8 March 2016

To: All Councillors

As a Member of the Council, please treat this as your summons to attend a SPECIAL MEETING to consider the findings of the Local Plan Advisory Committee in relation to the preparation of the Derbyshire Dales Local Plan on Wednesday 16 March 2016 that begins at 6.00pm in the Council Chamber, Town Hall, Matlock.

Yours sincerely

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.

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.
<table>
<thead>
<tr>
<th></th>
<th>DERBYSHIRE DALES LOCAL PLAN – DRAFT PLAN FOR CONSULTATION</th>
<th>3 - 332</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.</td>
<td><strong>DERBYSHIRE DALES LOCAL PLAN – DRAFT PLAN FOR CONSULTATION</strong>&lt;br&gt;To consider a summary of the work undertaken by the Local Plan Advisory Committee (LPAC) and approval of the contents of the Revised Derbyshire Dales Local Plan. Also, to approve a six week period of public consultation, the findings of which will be presented at a future meeting of the LPAC.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>DERBYSHIRE DALES STATEMENT OF COMMUNITY INVOLVEMENT</td>
<td>333 - 393</td>
</tr>
<tr>
<td>5.</td>
<td><strong>DERBYSHIRE DALES STATEMENT OF COMMUNITY INVOLVEMENT</strong>&lt;br&gt;To consider a report that outlines the extent of consultation undertaken in respect of the Draft Statement of Community Involvement (SCI) and its adoption, with immediate effect, since no responses to the consultation were received.</td>
<td></td>
</tr>
</tbody>
</table>

**NOTE**
For further information about this Agenda or on “Public Participation” call 01629 761133 or e-mail committee@derbyshiredales.gov.uk
DERBYSHIRE DALES LOCAL PLAN – DRAFT PLAN FOR CONSULTATION

SUMMARY

This report summarises the extent of work overseen by the Local Plan Advisory Committee in respect of the preparation of a Revised Derbyshire Dales Local Plan. It also sets out for Members consideration the contents of a Derbyshire Dales Draft Local Plan, and seeks approval for a six week period of public consultation Derbyshire Dales Draft Local Plan.

RECOMMENDATION

1. That Council approve the contents of the Derbyshire Dales Draft Local Plan as set out in Appendices 1 and 2 to this report
2. That the consultation proposals as set out in Section 3 of the report be approved
3. That the outcome of the public consultation be reported to a future meeting of the Local Plan Advisory Committee

WARDS AFFECTED
All 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 13th May 2014, the District Council submitted the Derbyshire Dales Local Plan Pre Submission Draft 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 Inspector Keith Holland BA(HONS) DIPTP MRTP ARICS to conduct the examination to determine whether the Local Plan was sound.

1.2 The Examination in Public (EIP) of the Derbyshire Dales Local Plan opened on 22nd July 2014 for a period of two days. During the two days of the EIP, the Inspector considered the District Council’s position in respect of the Duty to Co-operate and the Objectively Assessed Need for housing.

1.3 The EIP was adjourned at the close of business on 23rd July 2014 pending the preparation of a report by the Inspector in which he would set out his initial findings on the matters discussed.
1.4 A Special Council held on 2nd October 2014 met to consider the Inspectors Report and to consider the options available to the District Council in light of his recommendations. Taking into account the advantages and disadvantages of each option Council resolved to withdraw the Derbyshire Dales Local Plan from the Examination in Public with immediate effect (Minute 142/14).

1.5 Since that time a review of the evidence base, and the preparation of a revised Derbyshire Dales Local Plan has been on-going, overseen by the Local Plan Advisory Committee. The Local Plan Advisory Committee has met and considered the following items:

<table>
<thead>
<tr>
<th>Date</th>
<th>Items Considered</th>
</tr>
</thead>
<tbody>
<tr>
<td>8th July 2015</td>
<td>Progress Report on Updated Evidence Base and Revised Timetable</td>
</tr>
</tbody>
</table>
| 21st September 2015 | Evidence Base Update  
                                | Local Development Scheme                                                       |
| 28th September 2015 | Settlement Hierarchy  
                                | Evidence Base Update – Infrastructure and Viability                             |
| 12th January 2016 | Key Issues Consultation  
                                | Housing Target 2013-2033                                                       |
| 18th January 2016 | Provisional Site Allocations – Southern Area                                    |
| 20th January 2016 | Provisional Site Allocations – Central Area                                      |
| 11th February 2016 | Draft Local Plan Policies                                                       |
| 29th February 2016 | Provisional Site Allocations – Additional Sites                                 |

1.6 In addition to the meetings of the Local Plan Advisory Committee, a meeting of Council held on 12th October 2015 approved proposals for a six-week period of public consultation on the key issues that had emerged from the evidence base as part of the process of preparation of a revised Derbyshire Dales Local Plan. (Minute 169/15).

1.7 Copies of all the Reports and Minutes can be found on the Members Portal and on the District Council’s website.

2 DERBYSHIRE DALES LOCAL PLAN – DRAFT PLAN

2.1 Advice in the National Planning Policy Framework (NPPF) states that:

“Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.”
2.2 In accordance with this advice, it is critical that the overall approach the District Council’s planning policies and proposal for the period up to 2033 are subject to process of public consultation. The next step in the preparation of the plan is therefore to consult upon a Derbyshire Dales Draft Local Plan. This will allow residents, key stakeholders, and agencies including town and parish councils to set out their views on the set of draft policies and proposals for the future of the plan area.

2.3 Taking account of the resolutions of the Local Plan Advisory Committee a Derbyshire Dales Draft Local Plan has been prepared, and is set out in Appendix 1. The proposed changes to the Policies Map that support the Draft Plan are set out in Appendix 2.

2.4 Members will note that since the draft policies and proposals were considered by the Local Plan Advisory Committee on 11th February 2016, a number of changes have been made to ensure that they reflect the latest guidance, and to take account of subsequent provisional allocations considered at the meeting of the Local Plan Advisory Committee on 29th February 2016. This includes Policy S6 which sets the housing target at 6,015 dwellings for the period up to 2033.

