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20 June 2017

To: All Councillors

As a Member of the **Council**, please treat this as your summons to attend a **SPECIAL MEETING** to consider the **Local Plan** on **Wednesday 28 June 2017 at 6.00pm** in the **Council Chamber, Town Hall, Matlock DE4 3NN**

Yours sincerely

A handwritten signature in black ink, appearing to be 'Sandra Lamb', written over a light blue horizontal line.

Sandra Lamb
Head of Corporate Services

AGENDA

1. APOLOGIES

Please advise Democratic Services on 01629 761133 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.

		Page Nos
4.	DERBYSHIRE DALES LOCAL PLAN – PROPOSED MODIFICATIONS To receive a report updating Members following the conclusion of the hearing sessions into the Derbyshire Dales Local Plan Examination in Public and seek approval of a Schedule of Main Modifications, Additional Modifications and Policies Map Modifications to be published for 6 weeks public consultation. <u>Appendices 2 & 3 – TO FOLLOW</u>	3 - 71

NOTE

For further information about this Agenda or on “Public Participation” call 01629 761133 or e-mail committee@derbyshiredales.gov.uk

COUNCIL
28 JUNE 2017

Report of the Corporate Director

DERBYSHIRE DALES LOCAL PLAN – PROPOSED MODIFICATIONS

PURPOSE OF REPORT

This report updates Members following the conclusion of the hearing sessions into the Derbyshire Dales Local Plan Examination in Public and seeks approval of a Schedule of Main Modifications, Additional Modifications and Policies Map Modifications to be published for 6 weeks public consultation.

RECOMMENDATION

1. That Council approve the Schedule of Main Modifications as set out in Appendix 1 to this report and publish these for a period of 6 weeks public consultation.
2. That Council approve the Schedule of Additional Modifications as set out in Appendix 2 to this report and publish these for a period of 6 weeks public consultation.
3. That Council approve the Schedule of Policies Map and Diagrams Modifications as set out in Appendix 3 to this report and publish these for a period of 6 weeks public consultation.
4. That authority be delegated to the Corporate Director to respond on behalf of the Council to any further issues arising both prior to, and following the period of 6 weeks public consultation in order to secure timely completion of the Examination in Public process.

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 On 19th December 2016, the District Council submitted the Derbyshire Dales Pre Submission Draft Local Plan to the Secretary of State for Independent Examination. The Secretary of State, in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended), appointed Mr. Mark Dakeyne BA(Hons) MRTPI as the Inspector to undertake the independent examination of the Local Plan.
- 1.2 The Inspector conducted a series of public hearings as part of the examination process which took place over a period of 8 days (Tuesday 9th May 2017 – Monday 23rd May, 2017). The District Council was represented throughout the EIP by the Corporate Director.

- 1.3 Following the conclusion of the hearing sessions, the Council has been requested by the Inspector to produce a Schedule of Main Modifications (MMs) to the Local Plan, the nature and extent of which has arisen as a consequence of the evidence considered by the Inspector to date. The Schedule of MMs attached at Appendix 1 has been produced in liaison with the Local Plan Inspector and he has confirmed that they are necessary to rectify issues of unsoundness that have been identified during the examination process to date. Following consideration by the Council, these MMs should be subject to consultation for a minimum period of 6 weeks. At this stage in the Local Plan preparation process, consultation is only about the proposed MMs and not about any other aspect of the Plan. Failure to endorse the schedule of MMs in its entirety poses a risk that the Local Plan will be found unsound.
- 1.4 Accompanying the Schedule of MMs is a Schedule of Additional Modifications (AMs) and a Schedule of Policies Map and Diagrams Modifications. The Schedule of AMs are not considered by the Local Plan Inspector to be necessary to rectify matters of soundness and / or legal compliance, however, they represent necessary changes to the Local Plan and aim to improve consistency throughout. Similarly, the modifications to the Policies Map and Diagrams provide the spatial expression of changes arising from both the MMs and AMs.
- 1.5 Subject to Council approval of the modifications, an updated Sustainability Appraisal will be produced in advance of the public consultation on the MMs now proposed. The Inspector will then need to take into account the consultation responses before finally concluding whether or not changes along the lines set out in the MMs are required to make the plan sound. The expectation is that issues raised during consultation on the MMs will be considered through the written representations process. It should also be pointed out that the MMs are put forward without prejudice to the Inspector's final conclusions on the soundness of the Plan.
- 1.6 A comprehensive Examination Library has been maintained which comprises all documentation associated with the EIP process to date and can be viewed at: <http://www.derbyshiredales.gov.uk/planning-a-building-control/local-plan-2015-16/local-plan-examination/examination-library>
- 1.7 Subject to Council approval, it is anticipated that public consultation on the MMs will commence w/c 3rd July 2017. Following the conclusion of the public consultation process outlined above, the Inspector will prepare a report to the Council with his conclusions. It is anticipated that this report will be received late September which will then enable the Council to move towards adoption of the Local Plan in October / November 2017.

2 RISK ASSESSMENT

2.1 Legal

The statutory basis for the examination is provided in section 20 of the Planning and Compulsory Purchase Act 2004 (as amended). The inquiry has also followed the Guidance contained in the Procedural Practice in the Examination of Local Plans. The legal risk at this stage is low.

2.2 Financial

The District Council has identified budgets and earmarked reserves to accommodate expenditure incurred in the preparation of the Local Plan to date and the Examination in Public. The financial risk is, therefore, assessed as low.

2.3 Corporate Risk

The Derbyshire Dales Local Plan will be a pivotal tool in the delivery of the Council's Corporate Plan and the Derbyshire Dales and High Peak Sustainable Communities Strategy.

The lack of a current Local Plan hinders effective control of new development. Without a Local Plan, planning applications may be granted which could give rise to an increase in appeals or, in some instances, legal challenge. The Government may intervene if a Local Plan is not in place by 2017, with reputational and consequential damage for the District Council. Submitting an unsound Local Plan would significantly worsen these risks.

The Corporate Risk associated with not having a sound Local Plan is High, and has one of the highest of all risks in the Strategic Risk Register.

3 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.

4 CONTACT INFORMATION

Paul Wilson, Corporate Director
Tel. 01629 761325
E-mail paul.wilson@derbyshiredales.gov.uk

5 BACKGROUND PAPERS

Description	Date	File
Report and Minutes to Local Plan Advisory Committee Meetings	8 th July 2015	G/5/P1
	21 st September 2015	
	28 th September 2015	
	12 th January 2016	
	18 th January 2016	
	20 th January 2016	
	11 th February 2016	
	29 th February 2016	
	22 nd June 2016	
	11 th July 2016	
	13 th July 2016	
27 th July 2016		
Individual Responses to Key Issues Consultation	November-December 2015	G/5/P1

Response to Derbyshire Dales Draft Local Plan	April - May 2016	
Report and Minutes to Council	2 nd October 2014	G/5/P1
Report and Minutes to Council	12 th October 2015	G/5/P1
Report and Minutes to Council	16 th March 2016	G/5/P1
Report and Minutes to Council	8 th August 2016	G/5/P1
Report and Minutes to Council	8 th December 2016	G/5/P1
Report and Minutes to Council	6 th April 2017	G/5/P1
National Planning Policy Framework	March 2012	G/5/P1

6. ATTACHMENTS

Appendix 1: Schedule of Main Modifications

Appendix 2: Schedule of Additional Modifications **(TO FOLLOW)**

Appendix 3: Schedule of Policies Map and Diagrams Modifications **(TO FOLLOW)**

Examination into the Derbyshire Dales Local Plan

SCHEDULE OF MAIN MODIFICATIONS July 2017

This schedule includes all 'main modifications' to the Derbyshire Dales Pre-Submission Draft Local Plan (August 2016) (Examination Library ref. SD01) that the Local Plan inspector considers necessary to rectify matters of soundness and/or legal compliance.

Main modifications are proposed without prejudice to the Inspector's final conclusions on the Local Plan which will be informed by all representations submitted in response to this consultation.

The general expectation is that issues raised during this consultation on the main modifications will be considered through the written representations process and further hearing sessions will only be scheduled exceptionally. However, respondents should indicate whether they would wish to be heard should the Inspector decide that further hearing sessions are necessary.

Each modification has a unique reference number shown in the left-hand column of the schedule. All main modifications are listed together in Plan order to make it easier to read them alongside the Derbyshire Dales Local Pre-Submission Draft Local Plan (August 2016). This schedule should also be read alongside the Schedule of Additional Modifications (Examination Library ref.x), Derbyshire Dales Local Plan – Schedule of Modifications to the Policies Map and Diagrams document (Examination Library ref. x) and Sustainability Appraisal of the Main Modifications to the Local Plan (Examination Library ref. x)

The modifications are expressed either in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*. The page numbers and paragraph numbering refer to the Derbyshire Dales Pre-Submission Draft Local Plan (August 2016).

Representations should be submitted to the District Council via the online consultation form, or by email or post using the details given below. Representations on the main modifications should specify the modification number.

Email: localplan@derbyshiredales.gov.uk

Post: Planning Policy Section, Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN

The deadline for the receipt of comments is the 14th August 2017

More detail and information is provided in the Statement of Representations Procedure. Additional guidance is also provided at the venues and website listed above.

PLEASE NOTE: feedback is only sought on identified modifications. Comments should not be submitted regarding other matters that have already been considered by the Inspector.

