting and enhancing the historic environment.

b) Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:

- Allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the plan area including the delivery of appropriate levels of affordable housing to meet local needs.
- Supporting the development of new housing on sustainable sites.
- Supporting the development of new housing within the mixed redevelopment of industrial legacy sites including Cawdor Quarry, Halldale Quarry and Middleton Road.

c) Encouraging the growth of local employment opportunities and supporting the diversification of the economy and growth of local business by:

- Allocating suitable, deliverable sites for industrial and business use sufficient to meet the economic needs of the area.
- Supporting the provision of employment within mixed redevelopment of the industrial legacy sites including Cawdor Quarry (Matlock), Halldale Quarry (Matlock) and Middleton Road (Wirksworth).
- Encouraging the growth of sustainable tourism.
- Safeguarding existing employment sites for industrial and business use unless specifically allocated for an alternative use.
- Protecting the Outstanding Universal Value of the Derwent Valley Mills World Heritage site whilst also realising its economic potential.
- Supporting the development of Matlock Bath as a tourist destination for the 21st Century.

d) Supporting enhancements to key community services and infrastructure and connectivity to meet the needs of the local population and support growth by:

- Working with partner organisations to enable improvements to school capacity in the area through the safeguarding of sites for existing and future educational purposes.
- Working with the Clinical Commissioning Group to facilitate improvements to health provision in Matlock and Darley Dale.
- Supporting improvements to the range and quality of town centre retail and services in Matlock and Wirksworth town centres.
- Safeguarding the route of the Peak Rail extension to Rowsley.
- Supporting the implementation of the Derwent Valley Cycleway and White Peak Loop.

POLICY S9: Ashbourne Development Strategy

The District Council will seek to promote the sustainable growth of Ashbourne whilst seeking to safeguard its important role as a historic market town serving a wide rural hinterland.

This will be achieved by:

- a) Protecting and enhancing the unique character of Ashbourne whilst also seeking to meet its future development needs by:
 - Protecting sites designated for environmental value, public open spaces, local and European wildlife sites, recreation areas and allotments.
 - Safeguarding from prejudicial development, the playing area used for the historic and iconic game of 'Ashbourne Shrovetide Football'.
 - Maintaining and where possible enhancing, the vitality and viability of Ashbourne Town Centre.
 - Protecting and enhancing the historic environment.
- b) Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:
 - Allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the plan area including the delivery of appropriate levels of affordable housing to meet local needs.
 - Supporting the development of new housing on sustainable sites.
 - Supporting the development of new housing within the mixed redevelopment of opportunity sites such as Ashbourne Airfield.
- c) Encouraging the growth of local employment opportunities and supporting the diversification and growth of local business by:
 - Providing a new access to, and link road through the Ashbourne Airfield Industrial Estate to help realise the full economic potential of the site.
 - Allocating suitable, deliverable sites for industrial and business use sufficient to meet the economic needs of the area.
 - Supporting the retention and provision of employment within mixed redevelopment of the industrial legacy sites.
 - Encouraging the growth of sustainable tourism.
 - Safeguarding existing employment sites for industrial and business use unless specifically allocated for an alternative use.
- d) Supporting enhancements to key community services and infrastructure and connectivity to meet the needs of the local population and support growth by:

- Working with partner organisations to enable improvements to school capacity in the area through the safeguarding of sites for existing and future educational purposes.
- Supporting improvements to the range and quality of town centre retail and services in Ashbourne town centre.
- Working with partner organisations and developers to improve traffic flows throughout the town and minimising traffic congestion in the town centre.

POLICY S10: Rural Parishes Development Strategy

The District Council will seek to promote the sustainable growth of the rural parishes whilst promoting and maintaining the distinct identity and historic character of individual settlements, improving accessibility to services and facilities wherever possible and meeting the housing needs of local communities. This will be achieved by:

- a) Promoting and maintaining the distinct identity of the settlements which make up the rural parishes by;
 - Protecting the character and local distinctiveness of the villages and hamlets;
 - Protecting sites designated for environmental value, public open spaces, local and European wildlife sites, recreation areas and allotments;
 - Protecting and enhancing key rural services and facilities which support rural communities including shops, public houses, village halls etc.;
 - Protecting the open countryside and high quality environment from inappropriate development;
 - Protecting and enhancing the historic environment of rural villages.

- b) Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:
 - Allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the plan area including the delivery of appropriate levels of affordable housing to meet local needs;
 - Supporting the development of affordable housing on rural exception sites.

- c) Encouraging the growth of local employment opportunities and supporting the diversification and growth of local business by:
 - Encouraging farm diversification schemes in sustainable locations;
 - Supporting the retention of existing and provision of new employment within existing communities;
 - Encouraging the growth of sustainable tourism in appropriate locations.

d) Protecting and Supporting enhancements to key community services and infrastructure and connectivity to meet the needs of the local population and support growth by:

- Working with partner organisations to enable improvements to school capacity in the area through the safeguarding of sites for existing and future educational purposes;
- Working with the Clinical Commissioning Group to facilitate improvements to health provision in rural centres.

Justification for Change

- To strengthen the policy in terms of protection of key community services in rural parishes

POLICY S11: Local Infrastructure Provision and Developer Contributions

The District Council will work with partners to ensure that infrastructure will be in place at the right time to meet the needs of the District and to support the development strategy. The release of land for development will be informed by capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, services and community facilities, where necessary.

This will be achieved by:

- Providing for health and social care facilities, in particular supporting the proposals that help to deliver the Derbyshire Health and Wellbeing Strategy and other improvements to support local Clinical Commissioning Groups;
- Requiring that new development is suitably located and supported by appropriate complementary measures to ensure accessibility to services and jobs and the health and well-being of local communities;
- Facilitating enhancements to the capacity of education, training and learning establishments throughout the Plan Area;
- Securing new transport infrastructure, including for walking and cycling to encourage modal shift, address traffic congestion and support growth identified in the Local Plan;
- Providing for strategic enhancement of the energy and utilities networks;
- Supporting improvements to and extension of telecommunications and the provision of superfast broadband infrastructure (where feasible) in accordance with industry standards;
- Ensuring the availability of water, flood risk infrastructure (including maintenance of flood defences) and wastewater infrastructure by working with

utility providers, [the Environment Agency and Derbyshire County Council as Lead Local Flood Authority](#) to promote a coordinated approach to the delivery of development and future infrastructure works;

- Supporting the provision of open space, sports and recreation facilities in order to meet the current and future needs of the district;
- Supporting improvements to, or the provision of new waste management infrastructure required to support development;
- [Safeguarding land needed for critical elements of future infrastructure provision through local plan allocations or designation;](#)
- [Providing for green infrastructure and enhancement of ecological networks through developer contributions.-](#)

New development will only be permitted where the infrastructure necessary to serve it is either available, or where suitable arrangements are in place to provide it within an agreed timeframe. Arrangements for the provision, or improvement of infrastructure directly related to a planning application will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission. This will ensure that the necessary improvements can be completed prior to occupation of development, or the relevant phase of a development.

Subject to development viability and further consideration by the Council, infrastructure required to support the cumulative impact of household and population growth in the Derbyshire Dales will be supported by investment from a Community Infrastructure Levy.

The Council will work with service and infrastructure providers with the aim of ensuring the delivery of adequate infrastructure and services, to serve the development needs of the Plan Area. Consideration will be given to ensuring that any adverse impacts arising are minimised, and that decisions on the provision of such infrastructure are taken on the basis of environmental sustainability as well as cost. Particular attention will be given to addressing the needs of those areas which experience economic and/or social deprivation.

The adequacy of infrastructure provision throughout the Plan Area will be the subject of regular monitoring by reviewing the Infrastructure Delivery Plan to ensure that the sites and policies of the Local Plan remain deliverable.

Justification for Changes

- To address comments made by the Environment Agency and the National Trust

Protecting Peak District Character

POLICY PD1: Design and Place Making

The District Council will require the layout and design of new development to create well designed, socially integrated, high quality successful places, where people enjoy living and working. All developments should respond positively to both the environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

This will be achieved by:

- Requiring development to be well designed to respect the character, identity and context of the Derbyshire Dales townscapes and landscapes;
- Ensuring that new development is designed to offer flexibility for future needs and uses taking into account demographic and other changes ~~including the requirements of Lifetime Homes~~;
- Ensuring that all new development is based on thorough site appraisal including reference to any Design Statements, Design Codes, Neighbourhood Plans, ~~Secured by Design standards~~ and is sensitive to its context as well as contributing to sustainable living;
- Ensuring that 'Design Quality', is reflected in the development through a clear understanding of the site context as demonstrated through the submission of a Design and Access Statement which clearly demonstrates the design and suitability of the proposal in its local context where necessary;
- Requiring that development on the edge of settlements is of high quality design that reflects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park;
- Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features;
- Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity;
- Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees;
- Requiring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities;
- Requiring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments;

- Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people;
- Ensuring that development takes account of national design guidance and Supplementary Planning Documents.

Justification for Changes

- To reflect Government advice that local plan policies should only include additional technical standards to those set out in nationally applicable building regulations where supported by local viability testing.

POLICY PD2: Protecting The Historic Environment

The District Council will seek to conserve, manage and, where feasible, enhance the historic environment of the Plan Area. This includes the following and their respective settings:

- The Derwent Valley Mills World Heritage Site ;
- Listed Buildings;
- Conservation Areas;
- Scheduled Monuments;
- Registered Historic Parks and Gardens; and
- Other non-designated heritage assets.

This will be achieved by:

- Requiring all works that could impact on a heritage asset or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence.
- Refusing consent for development which would lead to substantial harm or total loss of significance of a designated heritage asset and/or its setting unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss in accordance with the NPPF.
- Refusing consent for development which will lead to less than substantial harm to the significance of a designated heritage asset and/or its setting.

where that harm has no demonstrable public benefit or securing an optimum viable use for the asset.

- Ensuring that development respects the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site and is in accordance with the Management Plan.
- Conserving, managing and enhancing the character and appearance Conservation Areas including ~~of~~ the historic market towns of Ashbourne, Matlock and Wirksworth.
- Encouraging the repair and reuse of heritage assets 'at risk'.
- Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through preservation or appropriate reuse and sensitive development, including enabling development, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or other relevant provisions of the NPPF.
- Where proposals are likely to affect other known important sites, sites of significant archaeological potential, or those that become known through the development process, an archaeological evaluation will be required prior to their determination or, where applicable, as a condition on any approval.
- Requiring proposed developments that affect a heritage asset and / or its setting, including alterations and extensions to existing buildings, to demonstrate how the proposal has taken account of design, form, scale, mass, the use of appropriate ~~traditional~~ materials and detailing, and siting and views away from and towards the heritage asset in order to ensure that the design is holistic, sympathetic and minimises harm to the asset.
- Requiring proposals for the change of use of heritage assets, including listed buildings and buildings in Conservation Areas to demonstrate that the proposal is considered to be the optimum sustainable and viable use that involves the least change to the fabric, interior and setting of the building.
- Requiring development proposals in Conservation Areas to demonstrate how the proposal has taken account of the local distinctive character and setting of individual Conservation Areas (in accordance with Character Appraisals where appropriate) including open spaces and natural features and how this the proposed development has been reflected in the layout, design, form, scale, mass, the use of appropriate ~~traditional~~ materials and detailing, and siting and views away from and towards the heritage asset in order to ensure that the design proposals make a significant contribution which is sympathetic and minimises harm to the significance of the asset .in accordance with Character Appraisals where available.
- Requiring the retention of shop-fronts of ~~high~~ architectural or historical value wherever possible. Proposals for replacement shop-fronts, ~~and~~ signage and colour, or alterations to shop-fronts affecting heritage assets should respect

the character, appearance, scale, proportion and special interest of the host building and its setting.