2.5 The following policies have been subject to amendment since the Local Plan Advisory Committee on 11th February 2016:

- Policy S4 – Development Within Defined Settlement Boundaries
- Policy S5 – Development in the Countryside
- Policy S6 – Strategic Housing Development
- Policy PD7 – Climate Change
- Policy HC4 (New Policy) – Affordable Housing
- Policy HC5 – Meeting Local Affordable Housing Need (Exception Sites)
- Policy HC6 – Gypsy and Traveller Provision
- Policy HC7a (New Policy) – Conversion and Re-Use of Buildings for Residential Accommodation
- Policy HC8 – Residential Sub-Division of Dwellings
- Policy HC10 – Housing Mix and Type
- Policy EC4 - Regenerating an Industrial Legacy
- Policy EC7 - Promoting Peak District Tourism and Culture

2.6 At the time of writing the report the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of the policies and proposals in the Derbyshire Dales Draft Local Plan has yet to be finalised. Therefore, any policies and proposals that require modification to take account of the SA and HRA process will be subject to an updating report which will be presented to the meeting for Members’ consideration.

2.7 Members will note the new policy on the provision of affordable housing (Policy HC4) included in the Derbyshire Dales Draft Local Plan. This policy takes account of the recommendations made in the Infrastructure, Viability and Community Infrastructure Levy Study which indicated that in order to safeguard the future introduction of the Community Infrastructure Levy that the level of affordable housing sought as part of new residential developments should be reduced to 30%.

3 DERBYSHIRE DALES LOCAL PLAN – DRAFT PLAN CONSULTATION PROPOSALS

3.1 The District Council has a statutory requirement under the terms of the Planning and Compulsory Purchase Act 2004, to prepare a Statement of Community Involvement (SCI).
3.2 The purpose of the SCI is to explain to local communities and stakeholders how they will be involved in the preparation, alteration and review of Local Plans and also in the determination of planning applications. The SCI helps to ensure that local communities have greater ownership over local planning decisions and are better able to shape the places where they live. The SCI defines the standards to be met by the District Council in terms of community involvement and stakeholder engagement.

3.3 As part of the future Examination in Public of the Derbyshire Dales Local Plan the Inspector appointed to consider that plan will consider whether the plan has been prepared in accordance with all the relevant legal requirements, including whether the plan has been prepared in accordance with the Statement of Community Involvement.

3.4 The revised SCI identifies different methods the District Council will adopt to ensure that as wide a range of the community and stakeholders are engaged in the planning process. In respect of the Derbyshire Dales Local Plan these include:

- Newsletters and leaflets
- Media – local press, TV, radio
- Exhibitions and displays
- Website
- Questionnaire and surveys
- Citizens Panel
- Public meeting and surgeries
- Focus Groups
- Workshops
- Participative planning activities
- Community forums or liaison groups

3.5 It is therefore important to ensure that the consultation undertaken in respect of the Derbyshire Dales Draft Local Plan is in accordance with that set out in the Statement of Community Involvement.

3.6 It is recommended that consultation on the Derbyshire Dales Draft Local Plan run for a six-week period from 7th April 2016 to 19th May 2016 and consist of the following:

<table>
<thead>
<tr>
<th>Date</th>
<th>Events</th>
<th>Events</th>
</tr>
</thead>
<tbody>
<tr>
<td>7th April to 14th April</td>
<td>Exhibition Wirksworth Leisure Centre Reception Area – Manned by Officers 2pm to 6pm 11th April 2016</td>
<td>Monday 11th April 2016; Public Meeting Minor Hall, Wirksworth Leisure Centre 7pm-9pm</td>
</tr>
<tr>
<td>14th April to 21st April</td>
<td>Exhibition Ashbourne Leisure Centre Reception Area – Manned by Officers 1pm to 5.30pm 19th April 2016</td>
<td>Tuesday 19th April 2016; Public Meeting, Elim Church, Waterside Park, Ashbourne 7pm-9pm</td>
</tr>
<tr>
<td>21st April to 28th April</td>
<td>Exhibition Imperial Rooms, Reception Area – Manned by Officers 1pm to 5.30pm 25th April 2016</td>
<td>Monday 25th April 2016; Public Meeting, Sports Hall Highfield School, Matlock 7pm -9pm</td>
</tr>
</tbody>
</table>
3.7 Respondents to the consultation will be encouraged to adopt a ‘digital by default’ approach whereby all comments should be submitted online through the District Council’s website. This will enable Officers to analyse the responses in a more effective and efficient manner in order to maintain progress on the preparation of the plan in accordance with the agreed timetable.

4 RISK ASSESSMENT

4.1 Legal

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

Deliberations by the Local Plan Advisory Committee are ‘without prejudice’ to the formal determination of any pending or future application for planning permission by the Local Planning Authority or to an appeal pending decision by the Planning Inspectorate.

4.2 Financial

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

4.3 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. In order to fulfil this role it is necessary to ensure that robust evidence-based and “sound” documents are prepared. Failure to do so will undermine the ability of the District Council to achieve its key aims and objectives. In light of the Inspector’s Report the Corporate Risk associated with the preparation of the Local Plan has been reviewed and identified as Medium Risk.