Ref.	Page	Policy/ Paragraph	Main Modification
MM1	25	Strategic Objectives	<p><i>Insert new strategic objective as follows:</i></p> <p><u>SO5a: To protect the setting of the Peak District National Park</u></p>
MM2	32	S1	<p><i>Delete Policy.</i></p> <p>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:</p> <ul style="list-style-type: none"> • 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.
MM3	33	S2	<p><i>Amend the policy to read as follows:</i></p> <p>Policy S2: Sustainable Development Principles</p> <p>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 <u>wherever possible</u>.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> • Meeting most development needs within or adjacent to existing communities having regard to the defined settlement hierarchy (<u>Policy S3</u>);

			<ul style="list-style-type: none"> • 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 (<u>Policy PD9</u>); • Making efficient use of land by <u>building at higher density whilst also reflecting the character, accessibility and infrastructure capacity of the area; ensuring that the density of development is appropriate (and informed by the surrounding environment)</u>; • Conserving and where possible enhancing the distinct Peak District character, <u>the natural landscape and historic environment townscape</u>, including the setting of settlements both within the plan area and its surrounding areas including the Peak District National Park (<u>Policies S4, S5, PD1, PD2, PD5 and EC8</u>); • 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 (<u>Policy HC11</u>); • 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 (<u>Policies EC1, EC2, EC3, EC4 and EC5</u>); • 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 reliance on the private car (<u>Policy HC19</u>); • <u>Minimising</u> Avoid 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 <u>ensuring that there is suitable mitigation for a net gain in biodiversity and the creation of ecological networks to address any adverse effects</u> (<u>Policy PD3</u>); • 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 (<u>Policy PD7</u>); • 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 and where appropriate mitigated (<u>Policy HC11</u>).
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			<ul style="list-style-type: none"> • Seeking to secure high quality, locally distinctive and inclusive design and layout in all development (<u>Policy PD1</u>); • Taking into account the impacts of climate change by 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 (<u>Policy PD7</u>); • Giving priority to the use of Sustainable Drainage Systems to limit surface water run-off, provide local amenity value, and improve and protect the District’s water quality and groundwater resources from potentially polluting development in line with the objectives of the Water Framework Directive (<u>Policy PD8</u>). • Ensuring that development does not have an adverse effect on the integrity of European Sites (Policy PD3); • 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 (<u>Policy S3</u>); • 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 (<u>Policy PD3</u>). <p>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.</p> <p><u>In all cases, development should not conflict with the relevant policies in this Local Plan.</u></p>
MM4	35	4.15	<p><i>Amend paragraph as follows:</i></p> <p>The strategic approach to development across the plan area will be to:</p> <ul style="list-style-type: none"> • Safeguard the sensitive boundaries of the National Park. • Concentrate development on the Market Towns – focus as much development as is feasible on previously developed sites. • <u>Maintaining the role of Darley Dale as a local service centre whilst safeguarding the intrinsic character and quality of the A6 corridor.</u> • Provide modest development within the larger villages, of an appropriate scale, where opportunities exist to

			<p>contribute towards the overall requirements.</p> <ul style="list-style-type: none"> • Encourage housing of an appropriate scale in the smaller villages where there is limited access to services and facilities.
35	4.19		<p><i>Amend paragraph as follows:</i></p> <p>Twelve villages are identified as Accessible Settlements with Limited Some Facilities. These villages are the most sustainable villages in the rural areas which generally have a good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres. These villages also have an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages. The spatial strategy focuses the bulk of the rural development in these settlements and seeks to ensure that they are sustained and promoted as service centres. These settlements will be defined by a Settlement Development Boundary within which development of an appropriate scale and nature will be allowed. There is a significant range in terms of the size, and services and facilities available to villages in this category. As such the scale of new development in any of these villages will generally be relative to their current size and infrastructure.</p>
36	4.21		<p><i>Amend paragraph as follows:</i></p> <p>Ten Villages are identified as Infill and Consolidation Villages where the provision of services and facilities is extremely limited. Whilst new development is unlikely to add to the overall viability of the limited amount of services and facilities in these locations, the provision of a small amount of development within <u>the physical confines of the settlement (where this is limited to infill and consolidation of the existing built framework)</u>, and in appropriate circumstances, on the edge of the village <u>or where there are opportunities for the redevelopment of brownfield sites which will result in a positive environmental improvement will be permitted.</u> This should help to safeguard their vitality at least in the short to medium term.</p>
36	S3		<p><i>Amend the policy to read as follows:</i></p> <p>POLICY S3: SETTLEMENT HIERARCHY</p> <p>Proposals for new development will be directed towards the most sustainable locations in accordance with the following 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</p>

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~~ Some 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~~ some 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 and where possible, improve their role consistent with maintaining or enhancing key environmental attributes.

Settlement boundaries for First, Second and Third Tier settlements are defined on the Policies 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.

**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. In all cases, development should be commensurate with the scale and function of the settlement, can be accommodated through infill and consolidation of the existing built framework of the settlement or is well related to the existing pattern of development and surrounding land uses; would not lead to prominent intrusion into the countryside; or constitutes exception sites affordable housing (Policy HC5).

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; or where development constitutes exception sites for affordable housing (Policy HC5).

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 Policies 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 will be permitted provided that it can be accommodated through infill and consolidation of the existing built framework of the settlement; or is well related to the existing pattern of development and surrounding land uses; is of an appropriate scale for the settlement and would not lead to prominent intrusion into the countryside; or constitutes exception sites affordable housing (Policy HC5).~~

MM5	Policies Map	S3	<i>Revisions to Matlock settlement development boundary as per Policies Map Modification PM8</i>
MM6	Policies Map	S3	<i>Revisions to Darley Dale settlement development boundary as per Policies Map Modification PM7</i>
MM7	Policies Map	S3	<i>Revisions to Northwood settlement development boundary as per Policies Map Modification PM9</i>
MM8	Policies Map	S3	<i>Revisions to Wirksworth settlement development boundary as per Policies Map Modification PM10</i>
MM9	38	4.23	<p><i>Amend paragraph as follows:</i></p> <p><u>Settlement development boundaries have been identified in the plan. The boundaries seek to define the physical extent of those settlements which are considered to be the most appropriate and sustainable, given the scale of growth envisaged. A settlement development boundary defines the extent of a settlement's existing or proposed built up area, and is a tool that is used to direct the application of policies within this local plan. Settlement development boundaries in this local plan. The boundaries have been drawn in order to encompass the built up area of each of the settlements within Tiers 1, 2 and 3 of the Settlement Hierarchy as these are the focus for the majority of planned growth up to 2033, and any additional development in these towns and villages should be concentrated within their built up areas. The purpose of defined settlement boundaries is, however, not to limit the total supply of land for development, but to assist in directing built development towards the most suitable and sustainable locations across the District with respect to the settlement hierarchy and to define the intended relationship between settlements and countryside beyond.</u> The following criteria have been used to define the extent of the settlement development boundaries where appropriate:</p>
	38	S4	<p><i>Delete the existing policy and replace as follows:</i></p> <p>Policy S4: Development Within Defined Settlement Boundaries</p> <p><u>Within the defined settlement development boundaries (Policy S3), planning permission will be granted for development where :</u></p> <p>a) <u>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;</u></p> <p>b) <u>it does not adversely affect the purposes of the Peak District</u></p>

			<p><u>National Park or is harmful to its valued characteristics;</u></p> <p>c) <u>it protects the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site and its buffer zone;</u></p> <p>d) <u>the proposed development retains any existing buildings that make a positive contribution to the character and appearance of the settlement;</u></p> <p>e) <u>the access would be safe and the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development;</u></p> <p>f) <u>it would have a layout, access and parking provision appropriate to the proposed use, site and its surroundings;</u></p> <p>g) <u>it does not conflict with any other relevant policy of this Local Plan.</u></p>
MM10	40	S5	<p><i>Delete the existing policy and replace as follows:</i></p> <p>POLICY S5: Development in the Countryside</p> <p><u>Outside defined settlement development boundaries, and sites allocated for development as defined on the Policies Map, the District Council will seek to ensure that new development protects and where possible, enhances 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 be granted for development where:</u></p> <p>a) <u>It comprises the redevelopment of a previously developed site and/or conversion or extension 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;</u></p> <p>b) <u>It represents the sustainable growth of tourism or other rural based enterprises in sustainable locations where identified needs are not met by existing facilities;</u></p> <p>c) <u>It comprises rural employment development including home working, commercial enterprises and live-work units;</u></p> <p>d) <u>It comprises equestrian development where it does not have an adverse impact upon the character of the area;</u></p> <p>e) <u>It involves development associated with sport and recreational uses in accessible locations and least environmentally sensitive locations;</u></p> <p>f) <u>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</u></p>