- Continuing the District Council's programme of Conservation Area Character Appraisals.
- Reviewing, updating and introducing where appropriate, Article 4 Directions to control permitted development in Conservation Areas.
- Encouraging and where possible, supporting owners or occupiers of historic commercial buildings to improve and enhance their shop-fronts, windows, doors and signage in a traditional and sympathetic manner.
- Ensuring that development within areas or sites of Archaeological Interest do not have a significant adverse impact on any known or yet to be discovered heritage assets. Planning conditions and/or obligations will be agreed to ensure that, wherever possible, archaeological or heritage features and are recorded and retained intact/-in situ. Where this is impractical, based on compelling and justifiable reasons, such features will be appropriately excavated and recorded prior to ~~destruction~~ removal or re-location.

Proposals for Enabling Development adjacent to or within the setting of a heritage asset and used to fund the repair, conservation, restoration or enhancement of a heritage asset will only be permitted where:

- It will not materially harm the heritage values of the asset or its setting;
- It avoids detrimental fragmentation of management of the heritage asset;
- It will secure the long-term future of the heritage asset and, where applicable, its continued use for a sympathetic purpose;
- It is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstance of the present owner, or the purchase price paid;
- Sufficient subsidy is not available from any other source;
- It can be demonstrated that the amount of enabling development is the minimum necessary to secure the future of the asset, and that its form minimises harm to other public interests;
- The public benefit of securing the future of the heritage asset through such enabling development decisively outweighs any dis-benefits.

Justification for Changes

- To address comments made by the District Council's Conservation Officer

POLICY PD3: Biodiversity and the Natural Environment

The District Council will seek to protect, manage, and where possible enhance the biodiversity and geological resources of the Plan Area and its surroundings by ensuring that development proposals will not result in significant harm to biodiversity

or geodiversity interests ~~of the following statutory and local environmental designations:~~ and by taking full account of the following hierarchy of protected sites:

a. Internationally important sites including existing, candidate or proposed Special Protection Areas and Special Areas of Conservation;

b. Nationally important sites including Sites of Special Scientific Interest and National Nature Reserves;

c. Locally important sites including Local Wildlife and Geological Sites, Local Nature Reserves, Ancient Woodlands, County Geological Sites, and Priority Habitats identified in the Derbyshire Biodiversity Action Plan; and

d. The network of ecological networks that link biodiversity areas, including areas identified for habitat restoration and creation.

- ~~• Special Areas of Conservation;~~
- ~~• Special Protection Areas;~~
- ~~• Sites of Special Scientific Interest;~~
- ~~• National Nature Reserves;~~
- ~~• Local Nature Reserves;~~
- ~~• Tree Preservation Orders;~~
- ~~• Local Wildlife Sites and Local Geological Sites ;~~
- ~~• Priority Habitats identified in the Derbyshire Biodiversity Action Plan.~~

This will be achieved by:

- Conserving and enhancing sites of international, European and national importance. On these sites, the District Council will not permit any development proposals that have an adverse effect on the integrity of a European site (or wildlife site given the same protection as European sites under the NPPF) either alone or in combination with other plans or projects.
- Conserving and enhancing any Sites of Special Scientific Interest. On these sites, the Council will not permit any development proposal which would directly or indirectly (either individually or in combination with other developments) have an adverse effect on a Site of Special Scientific Interest.
- Conserving and enhancing regionally and locally designated sites. On these sites the Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:
 - a) there is no appropriate alternative site available; and
 - b) all statutory and regulatory requirements relating to any such proposal have been satisfied; and

- c) appropriate conservation and mitigation measures are provided, such mitigation measures should ensure as a minimum no net loss and wherever possible net gain for biodiversity; or if it is demonstrated that this is not possible; the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented
- o Encouraging development to include measures to contribute positively to the overall biodiversity of the Plan Area to ensure there is a net overall gain to biodiversity.
- o Working with partners to help meet the objectives and targets in the Peak District Biodiversity Action Plan, ~~or~~ its successor [and the Peak District Local Nature Partnership](#).
- o Working with partners to protect and enhance watercourses.
- o Identifying local ecological networks and supporting their establishment and protection preferentially creating biodiversity sites where they have the potential to develop corridors between habitats (both terrestrial and freshwater).
- o Working with partners in the public, private and voluntary sectors to develop and secure the implementation of projects to enhance the landscape and create or restore habitats of nature conservation value, and to secure the more effective management of land in the Plan Area and its surroundings.

Justification for Changes

- To ensure the policy is fully compliant with the National Planning Policy Framework
- To respond to comments made by the Environment Agency

POLICY PD4: Green Infrastructure

The District Council will through partnership working, develop, protect and enhance networks of Green Infrastructure.

This will be achieved by:

- Requiring that development will not have a detrimental effect on the amount or function of existing green infrastructure unless replacement provision is made that is considered to be of equal or greater value than that lost through development; taking particular account of appropriate levels of mitigation where development would result in habitat fragmentation.

- Requiring that any green infrastructure development project that could result in adverse effects to a European site is subject to project-level HRA.
- Requiring that development proposals, where appropriate, make provision for the creation of new or enhancement of existing green infrastructure, including public and private open space, recreation areas, parks and formal outdoor sports facilities, local nature reserves, wildlife sites, woodlands, allotments, bridleways, cycle ways and local green spaces.
- Requiring that through its layout and design, new development responds to the location of existing green infrastructure and ecological networks, supporting their appropriate uses and functions.
- Where appropriate, ensuring that green infrastructure helps mitigate the effects of climate change including through management of flood risk.
- The protection and extension of existing long distance trails and the improvement of access linkages to the Peak District National Park.
- Identifying and protecting key wildlife corridors and stepping stones that connect sites of importance for biodiversity, including creating or restoring habitats of nature conservation value.
- Seeking opportunities for the creation of habitats that allow for the mitigation of the effects of climate change on species, including the enhancement of opportunities for species to migrate, establishing links between habitats and preventing habitat losses in line with Biodiversity Action Plans.

POLICY PD5: Landscape Character

The District Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.

This will be achieved by:

- Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers or other topographical features.
- Requiring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in 'The Landscape Character of Derbyshire' [and 'Landscape Character of the Derbyshire Dales' Assessments](#) and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.

- Requiring that development proposals protect or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park.
- Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment.

Development will only be permitted if all the following criteria are met:

- The location, materials, scale and use are sympathetic and complement the landscape character.
- Natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development should be both retained and managed appropriately in the future.
- Opportunities for appropriate landscaping will be sought alongside all new development, such that landscape type key characteristics are strengthened.

Justification for Changes

- To ensure the policy includes reference to the Derbyshire Dales Landscape Character Assessment

POLICY PD6: Trees, Hedgerows and Woodlands

Development should seek where appropriate to enhance and expand the District's tree and woodland resource.

Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Development that would result in the unacceptable loss of, or damage to, or threaten the continued well-being of protected trees, hedgerows, orchards, ~~veteran trees~~ or woodland (including those that are not protected but are considered to be worthy of protection) will not be permitted.

Where the loss of trees is considered acceptable, adequate replacement provision will be required that utilise species that are in sympathy with the character of the existing tree species in the locality and the site.

Justification for Changes

To respond to comments made by the Woodland Trust and ensure compliance with the National Planning Policy Framework.

POLICY PD7: Climate Change

In addressing the move to a low carbon future for the Derbyshire Dales, the District Council will promote a development strategy that seeks to mitigate global warming, adapts to climate change and respects our environmental limits.

This will be achieved by:

- Requiring new development to be designed to contribute to achieving national targets to reduce greenhouse gas emissions by using land-form, layout, building orientation, tree planting, massing and landscaping to reduce likely energy consumption and resilience to increased temperatures
- Supporting the generation of energy from renewable or low-carbon sources provided that the installation would not have significant adverse impact (either alone or cumulatively).
- Ensuring that renewable energy installations do not have an adverse impact on the landscape and landscape setting of the Peak District National Park and that any wind turbine developments demonstrate that they will not have any adverse effect on the integrity of any European sites (including project-level HRA where appropriate), wildlife sites, protected species or habitats,
- ~~Supporting developments that avoid (wherever possible) flood risk and minimise and mitigate against future flood risk and which protects and enhances the quality of the District's surface and groundwater. where it can be demonstrated that it will not have an adverse impact on surface or ground water in terms of quality and quantity.~~
- Promoting the use of sustainable design and construction techniques (including flood resistance/resilient measures) including the use of recycled materials in construction.
- Ensuring that renewable / low carbon energy generation developments and associated infrastructure are supported by requiring Design Statements to include an assessment of how any impacts on the environment and heritage assets, including cumulative landscape, noise and visual impacts, can be avoided and/or mitigated through careful consideration of location, scale, design and other measures
- Securing energy efficiency through building design.
- Requiring commercial developments over 1000m² to be designed to achieve Building Research Establishment Environmental Assessment Method (BREEAM) good standard as a minimum. Pre-assessment (design stage) certificates will be required to be submitted accordingly.
- ~~Promoting the use of appropriately located brownfield land.~~

- Supporting a pattern of development that facilitates the use of sustainable modes of transport.
- ~~Minimising and mitigating against future flood risks, recycling water resources and protecting and enhancing the quality of the District's surface and groundwater resources.~~
- Promoting energy and water efficiency and the use of renewable / low carbon energy in new development and through retro-fitting or refurbishment of existing buildings.
- Supporting sustainable waste management by provision of space for recycling and composting.
- Supporting the re-use of buildings wherever possible and desirable to do so.
- Supporting the use of sustainable design and construction techniques including the re-use of buildings, use of recycled materials in construction, including where appropriate the local or on-site sourcing of these building materials.
- Supporting development that promotes water efficiency measures and incorporates water conservation techniques, including rainwater harvesting and grey water recycling.

Where renewable/low carbon energy development accords with any of the principles listed above, proposals should demonstrate:

- a) The impact of the scheme, together with any cumulative impact (including associated transmission lines, buildings and access roads), on landscape character, visual amenity, water quality and flood risk, the historic environment and heritage assets as well as their setting features and biodiversity.
- b) Evidence that the scheme has been designed and sited to minimise any adverse impact on the surrounding area for its effective operation.
- c) The nature and extent of any adverse impact on users and residents of the local area, including shadow flicker, air quality and noise.
- d) The direct benefits to the area and local community.
- e) ~~That the development avoids the use of best and most versatile agricultural land, unless justified by clear and compelling evidence.~~

Where appropriate, provision should be made for the removal of the facilities and reinstatement of the site should it cease to be operational.