5 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.
6 CONTACT INFORMATION

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

Mike Hase, Planning Policy Manager
Tel: 01629 761251
E-mail: mike.hase@derbyshiredales.gov.uk

6 BACKGROUND PAPERS

<table>
<thead>
<tr>
<th>Description</th>
<th>Date</th>
<th>File</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report and Minutes to Local Plan Advisory Committee Meetings</td>
<td>12th January 2016</td>
<td>G/5/P1</td>
</tr>
<tr>
<td></td>
<td>18th January 2016</td>
<td></td>
</tr>
<tr>
<td></td>
<td>20th January 2016</td>
<td></td>
</tr>
<tr>
<td></td>
<td>11th February 2016</td>
<td></td>
</tr>
<tr>
<td></td>
<td>29th February 2016</td>
<td></td>
</tr>
<tr>
<td>Individual Responses to Key Issues Consultation</td>
<td>November-December 2015</td>
<td>G/5/P1</td>
</tr>
<tr>
<td>Report and Minutes to Local Plan Advisory Committee Meetings</td>
<td>8th July 2015</td>
<td>G/5/P1</td>
</tr>
<tr>
<td></td>
<td>21st September 2015</td>
<td></td>
</tr>
<tr>
<td></td>
<td>28th September 2015</td>
<td></td>
</tr>
<tr>
<td>Report and Minutes to Council</td>
<td>12th October 2015</td>
<td>G/5/P1</td>
</tr>
<tr>
<td>Report and Minutes to Council</td>
<td>2nd October 2014</td>
<td>G/5/P1</td>
</tr>
<tr>
<td>National Planning Policy Framework</td>
<td>March 2012</td>
<td>G/5/P1</td>
</tr>
</tbody>
</table>
DERBYSHIRE DALES DRAFT LOCAL PLAN

APRIL 2016
1 Introduction
2 Portrait of the Derbyshire Dales
3 Spatial Vision, Aims and Objectives
4 The Spatial Strategy
5 Protecting Derbyshire Dales Character
6 Healthy and Sustainable Communities
7 Strengthening the Economy
8 Strategic Site Allocations
9 Implementation and Monitoring
Appendix 1 - Glossary
Appendix 2 – Housing Trajectory & Five Year Supply
Appendix 3 – Policies Maps
Appendix 4 – Car Parking Standards
1 Introduction

What is the Derbyshire Dales Local Plan?

1.1 The Derbyshire Dales Local Plan is a very important document, as it sets out the overall vision, objectives, and polices for the future development of the parts of the Derbyshire Dales that lie outside the Peak District National Park.

1.2 The Plan seeks to address local needs, especially for housing and economic development, while ensuring that the very special qualities of the District’s environment – both natural and built – are conserved and where possible enhanced.

1.3 The National Planning Policy Framework (NPPF) sets out the Government’s planning policy for England. It makes it clear that the Government considers that local plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities.

1.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that that decisions made by local planning authorities on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise. As such all decisions that the Council makes on planning applications will have to be determined against the policies set out in the Derbyshire Dales Local Plan.

1.5 The Derbyshire Dales Local Plan includes a series of policies which are intended to address the strategic priorities for the area as well as provide guidance to the development management process in the day to day determination of planning applications.

Plan Period

1.6 The Plan has a ‘start’ date or baseline of April 2013. Advice in the NPPF is that Local Plans should be drawn up over an appropriate time scale, preferably a 15-year time horizon, and take account of longer term requirements. The current forecast adoption date for the Derbyshire Dales Local Plan is summer 2017. Accordingly, this Plan is intended to cover the period 2013 to 2033.
Duty to Co-operate and Evidence Base

1.7 Section 110 of the Localism Act sets out a ‘duty to co-operate’. This applies to all local planning authorities, national park authorities and county councils in England – and to a number of other public bodies. The duty:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
- requires that councils set out planning policies to address such issues;
- requires that councils and public bodies ‘engage constructively, actively and on an ongoing basis’ to develop strategic policies;
- requires councils to consider joint approaches to plan making.

1.8 The Derbyshire Dales Local Plan has been prepared working closely with partner organisations, including the Peak District National Park Authority, local communities and agencies, and following consultation with local communities across the plan area. In preparing the Local Plan consideration has also been given to the plans and strategies of neighbouring authorities, along with other plans which will ultimately form part of the Development Plan for the Derbyshire Dales, for instance the emerging Derby and Derbyshire Minerals Plan and Derby and Derbyshire Waste Plan.

1.9 Furthermore, in order to comply with the duty, the District Council has engaged with those agencies and authorities it is required to under the legislation, and this Plan is a consequence of that process.

1.10 A wide range of studies have been commissioned over the past few years to provide the evidence base for the policies and proposals contained within this Local Plan:

- Derbyshire Dales Rural Accessibility Study (2009);
- Green Infrastructure Assessment (2009);
- Peak Sub Region Climate Change Study – Focusing on the Capacity and Potential for Renewable and Low Carbon Technologies (2009);
- Peak Sub Region PPG17 Open Space, Sport and Recreation Study (2009) – currently being updated;
- Strategic Housing Land Availability & Community Infrastructure Levy Viability Study (2015);
- Derbyshire Dales Housing and Economic Development Needs Assessment (2015);
- Derbyshire Dales Retail Update Study (2015);
- Joint Derbyshire Gypsy and Traveller Accommodation Assessment (2015)
- Derbyshire Dales Landscape Sensitivity Study (2015);
- Sustainability Appraisal Scoping Report (2015);
- Settlement Hierarchy Assessment (2016);
- Strategic Transport Issues Report – in progress;
- Strategic Housing Land Availability Assessment – in progress;
- Strategic Flood Risk Assessment – in progress.

1.11 The following strategies and plans have also been taken into account in the preparation of this Local Plan:

- Derbyshire Dales Economic Plan 2014 – 2019
- D2N2 Local Enterprise Partnership Strategic Economic Plan
- Sheffield City Region Local Enterprise Partnership Strategic Economic Plan 2015- 2025
- Derbyshire Dales Visitor Economy Plan 2015 to 2019

1.12 The details of the above reports included within the evidence base can be found on the District Council’s website.

1.13 The revocation of the East Midlands Regional Plan in April 2013 placed the responsibility on the District Council to identify and justify its approach to the level of housing growth over the plan period.

1.14 The NPPF indicates that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

1.15 The Housing and Economic Development Needs Assessment (2015) has provided a substantive update to the evidence base in respect of the Objectively Assessed Housing and Economic Development needs of the area for the period up to 2033.

1.16 Furthermore the District Council has also updated the Strategic Housing Land Availability Assessment to ensure that the Local Plan is based on up to date and comprehensive information about the potential availability, achievability and delivery of housing land.