			<p><u>agricultural buildings that maintain the landscape quality and character of the countryside;</u></p> <p>g) <u>It comprises proposals for the replacement of a non-residential/non-agricultural buildings with a more sustainable and appropriate non-residential alternative;</u></p> <p>h) <u>It comprises proposals for enabling development that is required in order to maintain a heritage asset;</u></p> <p>i) <u>It comprises the following forms of new residential development:</u></p> <ul style="list-style-type: none"> • <u>Housing in fourth and fifth tier villages in accordance with Local Plan Policy S3</u> • <u>A single replacement dwelling in accordance with Local Plan Policy HC7.</u> • <u>Affordable housing in accordance with Local Plan Policy HC4.</u> • <u>Extensions to existing dwellings in accordance with Local Plan Policy HC10.</u> • <u>A Gypsy and Traveller site in accordance with Local Plan Policy HC6.</u> • <u>Housing to meet the essential requirements of agriculture, forestry or other rural based enterprise in accordance with Local Plan Policy HC13.</u> • <u>Conversion and re-use of Buildings in accordance with Local Plan Policy HC8</u> • <u>Development on non-allocated sites on the edge of defined settlement development boundaries of first, second and third tier settlements (Policy S3) in circumstances where there is no 5 year supply (Sedgefield Method) subject to there being no material conflict with other policies in the Local Plan;</u> <p>j) <u>It does not adversely affect the purposes of the Peak District National Park and is not harmful to its valued characteristics;</u></p> <p>k) <u>It preserves and/or enhances the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park;</u></p> <p>l) <u>It protects the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site and its buffer zone;</u></p> <p>m) <u>It does not lead to excessive encroachment or expansion of development away from original buildings;</u></p> <p>n) <u>In the case of proposals to re-use an existing building or buildings, that are 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;</u></p> <p>o) <u>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</u></p>
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			<p><u>replacement of an existing building;</u></p> <p>p) <u>It comprises renewable energy development in accordance with Local Plan Policy PD7;</u></p> <p>q) <u>Any significant loss of the best and most versatile agricultural land is outweighed by the benefits of the development and the development cannot be sited on land of lesser agricultural value;</u></p> <p>r) <u>It will have a safe access and will not generate traffic of a type or amount which cumulatively would cause severe impacts on the transport network, or require improvements or alterations to rural roads which could be detrimental to their character;</u></p> <p>s) <u>It does not undermine, either individually or cumulatively with existing or proposed development, the physical 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;</u></p> <p>t) <u>It does not conflict with any other policy of this Local Plan.</u></p>
MM11	42	4.29a	<p><i>Insert new paragraphs as follows:</i></p> <p><u>The Derbyshire Dales Housing and Economic Development Needs Assessment (2015) sought to define the Housing Market Area (HMA) for the Derbyshire Dales using criteria such as commuting flows, migration patterns, and house price data.</u></p> <p><u>The district of Derbyshire Dales is adjoined to the south and south-east by the Derby HMA comprising the local authority areas of Amber Valley Borough, Derby City and South Derbyshire District; to the north-east and east, by the North Derbyshire and Bassetlaw HMA comprising the local authority areas of Bolsover District, Chesterfield Borough and North East Derbyshire District Councils in Derbyshire and Bassetlaw District Council in Nottinghamshire; and to the north-west by the High Peak HMA comprising the local authority area of High Peak Borough Council.</u></p> <p><u>The evidence points to a complex set of relationships between parts of Derbyshire Dales and surrounding areas, with the southern part of Derbyshire Dales District, including Ashbourne and Wirksworth, falling within a Derby-focused HMA; whilst the northern part of the District (including Bakewell and Hathersage) falls within a Sheffield-focused HMA. The central part of the District, including Matlock, can reasonably be seen as falling within an area of overlap HMAs, with influences from Sheffield; Chesterfield; and Derby.</u></p> <p><u>In accordance with the ‘duty to cooperate’ the District Council; has engaged constructively, actively and on an ongoing basis with its</u></p>

			<p><u>neighbouring authorities. However, authorities are at different stages in plan-making and as such, they have defined HMA boundaries based on a best fit to local authorities, with the geographies that they have defined not including Derbyshire Dales District.</u></p> <p><u>As a consequence of the complex set of relationships that exist and the limited availability of appropriate data, it is not feasible to robustly identify the Objectively Assessed Need (OAN) for housing for each part of the wider HMAs which fall within Derbyshire Dales. However notwithstanding the above, under the existing arrangements, all of the neighbouring local planning authorities are proposing to meet their objectively assessed housing needs in full in either their adopted or emerging local plans. Similarly, no neighbouring authority has indicated that they are in a position to contribute to meeting Derbyshire Dales' housing needs, and no authority has requested that Derbyshire Dales contributes to meeting any unmet need from their area.</u></p> <p><u>As part of future Local Plan reviews, it is desirable to review the existing arrangements with a view to either defining a wider strategic HMA or pursuing joint working and plan preparation across district boundaries.</u></p>
MM12	42	4.30	<p><i>Amend paragraph as follows:</i></p> <p>The Derbyshire Dales Housing and Economic Development Needs Assessment (2015) identifies that the Objectively Assessed Need for the whole of the Derbyshire Dales, including areas within the National Park, for the period 2013-2033 should be 322 dwellings per annum or an overall figure of 6,440. <u>However, having regard to the more recent 2014-based Sub-National Population and Household Projections, the updated analysis of the housing requirements for the Derbyshire Dales points to a lower objectively assessed housing need (OAN) of 284 dwellings per annum. This equates to an overall requirement for the plan period of 5,680 dwellings. The District Council considers this to be a more up to date assessment of housing need for the period up to 2033.</u></p> <p><u>This housing provision will be achieved through the following sources:</u></p> <ul style="list-style-type: none"> • <u>Dwelling completions in the Derbyshire Dales (including within the Peak District National Park) in the period 2013 – 2017 (702 dwellings)</u> • <u>Total net housing commitments in the Derbyshire Dales (excluding the Peak District National Park) at 1st April 2017 (2675 dwellings)</u> • <u>Anticipated development in the Peak District National Park in the period 2017 – 2033 of 20 dwellings per annum (320 dwellings)</u>

			<ul style="list-style-type: none"> • <u>A net windfall site allowance outside the Peak District National Park in the period 2017 – 2033 of 15 dwellings per annum (240 dwellings)</u> • <u>Sites with a resolution to grant planning permission at 31st March 2017 (262 dwellings)</u> • <u>Sites allocated in Policy HC2 where there is no extant planning permission or resolution to grant at 1st April 2017 and where development is expected in the period 2017 - 2033 (2485 dwellings).</u> <p><u>The Derbyshire Dales Housing and Economic Development Needs Assessment (2015) also assessed the needs for registered care provision for older persons and identified a net need for 436 bedspaces over the period 2013-2033. This does not form part of the objectively assessed housing need and is to be provided in accordance with Local Plan Policy HC11.</u></p>																		
MM13	42	4.31	<p><i>Amend paragraph as follows:</i></p> <p>On the basis of the evidence from the SHELAA, the District Council has concluded that there is capacity to allocate land on sites of 10 dwellings of more for 3,188 properties for the period up to 2033. Taking account of the contribution from development in the Peak District National Park, existing completions and commitments and windfall development, the District Council has at this time sufficient land for <u>6,646</u> 6,571 dwellings up to 2033. <u>This represents flexibility of 17% and ensures that the Objectively Assessed Housing Needs of the District up to 2033 can be met. acknowledges that not all commitments are likely to be implemented during the plan period.</u></p>																		
MM14	42	Table 3	<p><i>Amend table as follows:</i></p> <table border="1"> <thead> <tr> <th colspan="2">TABLE 3: Strategic Housing Requirements Provision 2013-2033</th> </tr> </thead> <tbody> <tr> <td><u>OAN Requirement 2013-2033 (Net)</u></td> <td><u>6440</u> 5680</td> </tr> <tr> <td><u>Total Completions 2013-2016 2017</u></td> <td><u>402</u> 702</td> </tr> <tr> <td><u>Total Net Commitments at 1st April 2016-2017</u></td> <td><u>1785</u> 2675</td> </tr> <tr> <td><u>PDNPA Contribution 2016-2017- 2033</u></td> <td><u>358</u> 320</td> </tr> <tr> <td><u>Net Windfall Allowance 2016-2017- 2033</u></td> <td><u>261</u> 240</td> </tr> <tr> <td><u>Other Sites with Resolution to Grant</u></td> <td><u>577</u> 262</td> </tr> <tr> <td><u>Allocated Sites</u></td> <td><u>3188</u> 2485*</td> </tr> <tr> <td><u>Total Housing Provision Sub Total</u></td> <td><u>6571</u> 6684</td> </tr> </tbody> </table> <p>* Allocated sites in Policy HC2 without the benefit of planning permission at 1st April 2017 and where development is expected in the plan period 2013-2033.</p>	TABLE 3: Strategic Housing Requirements Provision 2013-2033		<u>OAN Requirement 2013-2033 (Net)</u>	<u>6440</u> 5680	<u>Total Completions 2013-2016 2017</u>	<u>402</u> 702	<u>Total Net Commitments at 1st April 2016-2017</u>	<u>1785</u> 2675	<u>PDNPA Contribution 2016-2017- 2033</u>	<u>358</u> 320	<u>Net Windfall Allowance 2016-2017- 2033</u>	<u>261</u> 240	<u>Other Sites with Resolution to Grant</u>	<u>577</u> 262	<u>Allocated Sites</u>	<u>3188</u> 2485 *	<u>Total Housing Provision Sub Total</u>	<u>6571</u> 6684
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MM15	43	S6	<p><i>Amend the policy to read as follows:</i></p> <p>Policy S6: Strategic Housing Development</p> <p>The District Council will accommodate at least 6,440 <u>5680</u> dwellings over the period 2013-2033. In order to accommodate this requirement, sufficient land will be identified to accommodate at least 2,485 <u>3,188</u> dwellings on new sites allocated in Policy HC2.</p>
MM16	43	4.33	<p><i>Amend paragraph as follows:</i></p> <p>The Derbyshire Dales Housing and Economic Development Needs Assessment (2015) concludes that taking account of forecast changes in the economy of Derbyshire Dales, and the demographic changes that there is a requirement to identify a need for <u>at least up to</u> 15 hectares of employment land to meet development needs in the District to 2033.</p>
		S7	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY S7: Strategic Employment Development</p> <p>The District Council will maintain and where possible, enhance the economic base of the Plan Area.</p> <p>This will be achieved by making provision for at least 15 24 hectares (gross) of employment land over the period 2013-2033 <u>on new sites allocated in Policy EC2.</u></p>
MM17	49	S9	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY S9: Ashbourne Development Strategy</p> <p>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.</p> <p>This will be achieved by:</p> <p>a) Protecting and enhancing the unique character of Ashbourne whilst also seeking to meet its future development needs by:</p> <ul style="list-style-type: none"> • 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