In all cases development will need to demonstrate how any significant adverse impacts on acknowledged biodiversity interests (and the habitats that support them) will be adequately mitigated.

The Council will encourage the provision of small scale renewable energy developments utilising technology such as hydro installations, solar panels, biomass and woodfuel heating, small scale wind turbines and photovoltaic cells.

Community renewable energy schemes will be particularly welcomed where they comply with this policy.

Justification for Changes

- To reflect fact that climate change requires the design of the built environment to adapt to climate change
- To clarify requirements for renewable/low carbon energy development
- To address comments made by the Environment Agency
- To address comments made by Historic England
- To avoid duplication with Policy S5 in regards to best and most versatile agricultural land

POLICY PD8: Flood Risk Management and Water Quality

The District Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development. When considering planning applications, the District Council will ~~also~~ have regard to [the 'Humber Flood Risk Management Plan', the 'Humber River Basin Management Plan' and the Local Flood Risk Management Strategy](#), all relevant Catchment Flood Management Plans and the Local Flood Risk Management Strategy.

[Development will be supported where it is demonstrated that there is no deterioration in ecological status in line with the Water Framework Directive, either directly through pollution of surface or groundwater or indirectly through pollution of surface or ground water or indirectly through overloading of the sewerage system and Wastewater Treatment Works.](#)

Management of flood risk will be achieved by only permitting development within areas at risk from flooding as defined by the Environment Agency if:

- a) a sequential test as set out in the ['National Planning Practice Guidance' ~~technical guidance~~](#) to the NPPF [and in accordance with the updated 'Derbyshire Dales Strategic Flood Risk Assessment'](#) demonstrates that this is the only site where the development can be located;
- b) on a site which has passed the sequential test but where flood risk still exists, the sequential approach has been used to locate the most vulnerable parts of the development in the areas of lowest flood risk;
- c) where necessary an 'Exception Test' as set out in the ['National Planning Practice Guidance' ~~technical guidance~~](#) to the NPPF demonstrates that the

proposed development can be accommodated with an acceptable degree of safety;

- d) a site specific flood risk assessment shows that the site is protected adequately from flooding, or the scheme includes adequate flood defences or flood risk management measures and takes account of the predicted impact of climate change;
- e) it does not damage or inhibit access to watercourses for maintenance or existing flood defence and flood risk management structures or measures; and
- f) it will not cause or worsen flooding on the site or elsewhere, and will reduce flood risk elsewhere where possible.

Where development accords with the principles listed above, it will only be permitted if:

- It conserves and enhances the ecological flood storage value of the water environment, including watercourse corridors.
- It opens up any culverted watercourse and/or removes all redundant structures within the watercourse (such as weirs, outfalls, and bridge abutments) where safe and practicable to reduce flood risk, provide flood plain storage, create a wildlife and/or green access corridor. ~~community asset~~.
- It improves flood risk and water efficiency through incorporating appropriate water conservation techniques including rainwater harvesting and grey water recycling.
- It discharges surface run-off sustainably, giving preference to the use of Sustainable Drainage Systems having regard to the surface water disposal hierarchy, ~~not collected for use, to one or more of the following~~, listed in order of priority:
 - into the ground (infiltration); or where not reasonably practicable
 - into a surface water body; or where not reasonably practicable
 - to a surface water sewer, highway drain, or other drainage system; or where not reasonably practicable
 - to a combined sewer.
- It uses the natural environment including woods and trees to deliver sustainable solutions.
- It connects wastewater to the main foul sewer network where possible.

New developments shall incorporate appropriate Sustainable Drainage Measures (SuDs) in accordance with National Standards for Sustainable Drainage Systems. This should be informed by specific catchment and ground characteristics, and will require the early consideration of a wide range of issues relating to the management, long term adoption and maintenance of SuDs. In considering SuDs solutions, the

need to protect ground water quality must be taken into account, especially where infiltration techniques are proposed. SuDS schemes will require the approval of ~~Derbyshire County Council~~, the SuDS approval body for the area.

Wherever possible SuDS will be expected to contribute towards wider sustainability considerations, including amenity, recreation, conservation of biodiversity and landscape character, making use of the role that trees, woodland and other green infrastructure can play in flood alleviation and water quality control.

For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required. Applications and proposals which relate specifically to reducing the risk of flooding (e.g. defence / alleviation work, retro-fitting of existing development, off site detention /retention basins for catchment wide interventions) will be encouraged.

New development in areas with known ground and surface water flooding issues will seek to provide betterment in flood storage and to remove obstructions to flood flow routes where appropriate.

Justification for Changes

- To address comments made by the Environment Agency
- To remove reference to Derbyshire County Council as the SUDS body as Schedule 3 of the Flood and Water Management Act will not be enacted

POLICY PD9: Pollution Control and Unstable Land

The District Council will protect people and the environment from unsafe, unhealthy and polluted environments whilst promoting the use of appropriately located brownfield land.

This will be achieved by only permitting developments if the potential adverse effects (individually and cumulatively) are mitigated to an acceptable level by other environmental controls or by measures included in the proposals. This includes :

- Air pollution (including odours or particulate emissions);
- Pollution of watercourses (rivers, canals reservoirs, streams, ditches, ponds and wetland areas) or groundwater;
- Noise or vibration;
- Light intrusion;
- Land contamination including soil pollution and disturbance; or
- Other nuisance, environmental pollution or harm to amenity, health or safety

The District Council will ensure that sites are suitable for their proposed use taking account of ground conditions and land instability, including from natural hazards such as radon gas, former activities such as mining, or pollution arising from previous uses.

Planning permission will only be granted for development on land potentially affected by land contamination provided effective and sustainable measures are taken to assess, treat, contain or control the contamination so as to ensure that it does not:

- a) expose the environment or occupiers of the development and neighbouring land uses to any unacceptable risk;
- b) lead to or allow the contamination of any watercourse (rivers, canals, reservoirs, streams, ditches, ponds or wetlands) or groundwater;
- c) cause or allow the contamination of adjoining land.

The District Council will impose conditions relating to the assessment of remediation and verification processes where appropriate.

Justification for Changes

- To address comments made by the Environment Agency
- To clarify how a decision maker should consider a development proposal

POLICY PD10: Ashbourne 'Royal Shrovetide'

~~The District Council will seek to protect and preserve the historic game of Ashbourne 'Royal Shrovetide' Football as a vital component of Ashbourne's cultural heritage.~~

~~This will be achieved by :~~

- ~~a) Ensuring that any development proposals along the Henmore Valley between the historic goals at Sturston Mill and Clifton Mill as indicated on the Local Plan Proposals Map, do not reduce the extent of, or permanently prejudice the playing area of the Royal Shrovetide Football game through the creation of permanent forms of development.~~
- ~~b) Ensuring that any permanent forms of development within or around the periphery of Ashbourne town centre, which has the potential to prejudice the long term viability of the Royal Shrovetide Football through the creation of permanent obstacles and barriers which would inhibit the free flow of the game are mitigated through sensitive design.~~

Justification for Changes

- To reflect the landowners wishes

POLICY PD11: Matlock to Darley Dale A6 Corridor

In order to safeguard the intrinsic character and quality of the open spaces through the Derwent Valley between Matlock and Darley Dale, and to prevent the further coalescence of the settlements of Matlock and Darley Dale, the District Council will resist development proposals which threaten the open spaces identified on the Proposals Map unless:

- a) the development is required for the purposes of agriculture, forestry or outdoor recreation; ~~and or~~
- b) the development does not have an adverse impact upon the character of the area including views into and out from the Derwent Valley.

Justification for Changes

- To clarify that development proposals have to satisfy both policy requirements

Healthy and Sustainable Communities

POLICY HC1: Location of Housing Development

The District Council will ensure provision is made for housing, taking into account all other policies in this Local Plan by:

- Supporting the development of specific sites through new site allocations in the Local or a Neighbourhood Plan.
- Promoting the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose.
- Supporting housing development on unallocated sites within the defined settlement development ~~built up area~~ boundaries of first, second and third tier settlements as defined in the Settlement Hierarchy.
- Encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives.
- Supporting development identified through a Community Right to Build Order.
- Supporting self-build housing schemes where there is an identified need.

The Council will monitor actual and forecast provision through the Monitoring Report and its housing trajectory to ensure that there is a 5 year supply of deliverable housing sites against the housing requirement in the Local Plan.

The District Council will give consideration to approving sustainable sites outside the defined settlement development boundaries, taking into account other policies in this Local Plan, provided that:

- the development would adjoin the settlement development boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and
- the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and
- it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and
- the local and strategic infrastructure can meet the additional requirements arising from the development

If necessary, the District Council will review the Local Plan to bring forward additional sites for housing.

Justification for Changes

- To clarify the consideration to be given to housing proposals on sites outside define settlement boundaries

POLICY HC2: Housing Land Allocations

The following sites will be allocated for housing or mixed use development. The District Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

Reference	Location	Site Area	No. of Dwellings
HC2(a)	Land at Lathkill Drive, Ashbourne	1.93	35
HC2(b)	Former Mirage Hotel, Derby Road, Ashbourne	0.41	20
HC2(c)	Land at Ashbourne Airfield, Ashbourne*	49.93	1100
HC2(d)	Land off Cavendish Drive, Ashbourne	1.22	28
HC2(e)	Land to North of A52, Brailsford	1.86	32
HC2(f)	Land to North of Main Road, Brailsford	2.13	45
HC2(g)	Land off Luke Lane, Brailsford	1.23	26
HC2(h)	Land at Luke Lane / Mercaston Lane, Brailsford	1.51	47
HC2(i)	Land at Slinter Mining Ltd, Cromford Hill, Cromford	1.53	28
HC2(j)	Land at Bridge Garage, Darley Bridge	0.59	13
HC2(k)	Land off Old Hackney Lane, Darley Dale	0.49	10
HC2(l)	Land off Old Hackney Lane, Darley Dale	0.89	27
HC2(m)	Land to the Rear of former RBS premises, Darley Dale	4.41	143
HC2(n)	Land off Normanhurst Park, Darley Dale	1.44	20
HC2(o)	Land at Stancliffe Quarry, Darley Dale	10.16	100
HC2(p)	Land at Cavendish Cottage, Doveridge	1.89	46
HC2(q)	Land at Derby Road / Hall Drive, Doveridge	5.65	85
HC2(r)	Land at Sand Lane, Doveridge	1.29	18
HC2(s)	Land off Wheeldon Way, Hulland Ward	2.12	48
HC2(t)	Land East of Ardennes, Hulland Ward	0.88	18
HC2(u)	Land off A517 and Dog Lane, Hulland Ward	1.68	30
HC2(v)	Land off Gritstone Road / Pinewood Road, Matlock	14.99	500
HC2(w)	Land at Halldale Quarry / Matlock Spa Road, Matlock	27.00	220
HC2(x)	Land at Old Hackney Lane, Matlock	0.71	21
HC2(y)	Land to the North of Porter Lane / East of Main Street, Middleton by Wirksworth	1.16	24
HC2(z)	Land at Matlock Transport, Northwood Road, Northwood	0.51	14
HC2(aa)	Land at Snitterton Fields, West of Cawdor Quarry, South Darley	1.32	50
HC2(bb)	Former Permanite works, West of Cawdor	1.79	50