**Sustainability Appraisal**

1.17 The Planning and Compulsory Purchase Act 2004 requires that Local Plans are subject to a Sustainability Appraisal (SA). The purpose of the SA is to consider the social, economic and environmental impacts of the policies and proposals and thereby ensure that the Plan contributes to the delivery of sustainable development.
1.18 The SA process has contributed directly to the development of policies set out in this document. As a result, the approach to growth adopted across the plan area will deliver development that is sustainable in the long term. The methodology and findings of the SA are set out in the SA report that accompanies this Plan.

**Habitats Regulations Assessment**

1.19 As a plan or project which may have a significant effect on a European site (Special Protection Areas (SPAs) and Special Areas of Conservation (SACs)) the Derbyshire Dales Local Plan has been subject to a Habitats Regulations Assessment (HRA) as required under the EU Habitats Directive (92/43/EEC). Its purpose being to determine whether or not any significant effects are likely to be generated and to identify ways in which they can be avoided.

1.20 The HRA report has been published alongside the SA Report for this plan. The HRA report has identified a number of issues that have been taken into account in the preparation of the policies set out in this plan.

**Equalities Impact Assessment**

1.21 The District Council has duties under the Equalities Act 2010, to ensure that it promotes equality of opportunity and good relations between persons of different racial groups; promote equality of opportunity between disabled persons and other persons and eliminate unlawful discrimination. Such considerations must be taken into account in determining the effects of its policies, programmes or strategies, with the aim of promoting fair and equal opportunity in employment, training and access to services.

1.22 In addition to race and disability factors the District Council has assessed the potential effects of the policies in the Derbyshire Dales Local Plan on gender, sexuality, age, religion/faith and social exclusion. The Equalities Impact Assessment identified a number of issues which have been taken into account in the preparation of the policies in this plan.

**Purpose of the Document**

1.23 In November 2015 public consultation took place on the Key Issues to be addressed in the Local Plan and a leaflet sent to all households in the District. A total of 405 responses were received to the consultation from individuals, Parish Councils, Agents and Developers. The outcomes of this and the extent of the evidence base has influenced the contents of this document.

1.24 The policies and proposals set out in this document are the ones the District Council considers are appropriate to set the planning framework for the area for the period up to 2033.
1.25 The purpose of this document is to give local people and stakeholders a change to comment on a draft local plan. The policies and proposals in the Local Plan should be read as a whole. All the relevant policies will be taken into consideration when determining a planning application.

**Have Your Say**

1.26 The consultation period on this Draft Local Plan runs for six weeks from 7th April 2016 to 19th May 2016.

1.27 If you would like submit your views on this Draft Local Plan, you may do so by completing the online representation form which can be found on the District Council’s website:

www.derbyshiredales.gov.uk

**What Happens Next?**

1.28 The representations and comments made during consultation will be taken into account. The Council will then produce a Submission Draft of the Local Plan and will submit it along with other required documents to the Secretary of State for his consideration. A Planning Inspector will be appointed by the Secretary of State to undertake an Examination in Public to determine whether the plan is considered to be ‘sound’.

1.29 It is anticipated that the Plan will be subject to an Examination in Public in late 2016, and adopted in Spring 2017.

1.30 Once the plan has been adopted, the existing Supplementary Planning Documents will be revised. These will be subject to their own consultation and provide further detailed guidance on the operation of the policies contained within the plan.

1.31 Progress against the policies and proposals within the plan will be included within the District Council’s Authority Monitoring Report.
2 Portrait of the Derbyshire Dales

Description of Plan Area

2.1 Derbyshire Dales sits within the wider area of the Peak District, which extends beyond the boundaries of the Peak District National Park. The area covered by the Derbyshire Dales Local Plan is that part of Derbyshire Dales which sits outside the Peak District National Park, which is a local planning authority in its own right.

2.2 The Derbyshire Dales Local Planning Authority area comprises 33,000 hectares and has a resident population of over 44,700 people. The area is an R80 District defined in the Rural Development Plan for England 2007/13 as a district where more than 80% of the population lives in rural areas (DEFRA, 2007). The area includes attractive countryside interspersed with a large number of villages and hamlets. The area includes Matlock, Wirksworth and Ashbourne, which are long established rural market towns. These towns act as service centres to wide rural hinterlands and are home to 47% of the total population, whilst 29% live within large villages and the remaining 24% are scattered among the rural parishes in small villages and hamlets.

INSERT FIGURE: Derbyshire Dales Local Plan within the Wider Peak District

2.3 The Derbyshire Dales Local Plan will set the planning policies for only one part of the Wider Peak District. The planning framework for the remainder of the Wider Peak District comprises of the Peak District National Park Local Plan, Peak District National Park Core Strategy and the High Peak Local Plan. There are a number of key issues that are common across the Wider Peak District and as such the Derbyshire Dales Local Plan has been prepared to ensure these issues are addressed in a complementary and consistent manner.

2.4 Matlock is the largest town within Derbyshire Dales with a resident population of 9,125 people. The town sits on the edge of the Peak District National Park and is a popular tourist destination with the River Derwent and adjacent Hall Leys Park providing an attractive town centre environment. The River Derwent divides the town centre in two. There are a variety of independent shops and services on Dale Road to the west of the river, whilst the core of the town centre lies to the east of the river across Matlock Bridge at its junction with Crown Square.

2.5 Ashbourne is a medium-sized market town with a resident population of around 8,3000 people located at the southern edge of the Peak District, roughly equidistant between Stoke-on-Trent and Derby. Leek, Uttoxeter and
Belper are also relatively accessible from the town. The town centre has retained its historic Georgian core with narrow streets and enclosed courtyards. The Market Place is the main focus of the town centre with St John’s Street and Church Street forming an attractive thoroughfare where many of the town’s independent shops are located. The town centre also has a full range of local services and is a popular tourist destination with a number of restaurants, cafes and pubs catering for visitors and local residents.

2.6 Wirksworth is one of the oldest towns in Derbyshire. It is located ten kilometres to the south of Matlock in the Ecclesbourne Valley. The town centre has a relatively limited but attractive range of small independent shops located along the main St John’s Street. There are also several restaurants and pubs which add to the range of services and facilities available within the town.