			<p>Football</p> <ul style="list-style-type: none"> • Maintaining and where possible enhancing, the vitality and viability of Ashbourne Town Centre. • Protecting and enhancing the historic environment. • Protecting and where possible enhancing biodiversity and geodiversity. <p>b) Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:</p> <ul style="list-style-type: none"> • 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. <p>c) Encouraging the growth of local employment opportunities and supporting the diversification and growth of local business by:</p> <ul style="list-style-type: none"> • 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. <p>d) Supporting enhancements to key community services and infrastructure and connectivity to meet the needs of the local population and support growth by:</p> <ul style="list-style-type: none"> • Supporting the principle of a second bypass to connect the A52 west of the town with the A515 to the north should funding opportunities arise. • <u>Working with partner organisations to secure the implementation of appropriate traffic management and mitigation measures.</u> • 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
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			<p>improvements to health provision in Ashbourne.</p> <ul style="list-style-type: none"> • 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. • Working to maintain and improve the provision of local leisure and cultural facilities and services.
MM18	51	S10	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY S10: Rural Parishes Development Strategy</p> <p>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:</p> <p>a) Promoting and maintaining the distinct identity of the settlements which make up the rural parishes by:</p> <ul style="list-style-type: none"> • 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 <p>b) Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:</p> <ul style="list-style-type: none"> • 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. • <u>Supporting the development of new housing on sustainable sites.</u> <p>c) Encouraging the growth of local employment opportunities and supporting the diversification and growth of local business by:</p>

			<ul style="list-style-type: none"> • 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. <p>d) Protecting existing and supporting enhancements to key community services and infrastructure and connectivity to meet the needs of the local population and support growth by:</p> <ul style="list-style-type: none"> • 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.
MM19	55	PD1	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY PD1: Design and Place Making</p> <p>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.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> • Requiring <u>all</u> development to be well designed to <u>of high quality design that</u> respects 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 • Ensuring that all new development is based on <u>a</u> thorough site appraisal <u>and that 'design quality' is reflected in the development through a clear understanding of site context</u> including reference to any Design Statements, Neighbourhood Plans, 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

			<p>landscape character, particularly in relation to the setting and character of the Peak District National Park;</p> <ul style="list-style-type: none"> • Requiring that development contributes positively to an area’s character, history and identity in terms of scale, height, density, layout, appearance, materials, and therelationship 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.
MM20	57	5.15	<p><i>Delete paragraph.</i></p> <p>In considering the impact of development proposals on a designated or nondesignated heritage asset, the Council will:</p> <ul style="list-style-type: none"> a) give great weight to the conservation of a heritage asset; b) expect proposals to have been developed which avoid or minimise harm; c) expect proposals to conserve and enhance the special character and appearance of the heritage asset and to demonstrate an understanding of the impact of the proposals on its significance. Where applicable, reference should be made to adopted Conservation Area Character Appraisals and Supplementary Planning Documents; d) expect that proposals will not have an adverse impact on the setting of a heritage asset; e) expect that proposals will enhance the significance of the heritage asset; f) expect that proposals which have potential for impact on

	57	PD2	<p>archaeological interest to have taken into account the effect of those proposals on sites, or their settings and where applicable, have considered mitigation.</p> <p><i>Amend the policy to read as follows:</i></p> <p>POLICY PD2: Protecting The Historic Environment</p> <p>The District Council will <u>conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.</u> seek to conserve, manage and, where feasible, enhance the historic environment of the Plan Area. This includes the following and their respective settings:</p> <p><u>Particular protection will be given to designated and non-designated heritage assets and their settings including:</u></p> <ul style="list-style-type: none"> • The Derwent Valley Mills World Heritage Site; • Listed Buildings; • Conservation Areas; • Scheduled Monuments; • <u>Archaeological Sites or heritage features</u> • Registered Historic Parks and Gardens; and • Other Non-designated heritage assets <p>This will be achieved by:</p> <ul style="list-style-type: none"> • 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 the harm had no demonstrable public benefit for securing an optimum viable use for the asset.
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- 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 of Conservation Area including the historic market towns of Ashbourne, Matlock and Wirksworth.~~
- The District Council taking proactive action in order to secure Encouraging the repair and reuse of heritage assets 'at risk'.
- Preventing substantial harm to, or total loss of significance of, a designated heritage asset including 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.
- Ensuring that development within areas that ~~Where proposals~~ are likely to affect other known important sites, sites of significant archaeological potential, or those that become known through the development process are accompanied by an archaeological evaluation. Planning conditions and/or obligations will be agreed to ensure that, wherever possible, archaeological or heritage features 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 removal or relocation. 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 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 the 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 materials and detailing, and siting and views away from and towards the heritage asset~~ in accordance with Character Appraisals where appropriate ~~in order to ensure that the design proposals make a significant contribution which is sympathetic and minimises harm to the significance of the asset.~~

- Requiring the retention of shop-fronts of architectural or historical value wherever possible. Proposals for replacement shop-fronts, 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 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 removal or relocation.~~

~~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;~~

			<ul style="list-style-type: none"> • 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.
MM21	60	PD3	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY PD3: Biodiversity and the Natural Environment</p> <p>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 harm to biodiversity or geodiversity interests and by taking full account of the following hierarchy of protected sites:</p> <ol style="list-style-type: none"> 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. e) <u>Encouraging the protection and recovery of priority species linked to national and local targets.</u> <p>This will be achieved by:</p> <ul style="list-style-type: none"> • Conserving and enhancing sites of international and European and national importance. 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. The District Council will not <u>normally</u> 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. The District Council will not permit any development proposal which would directly or indirectly result in significant harm to

			<p>geological and biodiversity conservation interests, unless it can be demonstrated that:</p> <ul style="list-style-type: none"> • <u>Conserving and enhancing regionally and locally designated sites.</u> • <u>Not permitting any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:</u> <ol style="list-style-type: none"> 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 • 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. • Working with partners <u>including the Peak District Local Nature Partnership and the Lowland Derbyshire and Nottinghamshire Local Nature Partnership</u> to help meet the objectives and targets in the Peak District Biodiversity Action Plan, <u>or its successor plan.</u> and the Peak District Local Nature Partnership • Working with partners to protect and enhance watercourses. • 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). • 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.
MM22	70	PD5	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY PD5: Landscape Character</p> <p>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.</p> <p>This will be achieved by:</p>

			<ul style="list-style-type: none"> • 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 <u>recognise the intrinsic</u> protect or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park <u>and can be accommodated without unacceptable impact</u>. • 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 <p>Development will only be permitted if all the following criteria are met:</p> <ol style="list-style-type: none"> a) The location, materials, scale and use are sympathetic and complement the landscape character. b) 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. c) Opportunities for appropriate landscaping will be sought alongside all new development, such that landscape type key characteristics are strengthened.
MM23	71	PD6	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY PD6: Trees, Hedgerows and Woodlands</p> <p>Development should seek where appropriate to enhance and expand the District’s tree and woodland resource.</p> <p>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</p>

			<p>loss.</p> <p>Development that would result in the unacceptable loss of, or damage to, or threaten the continued well-being of protected trees, hedgerows, orchards or woodland (including those that are not protected but are considered to be worthy of protection) will only not be permitted <u>where adequate replacement provision is proposed utilising indigenous tree species that are in sympathy with the locality and the site.</u></p> <p>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.</p>
MM24	73	PD7	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY PD7: Climate Change</p> <p>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.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> • 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 <u>minimise any do not have an</u> 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 (where 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. • Promoting the use of sustainable design and construction

			<p>techniques (including flood resistance/resilient measures)</p> <ul style="list-style-type: none"> • 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. • Unless it can be demonstrated that it would not be technically feasible or financially viable, requiring commercial developments over 1000m² to be designed to achieve Building Research Establishment Environmental Assessment Method (BREEAM) <u>very</u> good standard as a minimum. Pre-assessment (design stage) certificates will be required to be submitted accordingly. • Supporting a pattern of development that facilitates the use of sustainable modes of transport. • 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. • Encouraging the use of green infrastructure to help mitigate the effects of climate change and ensure climate change adaptation and resilience • Supporting development that promotes water efficiency measures and incorporates water conservation techniques, including rainwater harvesting and grey water recycling. <p>Where renewable/low carbon energy development accords with any of the principles listed above, proposals should demonstrate:</p> <ol style="list-style-type: none"> 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 and biodiversity. b) Evidence that the scheme has been designed and sited to minimise any adverse impact on the surrounding area for its
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			<p>effective operation.</p> <p>c) The nature and extent of any adverse impact on users and residents of the local area, including shadow flicker, air quality and noise.</p> <p>d) The direct benefits to the area and local community.</p> <p>Where appropriate, provision should be made for the removal of the facilities and reinstatement of the site should it cease to be operational.</p> <p>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.</p> <p>The Council will encourage the provision of small scale renewable energy developments utilising technology such as hydro installations, solar panels, biomass and wood fuel heating, small scale wind turbines and photovoltaic cells.</p> <p>Community renewable energy schemes will be particularly welcomed where they comply with this policy.</p>
MM25	76	PD8	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY PD8: Flood Risk Management and Water Quality</p> <p>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.</p> <p>When considering planning applications, the District Council will 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.</p> <p>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 groundwater or indirectly through overloading of the sewerage system and Wastewater Treatment Works.</p> <p>Management of flood risk will be achieved by only permitting development within areas at risk from flooding as defined by the Environment Agency if:</p>

			<p>a) a sequential test as set out in the ‘National Planning Practice 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;</p> <p>b) <u>the development is on a site which has passed the sequential test</u> 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;</p> <p>c) where necessary an ‘Exception Test’ as set out in the ‘National Planning Practice Guidance’ to the NPPF demonstrates that the proposed development can be accommodated with an acceptable degree of safety;</p> <p>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;</p> <p>e) it does not damage or inhibit access to watercourses for maintenance or existing flood defence and flood risk management structures or measures; and</p> <p>f) it will not cause or worsen flooding on the site or elsewhere, and will reduce flood risk elsewhere where possible.</p> <p>Where development accords with the principles listed above, it will only be permitted if:</p> <ul style="list-style-type: none"> ▲ 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. ▲ 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, listed in order of priority: <ul style="list-style-type: none"> a) into the ground (infiltration); or where not reasonably practicable b) into a surface water body; or where not reasonably practicable c) to a surface water sewer, highway drain, or other drainage system; or where not reasonably practicable d) to a combined sewer.
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			<ul style="list-style-type: none"> ▲ It uses the natural environment including woods and trees to deliver sustainable solutions. ▲ It connects waste water to the main foul sewer network where possible. <p>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 the SuDS approval body for the area.</p> <p>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.</p> <p>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.</p> <p>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.</p>
MM26	Policies Map	PD10	<i>Revisions to Matlock to Darley Dale A6 Corridor open spaces as per Policies Map Modification PM11</i>
MM27	80	HC1	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC1: Location of Housing Development</p> <p>The District Council will ensure provision is made for housing, taking into account all other policies in this Local Plan by:</p> <ul style="list-style-type: none"> • Supporting the development of specific sites through new site allocations in the <u>Local Plan</u> or a Neighbourhood Plan. • Promoting the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of