Reference	Location	Site Area	No. of Dwellings
	Quarry, South Darley		
HC2(cc)	Land at Thatchers Croft, Tansley	0.66	18
HC2(dd)	Land at Tansley House Gardens, Tansley	0.75	15
HC2(ee)	Land off Middleton Road / Cromford Road, Wirksworth	9.04	126
HC2(ff)	Land at Middle Peak Quarry, Wirksworth	56.68	220
	TOTAL PROVISION ON ALLOCATED SITES		3177

*Development at this site will extend beyond 2033. Assumed completion of circa 800 dwellings 2017-2033

<u>Reference</u>	<u>Location</u>	<u>Site Area</u>	<u>No. of Dwellings</u>
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HC2(g)	Land at Luke Lane / Mercaston Lane, Brailsford	1.51	47
HC2(h)	Land off Old Hackney Lane, Darley Dale	0.49	10
HC2(i)	Land off Old Hackney Lane, Darley Dale	1.68	48
HC2(j)	Land to the Rear of former RBS premises, Darley Dale	4.41	143
HC2(k)	Land off Normanhurst Park, Darley Dale	1.70	24
HC2(l)	Land at Stancliffe Quarry, Darley Dale	10.16	100
HC2(m)	Land at Cavendish Cottage, Doveridge	1.89	46
HC2n)	Land at Derby Road / Hall Drive, Doveridge	5.65	85

<u>Reference</u>	<u>Location</u>	<u>Site Area</u>	<u>No. of Dwellings</u>
<u>HC2(o)</u>	<u>Land at Sand Lane, Doveridge</u>	<u>1.29</u>	<u>18</u>
<u>HC2(p)</u>	<u>Land off Wheeldon Way, Hulland Ward</u>	<u>2.12</u>	<u>48</u>
<u>HC2(q)</u>	<u>Land East of Ardennes, Hulland Ward</u>	<u>0.88</u>	<u>18</u>
<u>HC2(r)</u>	<u>Land off A517 and Dog Lane, Hulland Ward</u>	<u>1.68</u>	<u>33</u>
<u>HC2(s)</u>	<u>Land off Gritstone Road / Pinewood Road, Matlock</u>	<u>24.18</u>	<u>500</u>
<u>HC2(t)</u>	<u>Land at Halldale Quarry / Matlock Spa Road, Matlock</u>	<u>27.00</u>	<u>220</u>
<u>HC2(u)</u>	<u>Land to the North of Porter Lane / East of Main Street, Middleton by Wirksworth</u>	<u>1.16</u>	<u>24</u>
<u>HC2(v)</u>	<u>Land at Snitterton Fields & Perminite works, West of Cawdor Quarry, South Darley</u>	<u>3.11</u>	<u>100</u>
<u>HC2(w)</u>	<u>Land at Thatchers Croft, Tansley</u>	<u>0.66</u>	<u>19</u>
<u>HC2() (x)</u>	<u>Land at Tansley House Gardens, Tansley</u>	<u>2.20</u>	<u>50</u>
<u>HC2 (y)</u>	<u>Land off Middleton Road / Cromford Road, Wirksworth</u>	<u>9.04</u>	<u>126</u>
<u>HC2 (z)</u>	<u>Land at Middle Peak Quarry, Wirksworth</u>	<u>62.0</u>	<u>645</u>
<u>HC2 (aa)</u>	<u>Whiteleas Nursery, Tansley</u>	<u>1.03</u>	<u>27</u>
<u>HC2(bb)</u>	<u>Royal Bank of Scotland/ Bankhouse, Matlock</u>	<u>0.33</u>	<u>16</u>
	<u>TOTAL PROVISION ON ALLOCATED SITES</u>		<u>3588</u>

*Development at this site will extend beyond 2033. Assumed completion of circa 800 dwellings 2017-2033

Justification for Changes

To reflect the outcomes of the site re-assessment work undertaken following the Derbyshire Dales Draft Local Plan consultation

POLICY HC3: Self-Build Housing Provision

Where there is a proven need for self-build housing provision as demonstrated by the Council's Self-Build Housing Register, developers will be encouraged will be encouraged to make provision ~~will be made~~ for small builders or individuals or groups who wish to custom build their own home as part of all housing allocations included within this Local Plan. In determining the nature and scale of provision, developers should ~~the Council will~~ have regard to considerations of viability and site-specific circumstances.

Justification for Changes

It is not currently clear whether local planning authorities can require a developer or landowner to make provision for self build development. The policy change reflects recent planning policy practice.

POLICY HC4: Affordable Housing

The District Council will seek to maximise the delivery of affordable housing across the plan area by working in partnership with the Homes and Community Agency, Registered Providers, Developers and Local Communities.

In order to address the significant need for affordable housing across the plan area, all residential developments of ~~103~~ dwellings or more, or with a combined floorspace of more than 1000 square metres ~~or on sites of 0.1 hectares or more~~, should provide at least 30% of the net dwellings proposed as affordable housing.

The affordable housing provision should be in the form of 80% social rented accommodation with the balance being provided as intermediate housing or discount starter homes. These proportions may be varied in light of individual site circumstances and local considerations with the agreement of the District Council.

Where the proposed provision of affordable housing is below the requirements set out above, the District Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision.

Affordable housing provision should normally be provided in the form of completed dwellings within the development site itself and in perpetuity. In exceptional cases, the Council may allow provision of affordable housing off-site or by means of a financial contribution of equivalent value or through the provision of serviced land or a combination thereof.

Justification for Changes

- To comply with a ministerial statement and National Planning Policy Guidance which restricts the threshold for affordable housing to sites of 10 or more dwellings

POLICY HC5: Meeting Local Affordable Housing Need (Exception Sites)

In exceptional circumstances, planning permission will be granted for affordable housing on sites that would not normally be released for housing development.

~~Such sites should be within or adjoining an identified accessible settlement with minimal facilities ('fourth tier') or above in terms of the Plan settlement hierarchy, unless specific local need and/or environmental considerations indicate that provision should be met at fifth tier settlements.~~

The District Council will meet local affordable housing needs, where:

- a. the Council is satisfied that the development is of a size and type which can be justified by evidence of need from a local housing needs survey which cannot be readily met elsewhere in the locality, for the number and type of housing proposed;
- b. the scale is in keeping with the settlement's setting and its role in the settlement hierarchy;
- c. the site is considered to be the most suitable to meet the identified need;
- d. the site is accessible to a range of local facilities and services;
- e. it is not subject to any other over-riding environmental or other material planning constraints;
- f. unless the housing consists of discounted starter homes, appropriate legal agreements are secured in order to ensure that such dwellings will remain available as affordable housing for local need, in perpetuity with the necessary management arrangements;
- g. the gross internal floor area of these dwellings shall comply with the latest recommended standards used by the Homes and Communities Agency (or any successor organisation).

In exceptional circumstances, planning permission will be granted for mixed affordable and open market housing as part of an exception site where it can be demonstrated that the provision of open market housing is required to facilitate the delivery of the local needs affordable housing.

The amount of open market housing for which planning permission will be granted will be limited to that which is the minimum required to facilitate the delivery of the local needs affordable housing provided that:

- a. All the requirements set out in the clauses (a) to (g) above are met.
- b. The number of open market dwellings included in the scheme shall be no more than that required to provide the necessary number of local needs affordable dwellings at low cost and shall not be more than 50% of the total number in the scheme;
- c. It can be ensured that the development profits from the open market housing element of the scheme above a reasonable developer return (having regard to appropriate land values and margin on building costs) are employed in subsidising the local needs element.
- d. The affordable housing element of the scheme is delivered in accordance with a programme agreed beforehand with the Local planning Authority.

Justification for Changes

To allow greater flexibility about the location in which exception sites can be brought forward across the plan area.

POLICY HC6:Gypsy and Traveller Provision

The District Council will safeguard land at Watery Lane, Ashbourne as identified on the Local Plan proposals map for Gypsies and Travellers provided there remains a need for these uses within the local plan area.

The District Council will safeguard existing authorised and committed sites, for Gypsy, Traveller and Travelling Showpeople uses provided there remains a need for these uses within the local plan area.

A locally set target of 9 additional pitches is identified to meet Gypsy and Traveller residential needs from 2014 to 2034.

The Council will seek to maintain a five year supply of specific deliverable sites for Gypsies and Travellers throughout the lifetime of the Local Plan by adopting the following sequential approach to the identification of sites:

- a) First preference will be to include additional pitches /plots within the boundaries of existing suitable sites.
- b) Second preference will be to extend existing suitable sites.
- c) Only where a sufficient supply of additional pitches or plots cannot be achieved through sustainable development at the above locations should new sites be identified.

If the need cannot be met at any existing suitable site the following location criteria will apply:

- a) The proposal will not have a significant detrimental impact on neighbouring residential amenity or other land uses;
- 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;
- d) The site is capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface 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 of unacceptable flood risk;
- g) The development will not have an adverse 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.

POLICY HC7: Replacement Dwellings

The replacement of dwelling houses outside defined settlement development limits will only be permitted where all of the following criteria are met:

- a) the residential use has not been abandoned;
- b) the existing dwelling has a lawful use as a dwelling;
- c) the number of dwelling units on the site is not increased;
- ~~d) the existing dwelling is of no architectural significance such that it is considered to be not worthy of retention;~~
- ~~e)d) the existing dwelling does not make a positive contribution to landscape character or distinctiveness such that it should be retained;~~
- ~~f)e) the scale, form, design and massing of the replacement dwelling represents does not detract from the character or appearance of its setting or surroundings;~~
- ~~g)f) the existing dwelling is not a caravan or mobile home;~~
- ~~h)g) the existing dwelling is demolished.~~

Justification for Changes

- Determination of what constitutes architectural significance could prove problematic in practice

POLICY HC87A : Conversion and Re-Use of Buildings for Residential Accommodation

Outside defined settlement development limits, the conversion and/or re-use of existing buildings to residential use from other uses will ~~in exceptional circumstances~~, be permitted where all of the following criteria are met:

- a. the building or group of buildings are of permanent and substantial construction;
- b. the form, bulk and general design of the existing building or group of buildings make a positive contribution to the character and appearance of its surroundings;
- c. the building or group of buildings can be converted without extensive alteration, rebuilding or extension;
- d. the conversion does not have a detrimental impact upon the character and appearance of the building or group of buildings and its surroundings;
- e. the building or group of buildings are not suited for conversion to employment or tourism uses
- f. ~~a financial contribution towards the provision affordable housing is secured in recognition of the significant need for affordable housing across the plan area.~~

~~In circumstances where a holiday occupancy restriction is removed from a property outside a defined settlement limit and the resultant dwelling is not to be made available to meet a proven local need for affordable housing, the District Council will seek to secure a financial contribution towards the provision of affordable housing elsewhere in the Plan Area.~~

Justification for Changes

- To improve the referencing of policies by giving them all a specific number
- To ensure the policy is compliant with the National Planning Policy Framework and with the National Planning Policy Guidance

POLICY HC89: Residential Sub-Division of Dwellings

In considering proposals for the sub-division of existing dwellings into two or more self-contained residential units the Council will have regard to:

- a) the provision of adequate vehicular access, car parking, amenity space and facilities for refuse storage;
- b) the adequacy of the internal accommodation relative to the intensity of occupation envisaged and the impact upon any neighbouring residential or other units, including privacy, loss of daylight and overbearing effect;
- c) the likely impact on the character and appearance of the immediate neighbourhood of the design, scale, form and footprint of any proposed extension or alteration;
- d) no significant new extension should be made to any dwelling located outside defined settlement development limits: minor extension may be permitted only where essential in order for the new units to achieve basic living standards;
- e) the sustainability of the new development based around the site location and its relationship to the Plan's settlement hierarchy, including accessibility to shops, services and facilities;
- f) the need to minimise built form through the conversion of any existing outbuildings.