**INSERT FIGURE SHOWING LOCATION AND SIZE OF MAIN SETTLEMENTS**

**Landscape and Natural Heritage**

2.7 The proximity of the National Park is reflected in the quality of the landscapes in which the towns and villages of the local plan are set. The landscape of the Derbyshire Dales is key to the fortunes of the area, attracting people to live and work in the area, as well as playing an important role for the economy both inside and outside the National Park.

2.8 The Peak District National Park Authority has a statutory duty to protect the natural beauty, wildlife and cultural heritage of the National Park, as well as promoting the recreation and enjoyment of the countryside within it. These duties are supported by the District Council because of the benefits that they bring to the quality of life for residents of, and visitors to the area.

2.9 The Landscape Character Assessment for Derbyshire published in 2003 undertaken in partnership with Derbyshire County Council and the former Countryside Agency identified 5 landscape character areas and 19 landscape character types across Derbyshire Dales. Each landscape type has its own distinct vegetation, topography, settlement pattern and biodiversity.

2.10 Not only does the District comprise some of the most diverse and scenically beautiful areas in Britain, significant parts of the District are important for nature conservation. Within the local plan area, English Nature has designated 19 Sites of Special Scientific Interest under Section 28 of the Wildlife and Countryside Act 1981. Some of these sites have international importance, e.g. Via Gellia at Cromford, and some have been designated as a
Special Area of Conservation under the European Habitats Directive. These sites are subject to the highest degree of protection.

2.11 In December 2006, the District Council designated Pic Tor, High Tor and Lovers’ Walks in Matlock as a Local Nature Reserve under the National Parks and Access to the Countryside Act 1949. These sites are either designated as a Site of Special Scientific Interest and as part of the Peak District Dales Special Area of Conservation or are identified on the Derbyshire Wildlife Sites Register. Lovers’ Walks is situated within the buffer zone of the Derwent Valley World Heritage Site, and along with High Tor, is included on the Register of Historic Parks and Gardens.

2.12 The Derbyshire Wildlife Sites Register identifies over 200 sites as being of county or local importance for nature conservation in the local plan area. A number of these sites were previously derelict or despoiled and have naturally regenerated themselves.

2.13 The Council has designated 170 Tree Preservation Orders across the area for which it is the local planning authority. There are a further 35 Tree Preservation Orders that have been designated by Derbyshire County Council. These, and a significant number of Ancient Woodlands, are vital components of the local environment because of their importance aesthetically, historically, and their contribution to the protection and enhancement of biodiversity.

2.14 The high quality of the local environment is also a result of the historic fabric of the built environment. This consists of a number of elements; listed buildings, conservation areas, historic parks and gardens, archaeological sites and features and the Derwent Valley Mills World Heritage Site.

**Historic Environment**

2.15 There are over 1,330 buildings listed as being of special architectural or historic interest and, of these, 35 have been identified as being at risk. The Council has designated 33 Conservation Areas outside of the Peak District National Park covering roughly 5% of the local plan area, and is undertaking a long-term programme of Conservation Area Character Appraisals.

2.16 There are 9 parks and gardens included on the Register of Parks and Gardens of Special Historic Interest covering some 446ha. Currently these are:

- Ednaston Manor;
- Sudbury Hall;
• The Heights of Abraham;
• Lovers’ Walks;
• High Tor;
• Derwent Gardens;
• Sydnope Hall;
• The Whitworth Institute;
• Willersley Castle.

2.17 The area is also rich in archaeological sites with features of national and local importance. Derbyshire County Council has prepared a Historic Environment Record which identifies 4,484 archaeological, and heritage features within the plan area. This list incorporates a number of “County Treasures” which are features of public importance by virtue of their archaeological, architectural, historic scenic or scientific interest.

2.18 The Derwent Valley Mills were inscribed as a UNESCO World Heritage Site in December 2001 in recognition of the unique role that the area played in the Industrial Revolution. Within the District this area extends continually along the Derwent Valley from Cromford in the north to Whatstandwell in the south.

Environmental Quality and Health

2.19 The Environment Act 1995 places a statutory obligation on all local authorities to review and assess the air quality within their areas against air quality objectives. Progress Reports have been introduced into the Local Air Quality Management (LAQM) system following a detailed evaluation of the review and assessment process. Updating and Screening Assessment (USA) reports are prepared in the years when local authorities are not carrying out their Progress Reports or carrying out Detailed Assessments. The April 2014 Progress Report concluded that there would be no exceedence of the air quality objectives in Derbyshire Dales. However, the April 2015 USA concluded that was a need to progress to a Detailed Assessment for PM10 in respect of a poultry farm in Hulland Ward.

2.20 In accordance with Part 2a of the Environmental Protection Act 1990, no areas of contaminated land have been declared in the Derbyshire Dales District. However, the District does have a history of lead mining and 2,500 potential sites for land contamination have been identified for further investigation.

2.21 The District is crossed by a number of watercourses. The River Wye and River Derwent dominate the river catchments network in the east of the district whilst the River Dove acts as a western boundary. It also contains a number of aquifers that provide high quality water requiring little treatment.
prior to use. The focus of the Water Framework Directive is generally to provide good environmental quality. The Environment Agency has indicated that the majority of waterbodies in Derbyshire Dales have good to moderate ecological status as presented in the Table 1 and Figure xx below.