			<p>existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose.</p> <ul style="list-style-type: none"> • Supporting housing development on unallocated sites in accordance with the defined Settlement Hierarchy (<u>Policy S3</u>). • 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. • Supporting development promoted through a Community Land Trust. <p>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. <u>In circumstances where there is no 5 year supply, the Council will give consideration to approving development on non-allocated sites on the edge of first, second and third tier settlements (Policies S3 and S5) subject to there being no material conflict with other policies in the Local Plan and in accordance with the provisions of the NPPF.</u></p> <p>If necessary <u>the indicators outlined in the Housing Implementation Strategy demonstrate that there is persistent under delivery against the housing requirements of the plan area</u>, the District Council will review the Local Plan to bring forward additional sites for housing.</p>																									
MM28	81	HC2	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC2: Housing Land Allocations</p> <p>The following sites <u>as identified on the Policies Map</u> 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.</p> <table border="1" data-bbox="612 1742 1457 2033"> <thead> <tr> <th>Reference</th> <th>Location</th> <th>Settlement</th> <th>Site Area</th> <th>No. of Dwellings</th> </tr> </thead> <tbody> <tr> <td>HC2(a)</td> <td>Land at Lathkill Drive</td> <td>Ashbourne</td> <td>1.93</td> <td><u>0</u> (35)</td> </tr> <tr> <td>HC2(b)</td> <td>Former Mirage Hotel, Derby Road</td> <td>Ashbourne</td> <td>0.41</td> <td>20</td> </tr> <tr> <td>HC2(c)</td> <td>Land at Ashbourne Airfield*</td> <td>Ashbourne</td> <td>49.93</td> <td>1100*</td> </tr> <tr> <td>HC2(d)</td> <td>Land off Cavendish</td> <td>Ashbourne</td> <td>1.22</td> <td>28</td> </tr> </tbody> </table>	Reference	Location	Settlement	Site Area	No. of Dwellings	HC2(a)	Land at Lathkill Drive	Ashbourne	1.93	<u>0</u> (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	Ashbourne	1.22	28
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			Drive			
			HC2(e)	Land to North of A52	Brailsford 1.86 32	
			HC2(f)	Land off Luke Lane	Brailsford 1.23 <u>0 (35)</u>	
			HC2(g)	Land at Luke Lane / Mercaston Lane	Brailsford 1.51 <u>0 (47)</u>	
			HC2(h)	Land at Old Hackney Lane	Darley Dale 1.68 57	
			HC2(i)	Land off Old Hackney Lane	Darley Dale 0.49 10 <u>9</u>	
			HC2(j)	Land to the rear of RBS	Darley Dale 4.41 143 <u>135</u>	
			HC2(k)	Land off Normanhurst Park	Darley Dale 1.70 24 <u>20</u>	
			HC2(l)	Land at Stancliffe Quarry	Darley Dale 10.16 100	
			HC2(m)	Land at Cavendish Cottage	Doveridge 1.89 <u>0 (46)</u>	
			HC2(n)	Land at Derby Road/ Hall Drive	Doveridge 5.65 <u>0 (85)</u>	
			HC2(o)	Land at Marston Lane	Doveridge 1.29 18	
			HC2(p)	Land off Wheeldon Way	Hulland Ward 2.12 <u>0 (48)</u>	
			HC2(q)	Land East of Ardennes	Hulland Ward 0.88 <u>0 (18)</u>	
			HC2(r)	Land off A517 and Dog Lane	Hulland Ward 1.68 <u>0 (33)</u>	
			<u>HC2(cc)</u>	<u>Land at Cawdor Quarry</u>	<u>Matlock</u> <u>26.65</u> <u>0 (432)</u>	
			HC2(s)	Land at RBS, Matlock	Matlock 0.35 24	
			HC2(t)	Land at Halldale Quarry	Matlock 27.00 <u>0 (220)</u>	
			HC2(u)	Land off Pinewood Road & Gritstone Road	Matlock 24.16 430	
			HC2(v)	Land to the north of Porter Lane, East of Main Street	Middleton By Wirksworth 1.53 45	
			HC2(w)	Former Permanite Works, West of Cawdor Quarry	South Darley 1.79 50	
			HC2(x)	Land at Thatchers Croft	Tansley 0.66 <u>0 (19)</u>	
			HC2(y)	Whitelea Nursery	Tansley 1.03 27	
			HC2(z)	Land at Tansley House Gardens	Tansley 2.20 50 <u>0 (49)</u>	
			HC2(aa)	Land at Middleton Road	Wirksworth 9.46 126 <u>150</u>	
			HC2(bb)	Land at Middlepeak Quarry	Wirksworth 62.0 645**	
			TOTAL PROVISION ON ALLOCATED SITES			3515 <u>2890</u>

* Development at this site will extend beyond 2033. Assumed completion of circa ~~800~~ 950

			<p> dwellings 2017-2033</p> <p><u>**Development at this site will extend beyond 2033. Assumed completion of circa 540 dwellings 2017-2033.</u></p> <p><u>Sites with 0 in the number of dwellings column had planning permission for housing development upon publication of the main modifications to the Local Plan. A zero figure is specified to avoid double counting in the housing land phasing schedule where the number of dwellings with planning consent is stated separately. In the event that these permissions lapse, indicative housing capacity figures for these sites are provided in brackets and in the corresponding Strategic Development Site Policies in Chapter 9.</u></p>
MM29	83	HC3	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC3: Self-Build Housing Provision</p> <p>Where there is a proven <u>demand need</u> for self-build housing provision as demonstrated by the Council’s Self-Build Housing Register, developers will be encouraged to make provision 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, <u>the District Council will developers should</u> have regard to considerations of viability and site specific circumstances.</p>
MM30	83	6.8	<p><i>Amend paragraph as follows:</i></p> <p>The Local Plan, Strategic Housing Land Availability & Community Infrastructure Levy Viability Study (September 2015) tested the potential viability of 8 different residential site typologies across 3 different value areas. The study concluded that in the high and medium value areas that delivering 45% and 33% affordable housing would not have any undue impact upon the potential to introduce the Community Infrastructure Levy (CIL) but by reducing the policy requirement for the provision of affordable housing to 30% the potential introduction of CIL across the whole of plan area does not undermine development viability. Given the benefits that the provision of additional community infrastructure will have on the plan area it is considered appropriate to seek 30% provision of all new residential development as affordable housing on sites of 10 <u>11</u> dwellings or more.</p>
	84	HC4	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC4: Affordable Housing</p> <p>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.</p>

			<p>In order to address the significant need for affordable housing across the plan area, all residential developments of 10 <u>11</u> dwellings or more or with a combined floorspace of more than 1000 square metres should provide at least 30% of the net dwellings proposed as affordable housing.</p> <p>The affordable housing provision should be in the form of 80% social <u>and affordable</u> 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.</p> <p>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.</p> <p>Affordable housing provision should normally be provided in the form of completed dwellings, <u>designed as an integral part of</u> 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.</p>
MM31	85	HC5	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC5: Meeting Local Affordable Housing Need (Exception Sites)</p> <p>In exceptional circumstances, planning permission will be granted for affordable housing on sites that would not normally be released for housing development <u>subject to the following:</u></p> <p>The District Council will meet local affordable housing needs, where:</p> <ol style="list-style-type: none"> a) the Council is satisfied that the development is of a size, and type <u>and tenure</u> 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,

			<p>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;</p> <p>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).</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> 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.
MM32	86	HC6	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC6: Gypsy and Traveller Provision</p> <p><u>Within the plan area, there is a requirement for a minimum of 9 Gypsy and Traveller pitches for the period 2014-2034.</u></p> <p>The District Council will safeguard <u>0.3ha of land at Watery Lane, Ashbourne as identified on the Local Plan Policies proposals Map for at least 6 Gypsy and Traveller pitches. for Gypsies and Travellers. Provision for at least a further 3 pitches will be met on unallocated sites in accordance with the provisions of this policy.</u></p>

			<p>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.</p> <p>The Council will ensure that a five year supply of specific deliverable sites for Gypsies and Travellers is maintained throughout the lifetime of the Local Plan.</p> <p>The following considerations will be taken into account in the determination of applications for Gypsy and Traveller sites:</p> <ul style="list-style-type: none"> 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 to allow access by sustainable means; d) The site is capable of providing adequate on-site services for water supply, mains electricity, facilities for recycling and waste disposal and foul and surface water drainage; 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 <u>at high risk of flooding.</u> of unacceptable flood risk; g) The development <u>is well planned and incorporates soft landscaping measures in order to mitigate the</u> 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. i) The site is suitable taking account of ground conditions, land stability and other environmental risks and nuisances, with appropriate mitigation secured prior to occupation.
MM33	88	HC8	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC8: Conversion and Re-Use of Buildings for Residential Accommodation</p> <p>Outside defined settlement development limits, the conversion</p>

			<p>and/or re-use of existing buildings to residential use from other uses will be permitted where all of the following criteria are met:</p> <ul style="list-style-type: none"> 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
MM34	89	HC9	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC9: Residential Sub-Division of Dwellings</p> <p>In considering proposals for the sub-division of existing dwellings into two or more self- contained residential units the Council will have regard to:</p> <ul style="list-style-type: none"> a) the provision of adequate vehicular access, car parking, amenity space and facilities for recycling and refuse storage; b) the adequacy of the internal accommodation <u>in terms of privacy, natural light and outlook</u> 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.
MM35	90	6.25a	<p><i>Insert new paragraph as follows:</i></p>