~~Outside defined settlement limits, where the resultant dwelling is not to be made available to meet a proven local need for affordable housing, the District Council will seek to secure a financial contribution towards the provision of affordable housing elsewhere in the Plan Area.~~

Justification for Changes

- To improve the referencing of policies by giving them all a specific number
- To ensure the policy is compliant with National Planning Policy Guidance

POLICY HC109: Extensions to Dwellings

The District Council will support proposals for the extension of residential properties, and for erection of outbuildings incidental to the enjoyment of the dwelling, provided all the following criteria are met:

- a) the plot size of the existing property is large enough to accommodate the extension or outbuilding without resulting in a cramped or overdeveloped site;
- b) the height, scale, form and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and the site's wider setting and location;

- c) following construction of the extension, or outbuilding, sufficient space is available for the parking of cars, in line with the Council's Parking Standards, in a way that does not detract from the character and appearance of the area.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

POLICY HC1110: Housing Mix and Type

All new residential developments (both market and affordable and whether general needs or specialised) will be required to contribute towards the creation of sustainable, balanced and inclusive communities by meeting identified local and District housing needs in terms of housing mix, size and tenure. Generally, the larger the scale of development, the more opportunity exists for a wider range of dwelling types and sizes.

The Council will seek to secure the following mix of housing as part of all residential developments of 10 dwellings or more. The final mix achieved on any site will be informed by the nature of the development site, character of the area, evidence of local housing need and turnover of properties at the local level.

	1-bed	2-bed	3-bed	4+ bed
Market	5%	40%	50%	5%
Affordable	40%	35%	20%	5%
All Dwellings	15%	40%	40%	5%

In order to maximise flexibility in the housing stock, 1 and 2 bed affordable homes should be provided through an appropriate mix of bungalows and houses, whilst 3 and 4 bed affordable homes should be provided as houses.

Specialised Housing Accommodation

Specialised accommodation is housing that meets the needs of the elderly and vulnerable people of whatever age and includes the broad range of accommodation for older people and those with specialist care needs. It includes sheltered/retirement accommodation, assisted living with managed care and support services, extra care housing with on-site care and support services, close care housing which includes on-site care and support and large scale retirement villages (100+ units). Schemes that provide specialised accommodation whilst promoting independent living will be supported provided all of the following criteria are met:

- a) the type of specialised accommodation proposed meets identified District needs and contributes to maintaining the balance of the housing stock in the locality;
- b) the proposal relates well to the existing settlement and provides easy access to services and facilities, including public transport, enabling its residents' to live independently as part of the community;
- c) the design of the proposal, including any individual units of accommodation, is capable of meeting the specialised accommodation support and care needs of the occupier; and
- d) arrangements are in place to ensure the delivery of appropriate care and support packages.

Flexible Design and Space Standards

All residential development will be designed and built to encourage sustainable and flexible living. In particular, it will provide accommodation that can be easily adapted to suit changing household needs and circumstances, including to cater for home working and to benefit household members with disabilities or older residents who may need care and support.

All dwellings will therefore incorporate sufficient storage space and floor layouts which will provide practical usable space and a good standard of amenity.

All residential developments of 10 dwellings or more will be required to ensure that 90% of dwellings are accessible and adaptable dwellings designed to comply with the Building Regulations (Part M - Category 2) with the remaining 10% of dwellings designed as wheelchair user dwellings designed to comply with the Building Regulations (Part M - Category 3).

All residential developments of less than 10 dwellings, including conversions and changes of use, will be required to ensure that they are built to comply with either the Building Regulations Part M – (Category 2) or Building Regulations Part M (Category 3).

Proposals that do not provide for the above housing mix and space standards will be required to demonstrate how the development contributes to meeting the long term housing needs of the district particularly in regard to the housing needs of young people, families and the elderly. Planning permission will be refused for developments that do not provide an appropriate mix of housing or provide inadequate standards of accessibility.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

POLICY HC1211: Elderly Needs Accommodation

The District Council will support the provision of accommodation for older people which ensures that they are able to sustain on-going independence either in their own homes or with the support of family members. To enable this, the Council will support evidence-based proposals for the creation of self-contained annexes and extensions to existing dwellings in order to accommodate an elderly or disabled dependent.

Planning permission will be granted for the creation of an annexe where there is a clear justification for a dependant or full-time carer provided the following criteria are met:

- a) the annexe is linked to the main dwelling by an internal door or doors;
- b) the annexe is readily convertible into an extension to the main dwelling when no longer required for family health circumstances.

Permission may be granted to convert an existing outbuilding within the curtilage of a dwelling house to a self-contained annexe where it is not possible to attach the outbuilding to the main house. Any such application will require a legal agreement to ensure that a new dwelling is not created in an unsustainable location. Any outbuilding to be converted must be closely related to the main dwelling and have shared parking and amenity (garden) space

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

POLICY HC1312: Agricultural and Rural Workers Dwellings

The District Council will support proposals for the provision of dwellings to meet the needs of agricultural, forestry or other rural based workers. Planning permission will be granted where it can be demonstrated that all of the following criteria are satisfied:

- a) there is a clearly established functional need;
- b) the need relates to a full-time worker or one who is primarily employed in agriculture, forestry or other rural based enterprise which needs to be located in the area and does not relate to a part-time requirement;
- c) the unit and the agricultural / forestry or other rural based enterprise has been established for at least three years and has been profitable for at least one of them, is currently financially sound and has a clear prospect of

remaining so. Where this need is unproven or a new business is being established, a temporary dwelling (such as a mobile home) may be permitted to allow time to establish that there is a genuine functional and financial need for a permanent dwelling. A temporary dwelling will only be permitted for a maximum period of 3 years;

- d) the functional need cannot be fulfilled by another existing dwelling on the unit or within the locality which is suitable and available for occupation by the worker concerned;
- e) the size of the dwelling is commensurate with the needs of the enterprise and is sustainable in terms of the viability of the activity;

f) the dwelling is well related to either existing dwellings or buildings associated the activity with which it is required;

~~f)g)the dwelling is not situated within an area of unacceptable flood risk.-~~

In all cases, the District Council will:

- seek to prevent the sale of the dwelling separately from the site itself or any part of it without the prior approval of the District Council;
- limit occupation of the dwelling to a person solely based in a rural based activity or;
- to a person solely, mainly or last employed in agriculture within the locality, or to a widow or widower of such persons and to any resident dependants.

Applications for the removal of restrictive occupancy conditions will only be granted where it can be demonstrated that:

- a) the restriction has outlived its original planning purpose and;
- b) there is no reasonable prospect of the dwelling being occupied by an agricultural or other rural based worker as demonstrated by a comprehensive marketing exercise which reflects the nature of the occupancy restriction.

~~In circumstances where an occupancy restriction is removed and the dwelling is not to be made available to meet a proven local need for affordable housing, the District Council will seek to secure a financial contribution towards the provision of affordable housing elsewhere in the Plan Area.~~

Justification for Changes

- To improve the referencing of policies by giving them all a specific number;
- To reflect comments made by the Environment Agency

- To ensure the policy is compliant with National Planning Policy Guidance

POLICY HC1413: Open Space and Outdoor Recreation Facilities

The District Council will seek to protect, maintain and where possible enhance existing open spaces, sport and recreational buildings and land including playing fields in order to ensure their continued contribution to the health and well-being of local communities.

This will be achieved by:

- Resisting any development that involves the loss of a sport, recreation, play facility or amenity green-space except where it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the development or the loss is associated with an alternative sports provision that would deliver benefits that would clearly outweigh the loss, or an assessment has been undertaken to demonstrate the facility is surplus to requirements and imposing conditions or negotiating a section 106 Obligation to ensure that replacement provision is provided at the earliest possible opportunity.
 - Encouraging improvements to existing recreation, play and sports facilities within communities and providing new opportunities that shall be informed by the Peak Sub Region Open Space, Sport and Recreation Study (2012) or successor documents.
 - Improving the quantity, quality and value of play, sports and other amenity green-space provision through requiring qualifying new residential developments to provide or contribute towards public open space and sports facilities in line with the Derbyshire Dales local open space and recreation provision standards set out in the study report.
 - ~~Managing development in and around Carsington Water in order to ensure that development does not have an adverse impact on the character and appearance of the surroundings.~~
 - Collecting financial contributions towards the delivery, improvement and management of off-site provision of open space and recreation facilities through Section 106 agreement or via the Community Infrastructure Levy if this is adopted.
 - Exploring options for the management of new areas of open space to be undertaken by community owned and run trusts.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number
- To remove a specific policy provision in respect of Carsington Water as other policies already afford sufficient advice on addressing impacts on character and appearance across the District

POLICY HC1514: Community Facilities and Services

The District Council will seek to maintain and improve the provision of local community facilities and services. This will be achieved by supporting proposals which protect, retain or enhance existing community facilities (including multi use and shared schemes) or provide new facilities. New facilities should preferably be located within defined settlement limits where they are most accessible. In exceptional cases, facilities may be located adjacent to these areas where it can be demonstrated that this is the only practical option and where a site is well related and connected to the existing settlement.

Development which involves the loss of a community asset or facility including land in community use, community/village halls, village shops and post offices, public houses, schools, nurseries, places of worship, health services, care homes, convenience stores, libraries, and other community services/facilities including Assets of Community Value, will only be supported where it can be demonstrated that :

- a) there is evidence to demonstrate that the existing use is no longer needed to serve the needs of the community; **or**
- b) the existing facility is no longer financially or commercially viable as demonstrated through a robust and comprehensive marketing exercise with the facility actively marketed at a realistic price for a continuous period of at least 12 months immediately prior to the submission of an application; **and**
- c) the use or facility has been offered to the local community for their acquisition/operation at a realistic price;

Justification for Changes

- To improve the referencing of policies by giving them all a specific number
- To address comments made by Sport England

POLICY HC1615: Promoting Sport, Leisure and Recreation

Development proposals involving the provision of new sports, cultural, leisure and recreational facilities, or improvements and extensions to existing facilities will be acceptable provided that:

- a) the proposals are connected to and associated with existing facilities, they are located at a site that relates well to the settlement hierarchy in the District or they are intended to meet specific rural needs that cannot be appropriately met at settlements within the settlement hierarchy;
- b) it is capable of being accessed by a range of transport modes and by disabled people and those with restricted mobility;

- c) it would not have an adverse impact on the character and appearance of its surroundings and the immediate or wider landscape;
- d) it does not create unacceptable problems in terms of the relationship between the proposal and the neighbouring uses beyond the development site.