<table>
<thead>
<tr>
<th>Ecological Status</th>
<th>Waterbodies in Derbyshire Dales District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good Ecological Status</td>
<td>Foston Brook</td>
</tr>
<tr>
<td></td>
<td>Hilton Brook</td>
</tr>
<tr>
<td></td>
<td>Makeaton Brook</td>
</tr>
<tr>
<td></td>
<td>Bentley Brook (Derwent tributary)</td>
</tr>
<tr>
<td></td>
<td>River Bradford</td>
</tr>
<tr>
<td></td>
<td>River Lathkill (source to River Bradford)</td>
</tr>
<tr>
<td></td>
<td>River Wye</td>
</tr>
<tr>
<td></td>
<td>Bar Brook</td>
</tr>
<tr>
<td>Moderate Ecological</td>
<td>Marston Brook</td>
</tr>
<tr>
<td>Status/Potential</td>
<td>Henmore Brook</td>
</tr>
<tr>
<td></td>
<td>Bentley Brook (Dove trib)</td>
</tr>
<tr>
<td></td>
<td>River Derwent</td>
</tr>
<tr>
<td></td>
<td>River Lathkill (R. Bradford to River Wye)</td>
</tr>
<tr>
<td></td>
<td>River Noe</td>
</tr>
<tr>
<td>Poor Ecological Status</td>
<td>River Ecclesbourne</td>
</tr>
<tr>
<td></td>
<td>River Dove</td>
</tr>
</tbody>
</table>

2.22 Although there are nearly 400 hectares of previously developed land across the plan area much of it is associated with the quarrying and mineral extraction industries and is unsuitable for redevelopment because it is situated in isolated and, therefore, unsustainable locations.

2.23 The Green Infrastructure Network comprises sites important for the protection and enhancement of biodiversity, outdoor recreation and cultural heritage. These are linked together by corridors including river valleys, long distance trails and canals to form a comprehensive network of green areas for the benefit of wildlife as well as the health and well being of local communities.
Economy

2.24 The geographical position of Derbyshire Dales and its close proximity to the major cities such as Sheffield and Derby puts much of the plan area within easy commuting distance of these major conurbations. This relationship affects the role and functions of the towns and villages, as well as the local housing market and the local economy of the plan area. Figure xx below shows the relationship between the Peak Sub Region and the surrounding area.

INSERT FIGURE: Relationship between Wider Peak District and Surrounding Area

2.25 There are six key sectors that account for the majority of employment in the area; public administration, education and health, distribution, hotels and restaurants, manufacturing and banking. A significant proportion of the resident population of Derbyshire Dales who are in employment – 46% commute to work outside of the plan area.

2.26 The plan area is home to large numbers of high earning employees who commute longer distances to employment outside of the plan area. Whilst many residents travel less than 2 kilometres to work, many of those that work locally are employed on low wages in sectors such as agriculture, and tourism. At the same time house prices in the area remain high and this has had the effect of squeezing local people out of the local housing market.

2.27 The influence of the major conurbations is also strong in terms of retail attraction. The majority of residents shop in the market towns for their main food shopping, however, a large proportion of residents travel to the surrounding towns and cities outside of the plan area for clothing and other non food items. Despite this, the town centres across the plan area remain attractive, with generally lower shop vacancy rates than the national average and a reasonably broad range of local shops set within high quality environment.

2.28 The outstanding countryside, diversity of landscapes, and the culture and history of the market towns and villages are attractive features that draw visitors in from the surrounding major conurbations. The tourism industry offers major economic benefits to the area with over 11 million visits a year to the Peak District National Park. This makes it the second most visited National Park in the world, although visitor spend in the area remains the lowest in England and Wales. The settlements in the plan area play an important role in supporting Peak District tourism by providing a range of tourist facilities and services, while the main market towns in particular
provide a gateway to the National Park for people travelling by train from the surrounding cities.

2.29 There is a need to diversify the local economy and attract a range of businesses to the area, to improve the value of the local job offer and reduce the level of out-commuting to the surrounding major cities. Another important factor that is driving the need to diversify the economy is the ageing population. Although the population of the Derbyshire Dales is set to grow, the size of the working age population is forecast to decrease and this could exacerbate future recruitment problems.

**Housing**

2.30 The local housing market in the Derbyshire Dales is influenced by a series of economic and demographic drivers. These have had a major impact on the demand for housing in the area and a consequential impact upon the ability of local residents to be able to afford property in the area. The evidence suggests that the plan area’s ageing population is being driven by the inward migration of older families and the outward migration of younger people. In 2013 some 24% of people in the District were aged 65 and over compared with 20% across the County, 18% regionally and 17% nationally.

2.31 The ageing population and smaller household sizes overall has increased demand for smaller housing units in the plan area. The existing housing stock is focused towards larger properties with a significant proportion of homes having 4 or more bedrooms, and a lower proportion of smaller properties compared to regional and national averages. Some rebalancing in the size of properties is required to ensure that housing is more affordable to local residents and to address the future reduction in household sizes.

2.32 The rural nature of the plan area, the lack of services and facilities in many of the villages, particularly those in the southern part of the plan area and very limited availability of public transport increases the dependency of residents on car borne journeys. A consequence of this is that the plan area has the highest per capita carbon emissions in Derbyshire.

2.33 Whilst public transport links outside of the larger towns are limited, the Derwent Valley Community Rail Line links Cromford, Matlock Bath and Matlock with Derby, Nottingham and the wider National Rail network, and is well used by residents commuting to work.

2.34 Although rail linkages are good, traffic congestion is a significant issue within the market towns and this has the potential to restrict growth. Ensuring that development takes place in locations readily served by public transport and
that essential community facilities are accessible by sustainable means, will partially address this issue, and will also be beneficial in respect of reducing carbon emissions.

2.35 More sustainable transport patterns are supported at a local level by good access to safe routes for walking and cycling. Urban trails within settlements link residential areas with local recreation and shopping opportunities, while long distance trails such as the Trans-Pennine connect the urban centres with the surrounding countryside. These sustainable routes are highly valued and well used by local residents and make a contribution to sustainable tourism in the Peak District National Park. There are clear opportunities to extend the network of walking and cycling routes within the plan area. The completion of these routes will contribute to the expansion of the green infrastructure network for the benefit of biodiversity and the health of local communities.

2.36 Improved accessibility to community services and facilities by sustainable means such as walking and cycling or via public transport, is important to the continued sustainability of communities, particularly in those more isolated, rural parts of the Derbyshire Dales.