	91	HC11	<p><u>In regard to residential care bedspaces, the evidence suggests that over the plan period there is a need for 436 bedspaces to be provided in Residential Care Homes (Within Use Class C2). The District Council will seek to work in partnership with Derbyshire County Council, developers and other agencies to bring forward development to meet this need.</u></p> <p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC11: Housing Mix and Type</p> <p>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.</p> <p>The Council will seek to secure the following mix of housing as part of all residential developments of 10 <u>11</u> dwellings or more. The final mix achieved on any site will be informed by the <u>location and</u> nature of the development site, character of the area, evidence of local housing need, and turnover of properties at the local level <u>and local housing market conditions</u>.</p> <table border="1" data-bbox="598 1205 1348 1368"> <thead> <tr> <th></th> <th>1-bed</th> <th>2-bed</th> <th>3-bed</th> <th>4+ bed</th> </tr> </thead> <tbody> <tr> <td>Market</td> <td>5%</td> <td>40%</td> <td>50%</td> <td>5%</td> </tr> <tr> <td>Affordable</td> <td>40%</td> <td>35%</td> <td>20%</td> <td>5%</td> </tr> <tr> <td>All Dwellings</td> <td>15%</td> <td>40%</td> <td>40%</td> <td>5%</td> </tr> </tbody> </table> <p>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.</p> <p><u>Proposals that do not provide for the above housing mix 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 having regard to the factors outlined above.</u></p> <p>Specialised Housing Accommodation Specialised accommodation is <u>Use Class C3</u> housing that meets the needs of the elderly and vulnerable people of whatever age and</p>		1-bed	2-bed	3-bed	4+ bed	Market	5%	40%	50%	5%	Affordable	40%	35%	20%	5%	All Dwellings	15%	40%	40%	5%
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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.

Registered Care Provision

Schemes that provide registered care accommodation (Use Class C2) will be supported provided that the type of provision meets identified District needs.

Flexible Design and Space Standards

The District Council will encourage all ~~All~~ residential developments ~~to 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).~~

			<p>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).</p> <p>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.</p>
MM36	94	HC13	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC13: Agricultural and Rural Workers Dwellings</p> <p>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:</p> <ol style="list-style-type: none"> 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 building <u>on the unit or within the locality that could be converted, or another existing dwelling on the unit or within the locality</u> 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.

			<p>g) the dwelling is not situated within an area of unacceptable flood risk.</p> <p>In all cases, the District Council will:</p> <ul style="list-style-type: none"> • 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. <p>Applications for the removal of restrictive occupancy conditions will only be granted where it can be demonstrated that:</p> <p>a) the restriction has outlived its original planning purpose and;</p> <p>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.</p>
MM37	95 97	6.37 HC14	<p><i>Amend paragraph as follows:</i></p> <p>Provision for open space and recreation is clearly important to the health and wellbeing of the area. The Peak Sub Region Open Space, Sports and Recreation Study has identified local standards for the provision of both open space and built facilities. These are set out below in Table 6 <u>and will be used in the application of Policy HC14:</u></p> <p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC14: Open Space and Outdoor Recreation Facilities</p> <p>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.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> • Resisting any development that involves the loss of a sport, recreation, play facility or amenity green-space <u>as identified on the Policies Map or loss of any other existing open space, sport or recreational site,</u> 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

			<p>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.</p> <ul style="list-style-type: none"> • 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 greenspace provision through requiring qualifying new residential developments <u>of 11 dwellings or more</u> 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 <u>Table 6. the study report.</u> • 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.
MM38	100	HC17	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC17: Promoting Sport, Leisure and Recreation</p> <p>Development proposals involving the provision of new sports, cultural, leisure and recreational facilities, or improvements and extensions to existing facilities will be <u>permitted</u> acceptable provided that:</p> <ol style="list-style-type: none"> 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.

			<p>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:</p> <ol style="list-style-type: none"> 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. d) <u>the development is for alternative sports and recreational provision, the needs for which outweigh the loss.</u> <p>Where sites or facilities are lost replacement provision must be made available prior to the loss of the original facility.</p>
MM39	102	HC19	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC19: Accessibility and Transport</p> <p>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</p> <p>Local Transport Plan. This will be achieved by:</p> <ul style="list-style-type: none"> • 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- <u>and travel demand measures.</u> <u>Such measures to include a targeted programme of sustainable transport interventions to minimise single occupancy car usage, improvements to local bus services and the implementation of effective Travel Plan measures.</u> • 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.

			<ul style="list-style-type: none"> • 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 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 unless the residual cumulative impacts on the transport network are severe. • Ensuring development does not lead to an increase in on-street parking to the detriment of the free and safe flow of traffic. • <u>Ensuring development does not lead to an increase in on-street parking to the detriment of the safe and efficient operation of the highway network.</u> • 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
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			<p>be proportionate to the impact of the development.</p> <ul style="list-style-type: none"> • Requiring applicants to submit implement and monitor and implement Travel Plans (or Travel Plan Statements) and Transport Assessments to support relevant proposals, as advised by the Highways Authority. <p>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.</p> <p>In the event that a Community Infrastructure Levy is adopted, the Regulation 123 “Infrastructure List” will also specify appropriate measures to be funded.</p>
MM40	104	6.61	<p><i>Amend paragraph as follows:</i></p> <p>The provision of off-street car parking is necessary to ensure the safe and efficient operation free-flow of the highways network. As such the District Council will seek to ensure that the amount of car parking required by new development is in accordance with the standards set by Derbyshire County Council as Highways Authority.</p>
MM41	108	EC1	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY EC1: New <u>and Existing</u> Employment Development</p> <p>The District Council will support proposals for new or <u>expansion of existing</u> 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.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> • 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 EC3 <u>EC2</u>.

			<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 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 <u>in accordance with Policy S5</u>. <p>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:</p> <ul style="list-style-type: none"> • 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 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
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			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.																																												
MM42	109	EC2	<p><i>Amend the policy to read as follows:</i></p> <table border="1"> <thead> <tr> <th colspan="4">POLICY EC2: Employment Land Allocations</th> </tr> <tr> <td colspan="4">The following sites as identified on the Local Plan Policies Proposals Map will be allocated for employment development (Use Class B1a, B1b, B1c, B2 and B8).</td> </tr> <tr> <th>Site Reference</th> <th>Location</th> <th>Employment Area (gross)</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>EC2(a)</td> <td>Land at Ashbourne Airfield, Ashbourne (Phase 1)</td> <td>8ha</td> <td>B1a, B1b, B1c, B2, B8</td> </tr> <tr> <td>EC2(b)</td> <td>Land at Cawdor Quarry, Matlock</td> <td>1ha</td> <td>B1a, B1b, B1c, B2</td> </tr> <tr> <td>EC2(c)</td> <td>Land at Halldale Quarry, Matlock</td> <td>2ha</td> <td>B1a, B1b, B1c</td> </tr> <tr> <td>EC2(d)</td> <td>Land off Middleton Road / Cromford Road, Wirksworth</td> <td>2ha</td> <td>B1a, B1b, <u>B1c, B2</u></td> </tr> <tr> <td>EC2(e)</td> <td>Land at Porter Lane / Cromford Road, Wirksworth</td> <td>1ha</td> <td>B1c</td> </tr> <tr> <td>EC2(f)</td> <td>Land at Ashbourne Airfield, Ashbourne (Phase 2)</td> <td>6-8ha</td> <td>B1a, B1b, B1c, B2, B8</td> </tr> <tr> <td><u>EC2 (g)</u></td> <td><u>Land at "Pisani Works" Derby Road, Comford</u></td> <td><u>3ha</u></td> <td><u>B1a, B1b, B1c, B2</u></td> </tr> <tr> <td><u>EC2 (h)</u></td> <td><u>Land at Porter Lane, Wirksworth</u></td> <td><u>0.9ha</u></td> <td><u>B1a, B1b, B1c, B2</u></td> </tr> </tbody> </table>	POLICY EC2: Employment Land Allocations				The following sites as identified on the Local Plan Policies Proposals Map will be allocated for employment development (Use Class B1a, B1b, B1c, B2 and B8).				Site Reference	Location	Employment Area (gross)	Uses	EC2(a)	Land at Ashbourne Airfield, Ashbourne (Phase 1)	8ha	B1a, B1b, B1c, B2, B8	EC2(b)	Land at Cawdor Quarry, Matlock	1ha	B1a, B1b, B1c, B2	EC2(c)	Land at Halldale Quarry, Matlock	2ha	B1a, B1b, B1c	EC2(d)	Land off Middleton Road / Cromford Road, Wirksworth	2ha	B1a, B1b, <u>B1c, B2</u>	EC2(e)	Land at Porter Lane / Cromford Road, Wirksworth	1ha	B1c	EC2(f)	Land at Ashbourne Airfield, Ashbourne (Phase 2)	6-8ha	B1a, B1b, B1c, B2, B8	<u>EC2 (g)</u>	<u>Land at "Pisani Works" Derby Road, Comford</u>	<u>3ha</u>	<u>B1a, B1b, B1c, B2</u>	<u>EC2 (h)</u>	<u>Land at Porter Lane, Wirksworth</u>	<u>0.9ha</u>	<u>B1a, B1b, B1c, B2</u>
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MM43	110	7.16a	<p><i>Insert new paragraph as follows:</i></p> <p><u>In order to demonstrate effective marketing of a site, applicants will be required to provide:</u></p>																																												