Planning permission will not be granted for development which results in the loss of any existing recreational site or facility, or where the last use was for recreational purposes, including allotments, public and private playing fields, play areas, formal and informal amenity areas, and public open space unless :

- a) it can be demonstrated that there is no current or anticipated demand for the existing facility; or
- b) it can be demonstrated that the site has no value or potential value as an alternative green space, which contributes, or could contribute to the reduction of recreation pressure on European Sites; or
- c) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of size, usefulness, attractiveness, quantity and quality in a suitable location.

Where sites or facilities are lost replacement provision must be made available prior to the loss of the original facility.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

POLICY HC1716: Provision of Public Transport Facilities

Development proposals should cater for the needs of bus and taxi operators, where appropriate. Layouts should encourage operational efficiency, maximise likely bus passenger traffic and include ancillary facilities such as shelters and seating for users.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

POLICY HC1817: Accessibility and Transport

The District Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.

This will be achieved by:

- Delivering sustainable patterns of development.
- Ensuring that additional growth within the towns and villages of the Plan area is managed and where possible, accompanied by accessibility improvements.
- Promoting a balanced distribution of housing and employment development.
- Ensuring the development of social, cultural and community facilities in locations that allow for ease of access by multiple methods of transportation.
- Requiring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.
- Requiring that new development can be integrated within existing or proposed transport infrastructure to further ensure choice of transportation method and enhance potential accessibility benefits.
- Supporting proposals for new community assets and facilities where these are required to meet the needs of the Plan area or lead to the provision of additional assets that improve community well-being.
- Requiring that facilities are well related to public transport infrastructure and provide high standards of accessibility to all sectors of the community.
- Supporting innovative schemes to secure the local delivery of public services in rural communities and other areas with poor public transport, in particular the delivery of some services through the use of mobile services and technology will be encouraged where this results in better local provision.

~~Supporting transport infrastructure and services.~~

- Supporting highways and junction improvements required to address the cumulative impact of development across Derbyshire Dales as identified in the Derbyshire Dales Local Transport Study and Infrastructure Delivery Plan.
- Promoting the maintenance and introduction of appropriate facilities to support cyclists, pedestrians and horse riders, ensuring that development supports the use of local cycleway and pathway networks to improve choice of travel and ensuring safe access to developments on foot and by bicycle.
- Encourage and promote improvements to public transport networks in association with the Local Highway Authority, Network Rail and other providers.
- Supporting the further development of the Derwent Valley Rail line and Peak Rail.
- Approving developments provided that the capacity and design of the transport network serving the site will reasonably accommodate the anticipated increase in travel without materially harming highway safety or local amenity. In addition, the traffic generated by the development will not

unduly interrupt the safe and free flow of traffic on trunk or primary roads or materially affect existing conditions to an unacceptable extent.

- Ensuring development does not lead to an increase in on-street parking to the detriment of the free and safe flow of traffic.
- Requiring applicants to submit details of parking provision which includes the proposed parking provision based on an assessment of parking needs of the development and the impact on the surrounding road network. The details should be proportionate to the impact of the development.
- Requiring applicants to submit and implement Travel Plans (or Travel Plan Statements) and Transport Assessments to support relevant proposals, as advised by the Highways Authority.
- ~~Ensuring that development accords with local parking standards as identified in Appendix 4 or any future standards as required by the Highways Authority.~~

Developer contributions or funding pooled through a Community Infrastructure Levy will be used to deliver transport and accessibility improvements required to accord with this policy.

In the event that a Community Infrastructure Levy is adopted, the Regulation 123 "Infrastructure List" will also specify appropriate measures to be funded.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number
- To address a typographical error
- To ensure the policy complies with a Ministerial Statement on use of parking standards

POLICY HC1918: Car Parking Standards

Vehicular parking standards for new development should be provided having regard to ~~in accordance with~~ adopted standards, as set out in Appendix 4 of this Local Plan, or where the developer can adequately justify their own parking provision with evidence accompanying any planning application. Evidence will need to demonstrate that the level would not have a detrimental impact on the local road network.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number
- To ensure the policy complies with a Ministerial Statement on use of parking standards

Strengthening the Economy

POLICY EC1:New Employment Development

The District Council will support proposals for new business or industrial development in sustainable locations that contribute towards the creation and retention of a wide range of jobs, an increase in higher value employment opportunities and training provision locally in order to enhance the economic base of the Plan Area.

This will be achieved by:

- Supporting the development of sites allocated for future employment in the Local Plan.
- Encouraging the redevelopment, intensification and more efficient use of existing sites where they are either not fully utilised or unsuited to modern employment requirements, particularly those sites located within or serving the Market Towns and those with good access by a variety of transport modes.
- Protecting existing employment sites and premises in order to ensure that development would not result in the loss of land or buildings from employment use unless the proposals accord with Local Plan Policy EC2.
- Encouraging a greater presence of high value and knowledge-based businesses in the Plan Area.
- Encouraging small-scale and start-up businesses, including through the provision of innovation centres and managed workspace and small, modern industrial units.
- Encouraging office development within the Market Towns in accordance with identified need.
- Encouraging the appropriate expansion of existing businesses requiring additional space to grow.
- Supporting visitor-based service sector jobs within the local tourism industry.
- Focussing new retail and leisure development within town centres to support their vitality and viability.
- Improving workforce skills by encouraging the provision of new training facilities on employment sites.
- Encouraging flexible working practices in the interests of achieving the principles of sustainable development.
- Supporting new agricultural development, farm diversification and other development which supports the rural economy.
- Supporting employment development outside of allocated employment sites but within the built up area when it would not create harm to the character, appearance or amenity of the area.

- Ensuring that sites proposed for mixed use redevelopment should aim to provide for at least the same or an increase in the level of job opportunities as existed when the employment space was previously used, subject to viability and site specific circumstances
- Supporting business development within the countryside.

Permission will be granted for business or industrial development, or for the expansion or intensification of existing industrial or business uses, provided that the proposals would:

- Be of a type and scale of activity that does not harm the character, appearance or environment of the site or its surroundings or to the amenity of occupiers of nearby properties.
- ~~Be readily accessible by public transport, bicycle and foot or contribute towards provision of new sustainable transport infrastructure to serve the area, in order to make the development accessible by these modes. Be accessible by a variety of transport modes, promote opportunities for sustainable transport and seek minimal reliance on the private car.~~
- Have a layout, access, parking, landscaping and facilities that are appropriate to the site and its surroundings and contribute to an attractive business environment.
- Enable provision of infrastructure in ways consistent with cutting carbon dioxide emissions and adapting to changes in climate (including SuDS, flood risk and green infrastructure).
- Make provision for the expansion of electronic communication networks including telecommunications and superfast broadband infrastructure wherever feasible.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number
- Changes to bullet point 17 to ensure it is NPPF compliant
- Flood risk' added to bullet point 19 to comply with comments received from the Environment Agency.

Policy EC21A: Employment Land Allocations

The following sites as identified on the Local Plan Proposals Map will be allocated for employment development (Use Class B1a, B1b, B1c, B2 and B8).

Site Reference	Location	Employment Area (gross)	Uses
EC21A(a)	Land at Ashbourne Airfield,	8ha	B1a, B1b, B1c,

Site Reference	Location	Employment Area (gross)	Uses
	Ashbourne (Phase 1)		B2, B8
EC21A(b)	Land at Cawdor Quarry, Matlock	1ha	B1a, B1b, B1c, B2
EC21A(c)	Land at Halldale Quarry, Matlock	2ha	B1a, B1b, B1c
EC21A(d)	Land off Middleton Road / Cromford Road, Wirksworth	2ha	B1a e , B1b 2
EC21A(e)	Land at Porter Lane / Cromford Road, Wirksworth	1ha	B1c
EC21A(f)	Land at Ashbourne Airfield, Ashbourne (Phase 2)	6-8ha	B1a, B1b, B1c. B2, B8

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

POLICY EC32: Existing Employment Land and Premises

Development proposals involving the redevelopment or change of use of existing business or industrial land or premises (falling within Use Classes B1, B2 or B8) for non-employment uses will only be permitted where:

- The continuation of the land or premises in industrial or business use is constrained to the extent that it is no longer suitable or commercially viable for industrial or business use as demonstrated by marketing evidence commensurate with the size and scale of development; and the proposed use is compatible with neighbouring uses, or
- An appropriate level of enabling development is required to support improvements to employment premises or supporting infrastructure. In such cases, a viability appraisal should be submitted to demonstrate that a change of use or redevelopment of the site is required to fund the improvements. Mixed-use proposals should not create any environmental, amenity or safety issues.

Proposals that would result in an under-supply of existing premises or a reduction in suitable employment land in relation to identified needs will not be permitted.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

POLICY EC42A: Retention of Key Employment Sites

The key employment sites listed below and identified on the Local Plan Proposals Map, will be retained for B Class Employment Uses. Redevelopment for non-employment uses on these sites will only be permitted in accordance with Local Plan Policy EC2.

Site	Location
EC42A(a)	Ashbourne Airfield Industrial Estate, Ashbourne
EC42A(b)	Henmore Trading Estate, Ashbourne
EC42A(c)	Molyneux Business Park, Darley Dale
EC42A(d)	Land at Porter Lane East, Cromford
EC42A(e)	Dimple Road Business Park, Matlock
EC42A(f)	Brookfield Industrial Estate, Tansley
EC42A(g)	Lime Tree Business Park, Matlock
EC42A(h)	Scholes Mill, Tansley
EC42A(i)	Unity Garage, Dale Road, Darley Dale
EC42A(j)	Kingsfield Industrial Estate, Wirksworth
EC42A(k)	Land at Main street, Middleton by Wirksworth
EC42A(l)	Ravenstor Industrial Estate, Wirksworth
EC42A(m)	Rowsley Industrial Estate, Station Close, Rowsley
EC4(n)	Land at Firth Rixon, Darley Dale

Justification for Changes:

- To ensure all strategic existing employment sites are contained within the policy.
- To improve the referencing of policies by giving them all a specific number

POLICY EC53: Existing Employment Sites In the Countryside

The expansion of existing employment sites in the countryside including the extension of buildings, the provision of new buildings and infilling between existing buildings, will be acceptable provided that:

- a. the proposal facilitates the retention or growth of local employment opportunities;
- b. the proposal would not cause an unacceptable visual impact on the local character in terms of its siting, scale, materials or site coverage;
- c. there are no suitable alternative buildings or sites that can be used adjacent to the site or locality;
- d. the proposal can avoid harm to local amenities and adjoining land uses;
- e. the proposal would not generate significant traffic movement and volume that would lead to unacceptable environmental impacts or detriment to road safety.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

POLICY EC64: Regenerating an Industrial Legacy

The District Council will seek to maximise the potential of existing and former employment sites where their infrastructure and/or premises are no longer suited to meeting the needs of modern businesses in their present form.