2.37 The health and well being of residents in the plan area is generally good. Although the provision of sport and recreation facilities across the plan area is adequate in most cases, there are some localised examples of under supply, particularly in play provision for over twelve’s, football pitches, swimming pools and sports halls in Matlock. Improved provision of facilities for sport and recreation will provide opportunities to maintain the health and well-being of local residents. Higher demand for allotment sites in recent years has not been met with sufficient increases in supply which is reflected in the size of the waiting lists for such sites.

Key Issues for Local Plan

2.38 It is clear from the evidence base and the spatial portrait of the plan area that there are a number of issues which must be addressed through the Local Plan, to ensure the sustainable development of the Derbyshire Dales:

KI 1 Protecting and Enhancing the Character and Distinctiveness of the Landscape, Towns and Villages in the Plan Area.

2.39 The high quality natural, built and historic environment attracts people to live and work in the plan area. The ongoing protection and enhancement of these key assets is essential for maintaining the quality of life for local residents, attracting continued economic investment and in promoting the sub region as an attractive tourist location.
KI 2 Managing the impact of development on the Peak District National Park and its setting and helping to relieve tourism and recreational pressure on the Park

2.40 Whilst the Peak District National Park Authority is responsible for protecting the special purposes of the Peak District National Park there is a duty on constituent authorities to ensure that nothing is done to harm the special purposes. Consequently given this requirement development within the plan area should not have an adverse impact upon the Peak District National Park or its setting. Furthermore where opportunities arise development should seek to relieve the Peak District National Park from pressure related to tourism and recreation use.

KI 3 Addressing the Challenges of Climate Change

2.41 Given that the area has high levels of per capita carbon emissions and national targets are seeking an 80% reduction on 1990 levels by 2050 it is necessary to ensure that this issue is addressed.

KI 4 Meeting Local Housing Needs

2.42 Meeting local housing needs is a challenge for the creation of sustainable communities. Providing an appropriate range of different sizes, types and tenures is essential for meeting the needs of all local residents and in creating healthy and mixed communities that people will want to live in both now and in the future. There is a particular need across the plan area to provide affordable housing, and address the needs of an ageing population.

KI 5 Managing Travel Demand and Improving Accessibility

2.43 The lack of services and facilities, the disperse nature of settlements across the plan area, and the relatively poor public transport network results in a higher than normal dependence upon the use of a private car. The location of new development is an important consideration in reducing travel demand and ensuring that services and facilities are accessible for local communities. For those in more remote locations it is however appropriate to ensure that measures are in place to improve accessibility to shops and services.

KI 6 Protecting and Enhancing Community Infrastructure, Connectivity and Local Services

2.44 Sustainable communities require not only appropriate levels of residential and employment opportunities but also appropriate levels of community
infrastructure. This includes schools, health care facilities, public transport, community buildings, places of worship, sport and recreation facilities, recycling facilities and open space. It also includes telecommunications connectivity, a particular issue in a largely rural area like the Derbyshire Dales. In taking forward the Local Plan it will be necessary for provision to be made for commensurate levels of community infrastructure, and appropriate in locations accessible by a variety of different transport modes.

**KI 7 Protecting and Improving Leisure and Recreation Opportunities for Residents and Visitors**

2.45 Ensuring that existing leisure and recreational opportunities are protected and that growing communities are supported by appropriate leisure and recreation opportunities will benefit the quality of life of both of residents and visitors alike. The Local Plan should therefore ensure that there are appropriate levels of provision across the plan area.

**KI 8 Strengthening the Rural Economy**

2.46 Continuing to strengthen the local economy is one of the key drivers for delivering sustainable development. The plan has therefore to ensure that land and premises are capable of meeting the needs of both the existing and the emerging growth sectors, are situated in sustainable locations, and do not have an adverse impact upon the character and appearance of the area. Furthermore the plan needs to provide the framework for delivering higher skilled, higher waged jobs for residents.

**KI 9 Maintaining and Strengthening the Vitality and Viability of Town Centres**

2.47 Sustainable town and village centres contribute to the quality of life for local residents by providing a diverse range of services in safe and attractive environments. Ensuring that towns and village centres within plan area continue to be vibrant and attractive is therefore essential.

**KI 10 Enhancing the Value of the Visitor Economy**

2.48 Tourism is a potential growth sector across the Plan Area because of the proximity of, and accessibility to the Peak District National Park and the opportunities that this offers. Development across the plan area that benefits the local tourism economy should be supported, particularly where it contributes to achieving a higher value economy. Similarly schemes that may have an adverse impact upon the tourism industry either directly or indirectly should be resisted.
2.49 The 10 Key Issues identified above can be grouped together into three main themes that the Local Plan will seek to address:

- Protecting Derbyshire Dales Character
- Promoting Healthy and Sustainable Communities
- Supporting the Rural Economy and Enhancing Prosperity

2.50 The Figure below shows how the ten Key Issues relate to the three main themes.

Figure xx Relationship between Key Issues and Themes in the Local Plan
Spatial Vision, Aims and Objectives

3.1 This section outlines a spatial vision to address the key issues and challenges identified in the spatial portrait. The vision sets out the direction which the District Council would like the plan area to take in the long term, setting out how the area and places within it should develop as well as setting the context for the policies in the plan.

Vision

3.2 The Peak District Partnership was formally known as the Derbyshire Dales and High Peak Local Strategic Partnership (established in 2003). It draws together organisations working in the Derbyshire Dales and High Peak from the statutory, voluntary and business sectors. The Partnership aims to focus the collective resources of partners on priorities that have been agreed by partners and add value to existing activity.

3.3 In December 2014 partners agreed a new Statement of Priorities 2015-2019. The Statement provides the framework for Partnership activity over the next five years and replaces the Derbyshire Dales and High Peak Local Strategic Partnership's Sustainable Community Strategy 2009-2014. The Statement of Priorities does however retain the same long term vision:

*The Peak District will be a distinctive high quality rural environment with...*

- *People of all ages who are healthy and safe;*
- *High-wage, high-skill jobs;*
- *Affordable, decent homes for local people;*
- *Towns and villages that offer a high quality of life.*

3.4 The following vision for the Local Plan builds on the Statement of Priorities vision and sets out how the Plan area will be by 2033. The main challenge will be how to achieve this in a sustainable manner, which delivers the necessary housing, employment, retail and community facilities whilst concurrently ensuring that the areas valuable and distinctive natural and built heritage assets and its character are preserved and enhanced.