	110	7.17a	<p>a) <u>Evidence of a thorough marketing exercise over at least a 6 month period by a commercial property agent with a good knowledge of the property and the appropriate local, national, or niche market for class B use land and premises. Marketing should include advertising in the local and regional press, including a minimum of one advert per month in a local newspaper and a minimum of two adverts over the marketing period in a relevant national publication; and</u></p> <p>b) <u>A copy of the letter of instruction to the property agent(s); and</u></p> <p>c) <u>Evidence of marketing the property through the Economic Development Department of the District Council for at least 6 months; and</u></p> <p>d) <u>Evidence that the asking price or market rent is the market value as defined by the RICS “Appraisal and Valuation Standards” (‘The Red Book’) which must take into account the property and the planning constraints affecting it; and</u></p> <p>e) <u>The methodology used by the surveyor in arriving at a valuation showing what figure, if any, has been allowed for the goodwill of a business, for any fixtures and fittings and for the building itself. The floor area must also be identified so that a value per unit area can be established for comparison with the local market; and</u></p> <p>f) <u>Written details of all enquiries received and the reasons why potential buyers / leaseholders found the buildings to be unsuitable, and why any offers were not accepted.</u></p> <p><i>Insert new paragraph as follows:</i></p> <p><u>Where it is demonstrated through the marketing exercise and the viability appraisal that there is no reasonable prospect of a site being used for continued employment use, applications for alternative uses of land or buildings will be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.</u></p>				
MM44	111	EC4	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY EC4: Retention of Key Employment Sites</p> <p>The key employment sites listed below and identified on the Local Plan Proposals <u>Policies</u> 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 <u>EC3</u> EC2.</p> <table border="1" data-bbox="639 1944 1477 2020"> <thead> <tr> <th data-bbox="639 1944 780 1984">Site</th> <th data-bbox="780 1944 1477 1984">Location</th> </tr> </thead> <tbody> <tr> <td data-bbox="639 1984 780 2020">EC4(a)</td> <td data-bbox="780 1984 1477 2020">Ashbourne Airfield Industrial Estate, Ashbourne</td> </tr> </tbody> </table>	Site	Location	EC4(a)	Ashbourne Airfield Industrial Estate, Ashbourne
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EC4(b)	Henmore Trading Estate, Ashbourne
EC4(c)	Molyneux Business Park, Darley Dale
EC4(d)	Land at Porter Lane East, Cromford
EC4(e)	Dimple Road Business Park, Matlock
EC4(f)	Brookfield Industrial Estate, Tansley
EC4(g)	Lime Tree Business Park, Matlock
EC4(h)	Scholes Mill, Tansley
EC4(i)	Unity Garage, Dale Road, Darley Dale
EC4(j)	Kingsfield Industrial Estate, Wirksworth
EC4(k)	Land at Main Street, Middleton by Wirksworth
EC24(l)	Ravenstor Industrial Estate, Wirksworth
EC4(m)	Rowsley Industrial Estate, Station Close, Rowsley
EC4(n)	Land at Aloca (Formerly Firth Rixon), Darley Dale
EC4(o)	Station Road / Old Road, Darley Dale
EC4(p)	DFS Complex, Darley Dale

MM45	111	7.18 7.18a	<p><i>Amend paragraph and insert new paragraph to read:</i></p> <p>Regenerating an Industrial Legacy</p> <p>There are a number of existing or <u>large scale</u> former employment sites across the plan area <u>which are the legacy of a bygone industrial era and</u> where there is a need for <u>significant</u> regeneration and investment. In some cases, a mixed-use development can provide greater benefit to the local community than if the site was retained solely in employment use. Mixed-use re-development may offer the opportunity to contribute to the creation of a resilient, higher-value employment base.</p> <p><u>The sites identified below are currently constrained in terms of their ability to support modern business needs and would benefit from large scale investment and redevelopment. The regeneration of these sites for employment or mixed-use development will be supported.</u></p>
	112	EC5	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY EC5: Regenerating an Industrial Legacy</p> <p>The District Council will seek to maximise the potential of existing and and large scale former employment sites where their infrastructure and/or premises are no longer suited to meeting the needs of modern businesses in their present form.</p> <p>This will be achieved by:</p> <p>a) Encouraging proposals for the redevelopment or reuse of</p>

			<p>the <u>following</u> sites which are no longer conducive to meeting the needs of modern businesses in their present form.</p> <p>b) Stimulating investment on <u>other industrial legacy</u> constrained sites in order to encourage their beneficial re-use.</p> <p>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.</p> <p>d) Ensuring that any buildings or features of acknowledged heritage value are retained or reused where viable and feasible.</p> <p>e) <u>Encouraging proposals for the redevelopment or reuse of industrial legacy sites for employment use.</u></p> <p>The regeneration of the following sites as identified on the Policies Map will be supported:</p> <p>Matlock</p> <ul style="list-style-type: none"> • Cawdor Quarry • Halldale Quarry <p>Wirksworth</p> <ul style="list-style-type: none"> • Land at Middleton Road • Middle Peak Quarry <p>Detailed policy requirements associated with the above sites, including appropriate uses, are provided through the Strategic Development Site <u>Allocations</u> Policies in the Plan.</p>
MM46	113	EC6	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY EC6: Town and Local Centres</p> <p>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.</p> <p>Town centre uses will be located according to the Retail Hierarchy as follows:</p> <p>a) Principal Town Centres: Matlock, Ashbourne, Wirksworth</p> <p>b) Small Town Centres : Matlock Bath</p> <p>c) District Centres: Darley Dale, Cromford</p> <p>d) Local Centres</p> <p>This will be achieved by:</p>

			<ul style="list-style-type: none"> • Permitting appropriate retail, leisure, and other commercial development in centres of a scale and type appropriate to the role and function of that centre. • 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. • Requiring major town centre use developments (including large extensions to existing stores) of 300 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. • Requiring proposals for town centre uses of 300 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. • Creating safe, attractive and accessible town, <u>district</u> and local centres, providing a good range of shopping, food and drink uses, services, offices, and entertainment, leisure and cultural facilities, and high quality public spaces. • 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. • 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. • Town centre regeneration proposals should seek to connect to and where appropriate, improve existing or proposed Public Rights of Way and multi-user trails. • Ensuring that there is adequate provision for servicing and deliveries. • Supporting proposals that seek to deliver qualitative environmental improvements and support the local distinctiveness of town centre environments through high quality design. • Supporting proposals that would help to deliver regeneration programmes and implement relevant town centre initiatives. • Requiring active ground floor frontages to be maintained and
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			<p>created within town centres with appropriate town centre uses.</p> <ul style="list-style-type: none"> • Protecting the vitality and viability of the facilities within local centres by supporting proposals for town centre uses, including retail, leisure and office development of less than 200 <u>300</u> square metres (<u>net sales area</u>). 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 • 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. <p>The extent of the Town Centres and the Primary Shopping Areas <u>frontages</u> 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.</p> <p>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).</p>
MM47	117	EC8	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY EC8: Promoting Peak District Tourism and Culture</p> <p>The District Council will support the development of Peak District tourism and culture.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> • 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

			<p>of the tourism offer without prejudice to the character of the Peak District.</p> <ul style="list-style-type: none"> • 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 <u>EC10</u> 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. <p>Where development (excluding chalet accommodation, caravan and camp site developments), accords with any of the principles listed above, it will only be permitted if:</p> <ol style="list-style-type: none"> a) the scale and nature of the activity is appropriate to its location; b) <u>it supports sustainable rural tourism; 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;</u> c) the location is capable of accommodating increased numbers of visitors without detriment to road safety or congestion; d) there is no detrimental impact on the character of the local landscape and/or nearby settlements.
MM48	119	EC10	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY EC10: Farm Enterprises and Diversification</p> <p>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.</p> <p>In addition, the following criteria must be complied with:</p> <ol style="list-style-type: none"> 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

			<p>located within or adjoining an existing group of buildings;</p> <p>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.</p> <p>e) <u>wherever possible the proposed development makes full and effective use of existing buildings in preference to the construction of new buildings.</u></p>
MM49	122	DS1	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY DS1: Land at Ashbourne Airfield (Phase 1), Ashbourne</p> <p>Land amounting to 39.35 hectares is allocated for a mixed use development (<u>Policy EC2(a)</u>) comprising approximately 367 dwellings and 8 hectares of employment land (<u>predominantly Use Class B1 Business and B2 General Industry uses with any Use Class B8 Storage and Distribution being ancillary to these uses</u>) (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:</p> <ul style="list-style-type: none"> • A comprehensive <u>layout and site</u> 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: <ul style="list-style-type: none"> 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

			<p>Blenheim Road has been laid out and constructed.</p> <ul style="list-style-type: none"> • 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 and field based archaeological assessment of the site, including the identification of appropriate mitigation measures as required. • 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 and field 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
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			treatment works.
MM50	123	DS2	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY DS2: Land to the Rear of Former RBS premises, Darley Dale</p> <p>Land amounting to 4.41 hectares is allocated for residential development (<u>Policy HC2 (j)</u>) comprising approximately 143 dwellings at land to the rear of the former RBS premises, Darley Dale, as defined on the <u>Policies Proposals</u> Map. Development will be subject to compliance with adopted Local Plan policies and:</p> <ul style="list-style-type: none"> • A comprehensive <u>layout and site</u> masterplan for the development incorporating community facilities proportionate to serve the needs of the local community <u>including a new Darley Dale Medical Centre</u>. • 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 and field 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 and field 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.
MM51	126	DS4	<i>Amend the policy to read as follows:</i>

		<p>POLICY DS4: Land off Gritstone Road/Pinewood Road, Matlock</p> <p>Land amounting to 24.16 hectares is allocated for residential development (<u>Policy HC2 (u)</u>) comprising approximately 430 dwellings on land off Gritstone Road and Pinewood Road, Matlock, as defined on the <u>Policies Proposals</u> Map. Development will be subject to compliance with adopted Local Plan policies and:</p> <ul style="list-style-type: none"> • Preparation of a comprehensive <u>layout and site</u> Masterplan for the development which provides for no built development (except essential flood risk and highway infrastructure) on the upper northern slopes beyond the extent of the protected Derwent Valley Aqueduct on the western side of the site (west of the existing Reservoir). The scheme should incorporate community facilities proportionate to serve the needs of future residents of the site. • <u>The scheme should incorporate community facilities including a local centre, proportionate in size to serve the needs of future residents of the site.</u> • Preparation of a phasing plan to secure the provision of a link road through the development <u>from East to West (Gritstone Road to Pinewood Road) to be completed before 150 dwellings are constructed on the site to Gritstone Road within the first phase of development</u> 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 the 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 and the identification of appropriate mitigation measures as required. • A desk and field based archaeological assessment, including the identification of appropriate mitigation measures as required.
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			<ul style="list-style-type: none"> • 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 and field based assessments, habitats/species assessments/mitigation proposals).
MM52	127	DS5	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY DS5: Land at Halldale Quarry/Matlock Spa Road, Matlock</p> <p>Land amounting to 27 hectares is allocated for mixed use development (<u>Policy HC2(t) and Policy EC2(c)</u>) comprising approximately 220 dwellings and 2 hectares of employment land at Halldale Quarry/ Matlock Spa Road, Matlock, as defined on the <u>Policies Proposals</u> Map. Development will be subject to compliance with adopted Local Plan policies and:</p> <ul style="list-style-type: none"> • Preparation of a comprehensive <u>layout and site</u> 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 <u>and implementation of measures to deter traffic diverting through Oker and Snitterton.</u> • 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.