This will be achieved by:

- a) Encouraging proposals for the redevelopment or reuse of the sites which are no longer conducive to meeting the needs of modern businesses in their present form.
- b) Stimulating investment on constrained sites in order to encourage their beneficial re-use.
- c) Encouraging mixed-use developments, which retain or create employment opportunities on site, particularly those that support local economic growth sectors or create higher wage, higher skilled jobs.

- d) Ensuring that any buildings or features of acknowledged heritage value are retained or reused where viable and feasible.

The regeneration of the following sites as identified on the Policies Map will be supported:

Matlock

Cawdor Quarry
Halldale Quarry

Wirksworth

Land at Middleton Road
Middle Peak Quarry

Detailed policy requirements associated with the above sites, including appropriate uses, are provided through the Strategic Development Site Policies in the Plan.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number
- Error in bullet point sequence

POLICY EC75: Town and Local Centres

The District Council will seek to maintain and where possible, enhance the vitality and viability of town centres, district centres and local centres as defined on the Policies Map in accordance with their function, scale and identified development needs.

Town centre uses will be located according to the Retail Hierarchy as follows:

- a) Principal Town Centres: Matlock, Ashbourne, Wirksworth
- b) Small Town Centres : Matlock Bath
- c) District Centres: Darley Dale, Cromford
- d) Local Centres

This will be achieved by:

- a) Permitting appropriate retail, leisure, and other commercial development in centres of a scale and type appropriate to the role and function of that centre.
- b) Strengthening the vitality and viability and enhancing consumer choice in town centres by supporting the provision of new retail floor space consistent with their function and scale in accordance with identified needs.

- c) Requiring major town centre use developments (including large extensions to existing stores) of 200 square metres (net sales for A1) or more outside the defined centres of Matlock, Darley Dale, Wirksworth and Ashbourne to comply with the sequential approach to site selection. Applicants should demonstrate that there are no suitable and available sites within the defined centre that could accommodate development. Preference will be given to accessible, edge-of-centre sites that are well related to the town centre and accessible by public transport. Out-of-centre proposals will only be supported when there are no suitable in-centre or edge-of-centre sites available.
- d) Requiring proposals for town centre uses of 200 square metres (net sales for A1) or more outside the defined centres of Matlock, Darley Dale, Wirksworth and Ashbourne to be supported by an impact assessment. Developer contributions may be sought to mitigate identified impacts on defined centres where appropriate. Proposals with a significant adverse impact will be refused.
- e) Creating safe, attractive and accessible town and local centres, providing a good range of shopping, food and drink uses, services, offices, and entertainment and leisure facilities, and high quality public spaces.
- f) Proposals that would create a concentration of evening economy uses (A3, A4 & A5) that would give rise to social and environmental issues will not be supported.
- g) Ensuring that there are adequate parking facilities in suitable locations to serve town centre developments and they are accessible by public transport, walking and cycling.
- h) Town centre regeneration proposals should seek to connect to and where appropriate, improve existing or proposed Public Rights of Way and multi-user trails.
- i) Ensuring that there is adequate provision for servicing and deliveries.
- j) Supporting proposals that seek to deliver qualitative environmental improvements and support the local distinctiveness of town centre environments through high quality design.
- k) Supporting proposals that would help to deliver regeneration programmes and implement relevant town centre initiatives.
- l) Requiring active ground floor frontages to be maintained and created within town centres with appropriate town centre uses.
- m) Protecting the vitality and viability of the facilities within local centres by supporting proposals for town centres uses, including retail, leisure and office development of less than 200 square metres. Proposals above this threshold should comply with the identified sequential test and impact assessment requirements. Applications for a change of use from A1 retail within these centres should demonstrate that the current use is no longer required to serve the local community and is not viable

- n) The vitality and viability of the main town centres will be supported by the designation of Primary Shopping Areas and primary frontages within each town centre.
- o) The extent of the Town Centres and the Primary Shopping Areas are defined on the Policies Maps. For the purposes of retail impact assessments and sequential site assessments in Matlock, Ashbourne and Wirksworth the town centre boundary denotes the defined centre.

N.B. This policy will only apply insofar as it is consistent with any permanent or temporary provisions for changes of use permissible under the Town and Country Planning (General Permitted Development) Order (as amended).

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

POLICY EC86: Primary Shopping Frontages

Primary shopping frontages are designated within the main town centres of Matlock, Ashbourne and Wirksworth as identified on the Policies Map.

In the primary shopping frontage area, proposals for changes of use to A1 retail will be supported. Changes of use proposals from A1 retail to other town centre uses will only be permitted where it will not create a concentration of non-shopping uses and result in an unacceptable change in the retail character of the immediate area or have an adverse effect on the vitality or viability of the town centre.

Proposals for residential use at ground floor level in primary frontages will not be supported.

Any non-A1 use must be complementary to adjacent shopping uses in terms of its operational characteristics and retain a display frontage appropriate to a shopping area.

N.B. This policy will only apply insofar as it is consistent with any permanent or temporary provisions for changes of use permissible under the Town and Country Planning (General Permitted Development) Order (as amended).

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

POLICY EC97: Promoting Peak District Tourism and Culture

The District Council will support the development of Peak District tourism and culture.

This will be achieved by:

- Strengthening the tourism role of the Plan Area by supporting and supplementing the tourism offer of the Peak District National Park.
- Supporting tourism and provision for visitors which is appropriate to the settlements and countryside and consistent with environmental objectives.
- Retaining and enhancing existing serviced accommodation in towns and villages and supporting the provision of new serviced accommodation particularly hotel accommodation in order to encourage overnight visitor stays.
- Maintaining and where possible enhancing existing tourist, visitor cultural and recreational facilities.
- Encouraging the provision of new visitor and cultural attractions and facilities that expand the breadth and quality of the tourism offer without prejudice to the character of the Peak District.
- Supporting the growth of the Derwent Valley Mills World Heritage Site as a tourist destination.
- Supporting new tourist provision and initiatives in towns and villages, and in the countryside through the reuse of existing buildings or as part of farm diversification in accordance with Local Plan Policy EC9, particularly where these would also benefit local communities and support the local economy.
- Supporting measures within the Plan Area which would relieve tourist pressures on the most sensitive areas of the Peak District National Park and which would protect and enhance vulnerable habitats and landscapes.
- Supporting measures which encourage cycle tourism.

Where development (excluding chalet accommodation, caravan and camp site developments), accords with any of the principles listed above, it will only be permitted if:

- a) the scale and nature of the activity is appropriate to its location;
- b) the site is in a sustainable location and is capable of being accessed by a variety of means of transport in order to encourage sustainable tourism;
- c) the location is capable of accommodating increased numbers of visitors without detriment to road safety or congestion;

there is no detrimental impact on the character of the local landscape and/or nearby settlements.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

POLICY EC108: Holiday Chalets, Caravan and Campsite Developments

Development proposals for new or extensions to existing holiday chalets, touring caravan and camp site developments will be permitted provided that:

- a) the development would not have a prominent and adverse impact on the character and appearance of the immediate or wider landscape;
- b) any visual impact would be well screened by existing landscape features from areas outside the site to which the public has access for the whole of its proposed operating season;
- c) any on-site facilities are of a scale appropriate to the location and to the site itself;
- d) the site is in a sustainable location within, or in close proximity to an existing settlement with good connections to the main highway network, and the public rights of way network and/or cycleways, and is either served by public transport or within a safe attractive ten minute walk of regular public transport services;
- e) the development would not adversely affect the amenity, tranquility or public enjoyment of any adjacent area.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

POLICY EC119: Farm Enterprises and Diversification

Development which forms part of a farm diversification scheme will be permitted where the proposal can demonstrate the viability of farming through helping to support, rather than replace or prejudice, farming activities on the rest of the farm and promotes the use of farming practices that have a positive impact on the environment.

In addition, the following criteria must be complied with:

- a) the proposed development will stimulate new economic activity with a use compatible with its location, which maintains the relative sustainability of a rural area;
- b) any new buildings are appropriate in scale, form, impact, character and siting to their rural location;
- c) wherever possible new or replacement buildings should be located within or adjoining an existing group of buildings;

- d) the proposed development will not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal, or require improvements or alterations to these roads which could be detrimental to their character.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

POLICY EC120: Protecting and Extending our Cycle Network

The Council will encourage proposals that develop and extend our cycle network. Wherever opportunities exist, development proposals should seek to provide safe and convenient access to established cycle networks.

Development will not be permitted where it significantly harms an existing cycle route or prejudices the future implementation of new routes including:

- a) White Peak Cycle Loop;
- b) Any other part of the cycle network highlighted through the Local Transport Plan.

Justification for Changes

- To improve the referencing of policies by giving them all a specific number

Strategic Site Allocations

POLICY DS1: Land at Ashbourne Airfield (Phase 1), Ashbourne

Land amounting to 39.35 hectares is allocated for a mixed use development comprising approximately 367 dwellings and 8 hectares of employment land (6 hectares of B2 development and 2 hectares of B1(b) / B1(c) development) at Ashbourne Airfield as defined on the Policies Map. Development will be subject to compliance with adopted Local Plan policies and :

- A comprehensive masterplan for the development incorporating community facilities proportionate to serve the needs of future residents of the site including a mixed use hub providing some or all of the following uses:
 - a) Use Class A1 Retail / A2 Financial and Professional (no single unit in excess of 300m² and not more than 500m² in total).
 - b) Use Class A3 restaurants/café(s) / A4 drinking establishments (not more than 500m² in total and no more than one drinking establishment).
 - c) Use class D1 non-residential institution/community facilities (up to 750m²), and an enterprise centre incorporating small start-up office units (not more than 500m² in total)
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- The provision of a new access to serve the comprehensive development comprising a new junction from the A52; a new access road to serve the business park which shall link through to Blenheim Road; a new internal road layout to serve the development incorporating footpaths and cycle paths. No more than 75 dwellings to be erected and occupied before the link to Blenheim Road has been laid out and constructed.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes and subsidies, improvements to existing and development of new pedestrian / cycle routes. Provision for public transport, cycle and pedestrian routes to Ashbourne town centre.
- Provision of a comprehensive landscaping plan including the retention of landscape features to the northern and eastern site boundaries, the provision of a substantial landscape buffer between existing and new development; Bradley Wood and the surrounding countryside and the enhancement of Green Infrastructure linkages.
- The provision of a landscape bund alongside the south eastern and north eastern boundaries of Vital Earth at least 7.5m in height topped with 2m acoustic fencing.

- The provision of a landscaped buffer to the rear of existing properties on Ladyhole Lane. No development shall take place on land south east of Lady Hole Lane.
- The provision of tree planting along the south western boundary of the site (parallel with the A52).
- Development shall have regard to the proximity of existing uses and the need to ensure adequate environmental safeguarding.
- The provision of an area reserved for wildlife along the north eastern boundary.
- Provision of public open space and green infrastructure on site with links established to the wider countryside.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- A desk based archaeological assessment of the site.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment, incorporating Surface water control measures (SUDS) throughout the development.
- Developer contribution towards the provision of infrastructure, educational services and other community services including open space, as required.
- An Ecological Assessment [\(i.e. desk based assessments, habitats/species assessments/mitigation proposals\)](#).
- [A contamination and ground condition survey.](#)
- [Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.](#)

Justification for Changes

- To respond to comments received from the Environment Agency.

POLICY DS2: Land to the Rear of Former RBS premises, Darley Dale

Land amounting to 4.41 hectares is allocated for residential development comprising approximately 143 dwellings at land to the rear of the former RBS premises, Darley Dale, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive masterplan for the development incorporating community facilities proportionate to serve the needs of the local community.
- The provision of a new access to serve the comprehensive development comprising a new junction on the A6 frontage. Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.

- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- A comprehensive landscaping plan, including the retention of key landscape features including the retention of an open frontage to the A6 and along the existing DFS access road.
- Provision of a comprehensive landscaping plan with provision of public open space and green infrastructure on site with links established to the wider countryside.
- A desk based archaeological assessment and buildings appraisal. The development scheme should have due regard to the course of the Warney Brook and Mill Lade and to any resultant archaeological interest.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contribution towards the provision of infrastructure, educational services and other community services including open space, as required.
- Ecological Assessment (i.e. desk based assessments, habitats/species assessments/mitigation proposals.)
- Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.

Justification for Changes

To respond to comments received from the Environment Agency.

POLICY DS3-: Land at Stancliffe Quarry, Darley Dale

Land amounting to 10.16 hectares is allocated for residential development comprising approximately 100 dwellings at land at Stancliffe Quarry, Darley Dale, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive layout and site masterplan for the development.
- The provision of a new access to serve the comprehensive development comprising a new junction on the A6 frontage. Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- A comprehensive landscape plan for the entire site including the retention of protected trees and woodland within the development (where feasible).
- Preparation of a Woodland and Landscaping Management Plan for the entire site.
- Submission of a scheme for the stabilisation of the north east quarry face adjacent to Stancliffe Hall.
- Open space provision on site.
- A Historic Environment Assessment. The scheme should consider and protect the setting of heritage assets, including the setting of Grade II Listed Stancliffe Hall and its associated estate, including listed boundary walls.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contribution towards the provision of infrastructure, educational services and other community services including open space as required.
- Ecological Assessment (i.e. desk based assessments, habitats/species assessments/mitigation proposals.)
- Contamination and ground condition survey, and in the event that remedial works are required the extent of any mitigation measures to enable the site to be brought forward for development.
- Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.

Justification for Changes

- To respond to comments received from the Environment Agency.

POLICY DS4: Land off Gritstone Road/Pinewood Road, Matlock

Land amounting to ~~14.99~~24.18 hectares is allocated for residential development comprising approximately 500 dwellings at land off Gritstone Road and Pinewood Road, Matlock, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:

- Preparation of a comprehensive masterplan for the development incorporating community facilities proportionate to serve the needs of future residents of the site.
- Preparation of a phasing plan to secure the provision of a link road through the development to Gritstone Road within the first phase of development and to secure any required improvements to Gritstone Road.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- A comprehensive landscaping plan, including the retention of existing dry stone walls as features within open space network. Woodland planting to be retained to screen development to northern boundary.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- A Historic Environment Assessment. The scheme should consider the impact of development on the setting of heritage assets, including the setting of the Grade II Listed Wolds Farm.
- A desk based archaeological assessment.
- ~~A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.~~
- A site specific flood risk assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment and focuses on the other sources of flooding (including surface water and groundwater). Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.
- Developer contribution towards the provision of infrastructure, educational services and other community services including open space, as required.
- Ecological Assessment (i.e. desk based assessments, habitats/species assessments/mitigation proposals).

Justification for Changes

- To respond to comments received from the Environment Agency.

POLCY DS5: Land at Halldale Quarry/Matlock Spa Road, Matlock

Land amounting to 27 hectares is allocated for mixed use development comprising approximately 220 dwellings and 1.5-2 hectares of employment land at Halldale Quarry/Matlock Spa Road, Matlock, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:

- Preparation of a comprehensive masterplan for the development incorporating community facilities proportionate to serve the needs of future residents of the site.
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of crossing facilities across Matlock Spa Road and the provision of footways up to and into the site.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community
- Provision of a comprehensive landscaping plan, including the retention of key landscape features.
- Preparation of a scheme to address the impact of development on visual amenity including potential light pollution.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- The submission of an air quality assessment and hydrological and hydrogeological assessment which identifies any potential effects, and any mitigation measures necessary to avoid adverse effects on the integrity of the Peak District Dales SAC either as a standalone development or in combination with other plans or projects.
- The submission of an assessment of the potential effects from recreation by future residents of the development on Peak District Dales SAC and any mitigation measures necessary to avoid adverse effects on the integrity of the Peak District Dales SAC either as a standalone development or in combination with other plans or projects.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.

- Developer contributions towards the provision of infrastructure, educational services and other community services including open space as required.
- Ecological Assessment (i.e. desk based assessments, habitats/species assessments/mitigation proposals.)-
- Contamination and ground condition survey, and in the event that remedial works are required the extent of any mitigation measures to enable the site to be brought forward for development.

Justification for Changes

- To respond to comments received from the Environment Agency.

POLICY DS6: Land off Middleton Road/Cromford Road, Wirksworth

Land amounting to 9.04 hectares is allocated for mixed use development comprising approximately 126 dwellings and 2 hectares of employment land at land off Middleton Road/Cromford Road, Wirksworth, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive layout and site masterplan for the development.
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of enhanced pedestrian crossing facilities on the B5036.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community
- Provision of a comprehensive landscaping plan, including the retention of landscape and ecological features, including the provision of a substantial landscape buffer between the development and Local Wildlife Site DD451, which sits within the north-western boundary of the site.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- The submission of an air quality assessment which identifies any potential effects, and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang Mine SAC either as a standalone development or in combination with other plans or projects.
- The submission of an assessment of the potential effects from recreation by future residents of the development on Gang Mine SAC and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang

Mine SAC either as a standalone development or in combination with other plans or projects.

- A desk based archaeological assessment.
- The submission of an Historic Environment Assessment. The scheme should include consideration of development on the setting of Wirksworth and Middleton Conservation Areas
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Site specific hydrogeological assessment into the potential impacts of the development and mitigation measures required to ensure the ongoing protection of groundwater in the underlying Source Protection Zone 1 of a public water supply.
- Developer contributions towards the provision of infrastructure, educational services and other community services including open space as required.
- Ecological Assessment (i.e. desk based assessments, habitats/species assessments/mitigation proposals.)-
- Contamination and ground condition survey, and in the event that remedial works are required the extent of any mitigation measures to enable the site to be brought forward for development.

Justification for Changes

- To respond to comments received from the Environment Agency

POLICY DS7: Land at Middle Peak Quarry, Wirksworth

Land amounting to ~~56.68~~62.0 hectares is allocated for mixed use development comprising approximately ~~220-645~~ dwellings and community facilities at Middle Peak Quarry, Wirksworth, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive layout and site masterplan for the development.
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of enhanced pedestrian crossing facilities on the B5036.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community
- Provision of a comprehensive landscaping plan, including the retention of landscape and ecological features.

- Provision of open space and green infrastructure on site with links established to the wider countryside.
- The submission of an air quality assessment which identifies any potential effects, and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang Mine SAC either as a standalone development or in combination with other plans or projects.
- The submission of an assessment of the potential effects from recreation by future residents of the development on Gang Mine SAC and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang Mine SAC either as a standalone development or in combination with other plans or projects.
- A desk based archaeological assessment.
- The submission of an Historic Environment Assessment. The scheme should include consideration of development on the setting of Wirksworth and Middleton Conservation Areas
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Site specific hydrogeological assessment into the potential impacts of the development and mitigation measures required to ensure the ongoing protection of groundwater in the underlying Source Protection Zone 1 of a public water supply.
- Developer contributions towards the provision of infrastructure, educational services and other community services including open space as required.
- Ecological Assessment- (i.e. desk based assessments, habitats/species assessments/mitigation proposals.)
- Contamination and ground condition survey, and in the event that remedial works are required the extent of any mitigation measures to enable the site to be brought forward for development.

Justification for Changes

- To respond to comments received from the Environment Agency.

POLICY DS8: Land at Ashbourne Airfield (Phase 2), Ashbourne

Land amounting to 49.93 hectares is allocated for a mixed use development comprising approximately 1100 dwellings and 6 hectares of employment land at Ashbourne Airfield as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and :

- A comprehensive masterplan for the development incorporating community / educational facilities proportionate to serve the needs of future residents of the site.

- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes and subsidies, improvements to existing and development of new pedestrian / cycle routes. Provision for public transport, cycle and pedestrian routes to Ashbourne town centre.
- Provision of a comprehensive landscaping plan, including the retention of landscape and ecological features.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- Development shall have regard to the proximity of existing uses and the need to ensure adequate environmental safeguarding.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- A desk based archaeological assessment of the site.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment, incorporating Surface water control measures (SUDS) throughout the development.
- Developer contribution towards the provision of infrastructure, educational services and other community services including open space, as required.
- An Ecological Assessment (i.e. desk based assessments, habitats/species assessments/mitigation proposals)-
- A contamination and ground condition survey.

Justification for Changes

- To respond to comments received from the Environment Agency.

POLICY DS9: Land at Cawdor Quarry, Matlock

Land amounting to 29.76 hectares is allocated for mixed use development comprising approximately 520 dwellings and 1 hectare of employment land at land at Cawdor Quarry, including land at the former Permanite works and land at Snitterton Fields, West of Cawdor Quarry, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive layout and site masterplan for development.
- Preparation of a detailed phasing programme covering the entire site, such as a programme to ensure the provision of employment development and residential development concurrently or as otherwise agreed with the District Council.

- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian /cycle routes.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- Provision of a comprehensive landscaping plan, including the retention of key landscape and ecological features.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- A desk based archaeological assessment.
- The submission of an Historic Environment Assessment. The scheme should include consideration of development on Snitterton Hall
- Preparation of a scheme to address the impact of development on visual amenity including light pollution.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contributions towards the provision of infrastructure, educational services and other community services including open space as required.
- Ecological Assessment (i.e. desk based assessments, habitats/species assessments/mitigation proposals.)
- Contamination and ground condition survey, and in the event that remedial works are required the extent of any mitigation measures to enable the site to be brought forward for development.

Justification for Changes

- To provide a comprehensive site allocation policy and clarity of the proposed allocation at Cawdor Quarry and adjacent sites at the former Permanite Works and Snitterton Fields, West of Cawdor Quarry, South Darley