			<ul style="list-style-type: none"> • 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 and field 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 impact on the existing mineral resource. • <u>Provision of a comprehensive landscape and biodiversity mitigation plan, including the retention of key landscape and ecological features.</u>
MM53	129	DS6	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY DS6: Land off Middleton Road/Cromford Road, Wirksworth</p> <p>Land amounting to 9.46 hectares is allocated for mixed use development (<u>Policy HC2(aa) and Policy EC2(d)</u>) comprising approximately 150 <u>126</u> dwellings and 2 hectares of employment land at land off Middleton Road/Cromford Road, Wirksworth, as defined on the <u>Policies Proposals</u> Map. Development will be subject to compliance with adopted Local Plan policies and:</p> <ul style="list-style-type: none"> • 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

			<p>concurrently or as otherwise agreed with the District Council.</p> <ul style="list-style-type: none"> • 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, <u>which includes including</u> the retention of landscape and ecological features <u>and including</u> 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, <u>and compensation for any residual biodiversity impacts at the site.</u> • 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 and field based archaeological assessment. • The submission of a Historic Environment Assessment. The scheme should include consideration of <u>the effects of development</u> 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
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			<p>to ensure the ongoing protection of groundwater in the underlying Source Protection Zone 1 of a public water supply.</p> <ul style="list-style-type: none"> • Developer contributions towards the provision of infrastructure, educational services and other community services including open space as required. • <u>Developer contributions towards the provision of infrastructure and other community facilities including the provision of a replacement primary school for Wirksworth, biodiversity compensation and the appropriate amount of open space.</u> • Ecological Assessment (i.e. desk and field based assessments, habitats/species assessments/mitigation and mitigation and compensation 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. • <u>The submission of a Heritage Impact Assessment (HIA) to assess the impact of development on the Derwent Valley Mills World Heritage Site and/or its Buffer Zone and its Outstanding Universal Value.</u>
MM54	131	DS7	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY DS7: Land at Middle Peak Quarry, Wirksworth</p> <p>Land amounting to 62.0 hectares is allocated for mixed use development (<u>Policy HC2(bb)</u>) comprising approximately 645 dwellings, <u>convenience ‘local centre’ retail facilities, Use Class B1 Office Accommodation</u> and community facilities at Middle Peak Quarry, Wirksworth, as defined on the <u>Policies Proposals</u> Map. Development will be subject to compliance with adopted Local Plan policies and:</p> <ul style="list-style-type: none"> • A comprehensive layout and site masterplan for the development. • Preparation of a detailed phasing programme covering the entire site <u>to include the provision of a local centre circa 280 square metres (net sales area)</u>, 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,

			<p>including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.</p> <ul style="list-style-type: none"> • Provision of enhanced pedestrian crossing facilities on the B5023 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 <u>and geological</u> 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 and field based archaeological assessment. • The submission of an Historic Environment Assessment. The scheme should include consideration of <u>the effects of</u> 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, and other community facilities including the provision of a replacement primary school for Wirksworth, on-site retail provision and the appropriate amount of open space. • Ecological Assessment (i.e. desk and field based assessments, habitats/species assessments/mitigation <u>and mitigation and compensation</u> 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 impact on the existing
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			<p>mineral resource.</p> <ul style="list-style-type: none"> • <u>Developer contributions to address any net loss of biodiversity within the site through off-site biodiversity compensation.</u>
MM55	132	DS8	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY DS8: Land at Ashbourne Airfield (Phase 2), Ashbourne</p> <p>Land amounting to 49.93 hectares is allocated for a mixed use development (<u>Policy HC2(c) and Policy EC2(f)</u>) comprising approximately 1100 dwellings and 6-8 hectares of employment land at Ashbourne Airfield as defined on the <u>Policies Proposals Map</u>. Development will be subject to compliance with adopted Local Plan policies and:</p> <ul style="list-style-type: none"> • A comprehensive <u>layout and site</u> 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 <u>on-site and off-site</u> 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 and field based archaeological assessment of the site including the identification of appropriate mitigation measures as required. • 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.

			<ul style="list-style-type: none"> • An Ecological Assessment (i.e. desk and field based assessments, habitats/species assessments/mitigation proposals). • A contamination and ground condition survey.
MM56	134	DS9	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY DS9: Land at Cawdor Quarry, Matlock</p> <p>Land amounting to 28.44 hectares is allocated for mixed use development (<u>Policy HC2(cc) and EC2 (b)</u>) comprising approximately 470 dwellings and 1 hectare of employment land at land at Cawdor Quarry, including land at the former Permanite works as defined on the <u>Policies Proposals</u> Map. Development will be subject to compliance with adopted Local Plan policies and:</p> <ul style="list-style-type: none"> • A comprehensive layout and site masterplan for the 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, <u>implementation of measures to deter traffic diverting through Oker and Snitterton and exclusion of any vehicular access from the West of the site.</u> • 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 <u>and geological</u> features. • Provision of open space and green infrastructure on site with links established to the wider countryside. • A desk and field based archaeological assessment. • The submission of a Historic Environment Assessment to consider the impact of development on <u>the setting of Snitterton Hall and other heritage assets in the vicinity of the site.</u> • 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

			<p>infrastructure, educational services and other community services including open space <u>green space and biodiversity</u> as required.</p> <ul style="list-style-type: none"> • Ecological Assessment (i.e. desk and field based assessments, habitats/species assessments/mitigation proposals <u>and mitigation and compensation proposals</u>.) • 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.
MM57	135	Para 9.2	<p><i>Amend paragraph and insert new paragraph as follows:</i></p> <p>A key part of implementing the Local Plan is ensuring that infrastructure is delivered alongside new development. A separate Infrastructure Delivery Plan (IDP) has been published <u>alongside</u> this Local Plan <u>which</u> and sets out how this can be achieved. The IDP will be reviewed and updated as necessary to monitor the delivery of infrastructure. and to include any further requirements identified through future Development Plan Documents.</p> <p><u>In addition, the District Council is committed to the publication an Annual Monitoring Report (AMR) in December each year. The purpose of the AMR is to show how the implementation of policies in the Local Plan is progressing.</u></p> <p><u>In addition the AMR will specifically include:</u></p> <ul style="list-style-type: none"> • <u>Progress against the delivery of projects identified in the Infrastructure Delivery Plan.</u> • <u>Funding secured and allocated through s.106 agreements.</u> • <u>Funding secured and allocated through the Community Infrastructure Levy (CIL)</u>
MM58	135	New Para 9.3a	<p><i>Insert new paragraph after paragraph 9.3 to read as follows:</i></p> <p><u>Housing Implementation Strategy</u></p> <p><u>The National Planning Policy Framework requires local planning authorities to set out a housing implementation strategy within the Local Plan which demonstrates how a five-year supply of housing land is to be maintained in order to meet the required housing target.</u></p> <p><u>In this regard, the District Council will continually monitor housing supply and delivery against an annual average of 284 dwellings per annum, applying as it stands a buffer of 20% in accordance with paragraph 47 of the Framework and the Sedgfield Method of</u></p>

			<p><u>calculating land supply, in order to meet Objectively Assessed Housing Needs and will report this in the Annual Monitoring Report. Monitoring will include updating the housing trajectory and the 5 year housing land supply position. In the event that monitoring identifies that the housing strategy is not being delivered in accordance with the Sedgefield Method, the District Council will investigate the reasons for this and take appropriate action depending on the circumstances. Such action may, for example, include a policy review or intervention measures through LEP's etc.</u></p> <p><u>Reasonable judgement will be required in determining what appropriate action should be taken, including identifying the reasons for any under-delivery and whether it is due to factors outside the planning system. Under performance in a single year is unlikely to require immediate intervention, whereas persistent under-delivery would require more comprehensive assessment particularly where there are likely to be adverse implications for the five year housing land supply and/or the longer term delivery of the plan-period housing target. In this context, under-delivery in circa 65% (two thirds) of monitoring years) would constitute persistent under-delivery as advised by the Local Plans Expert Group Report (March 2016).</u></p> <p><u>As part of the Housing Implementation Strategy, the following information will be monitored and reported in the AMR:</u></p> <ul style="list-style-type: none"> a) <u>Cumulative net completions</u> b) <u>Number of permissions granted</u> c) <u>Total net completions for the previous year</u> d) <u>Five year housing land supply</u> e) <u>Number of windfall dwellings permitted</u> f) <u>Gross annual affordable housing completions</u> g) <u>Total completions on affordable housing exception sites</u> h) <u>Total affordable homes completed</u> i) <u>Accommodation for older persons permitted.</u>
MM59	178	Appendix 3	<i>Insert updated housing trajectory as identified overleaf.</i>