Spatial Vision

The vision for the Derbyshire Dales is that it will be widely recognised as a distinctive rural area with vibrant villages and market towns, which reflects the character of the Derbyshire Dales landscape. The area will complement and not compete with Sheffield and Derby and out-commuting will reflect a sustainable balance of living and working.
Development in the Derbyshire Dales will be managed in a sustainable way that mitigates against, and responds to, our changing climate.

The traditional character of the Market Towns and larger villages serving the smaller settlements within their rural hinterland will be maintained with increasing emphasis on the promotion of sustainable communities.

The landscape of the Derbyshire Dales is a complex combination of physical and cultural elements, developed over centuries to produce a landscape of particularly high quality which will be protected and enhanced.

New development particularly in Ashbourne, Matlock, and Wirksworth, will seek to satisfy the identified social and economic needs of local residents, which in turn will be supported by the protection and enhancement of areas of green space around them. Opportunities for the provision of new and improved recreation opportunities will be brought forward.

Market towns will be encouraged to respond to pressure from competing centres outside the area in order to further strengthen the Peak District’s economy, provide more choice and reduce the need to travel. Proactive measures will be taken to maximise the use of previously developed land whilst recognising that some development will be required on greenfield land.

Larger villages including Tansley, Doveridge and Brailsford will benefit from development with an improved range of amenities and facilities including schools and healthcare provision. Areas of countryside and green space around the villages of the plan will act as an important resource for recreational uses.

The sustainability of the villages and countryside will be promoted through appropriate investment, including agricultural diversification, and affordable homes that will help people remain in, or return to, their local communities.

The character of the Derbyshire Dales will be protected and enhanced with care taken to ensure new development is well integrated with its surroundings. The integrity of our towns and villages will be maintained by ensuring that there is appropriate separation between settlements, in particular between Matlock and Darley Dale along the A6 corridor.

Strengthening the local economy to deliver higher-level skills and wages will be facilitated through the proactive development of new employment opportunities in Matlock, Ashbourne and Wirksworth, and improved telecommunications connectivity.
The rich legacy of craft and industrial traditions, like textile manufacture, will complement new sectors and provide employment that secures the traditions of the Peak District. Where appropriate, redundant quarry sites will be sensitively re-used to bring economic benefits to the area. The Derwent Valley Mills World Heritage Site will continue grow in significance and increasing visitor numbers will lead to the development of new accommodation and attractions in and around the corridor.

Residents will be happier, healthier and more active and will enjoy an improved quality of life. The promotion of healthy and sustainable communities will improve access to a wider range of local jobs, housing, high quality services and facilities, cultural and leisure opportunities.

Opportunities to secure improvements in accessibility to services and facilities throughout the rural area will be seized. There will be an emphasis upon minimising the adverse impacts of traffic on the adjoining Peak District National Park together and finding more sustainable ways to reap the benefits of tourism in the towns and villages without increasing the use of the private car.

**Strategic Objectives**

3.6 The following strategic objectives have been derived from the key issues and will help deliver the spatial vision and guide development across the plan area to 2033. The objectives for the Derbyshire Dales Local Plan provide an interpretation of the vision and create the links between the key issues and the individual policies.

3.7 In order to implement and deliver the Local Plan’s vision the following seventeen strategic objectives have been identified and are grouped under each of the Local Plan’s three themes:

**Protecting Peak District Character**

SO1: To protect and enhance the Green Infrastructure Network.

SO2: To maintain, enhance and conserve the areas distinct landscape characteristics, biodiversity, and cultural and historic environment.

SO3: To ensure that design of new development is of high quality, promotes local distinctiveness and integrates effectively with its setting.

SO4: To protect and enhance the character, appearance and setting of the District’s towns and villages.
SO5: To address, mitigate and adapt to the effects of climate change on people, wildlife and places.

**Healthy and Sustainable Communities**

SO6: To meet the objectively assessed housing needs of the District, subject to consideration of other Strategic Objectives of the Local Plan.

SO7: To ensure that there is an adequate mix of housing types, sizes and tenures to meet the needs of all sectors of the community.

SO8: To protect and facilitate the necessary infrastructure, connectivity, services and facilities to support the development of the District and connectivity.

SO9: To support developments that minimise risks to safety and health as a result of crime (or fear of crime), flooding, pollution and climate change of local residents, employees or visitors.

SO10: To encourage development that increases opportunities for healthy lifestyles.

SO11: To promote the efficient use of suitably located previously developed land and buildings whilst minimising the use of greenfield land.

SO12: To facilitate low carbon development and energy generation from renewable sources, of a type, and scale, appropriate to its location.

SO13: To increase the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure.

**Strengthening the Economy**

SO14: To facilitate development that will support the growth of the District’s economy, particularly through improving the quality of local employment.

SO15: To support employment development in locations and of a scale appropriate to the plan area.

SO16: To support and develop the District’s tourism and cultural offer.

SO17: To strengthen the vitality and viability of the District’s market towns as places for employment, shopping, services, leisure and tourism.
3.9 The Policies and Proposals within the Local Plan seek to provide the planning framework to deliver these objectives and are contained within the following four chapters under the themes of:

- The Spatial Strategy;
- Protecting Peak District Character;
- Healthy and Sustainable Communities and
- Strengthening the Economy

3.10 The identification of the key issues within the Local Plan area and the development of the spatial vision, objectives and resultant policies are closely aligned. Table 2 below demonstrates how these elements are interrelated and how they will be delivered through the implementation of Local Plan policies.

**Figure xx Relationship between Local Plan Themes and Objectives**

<table>
<thead>
<tr>
<th>Table 2: Links between Key Issues and Strategic Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ISSUES</strong></td>
</tr>
<tr>
<td><strong>Theme: Protecting Peak District Character</strong></td>
</tr>
<tr>
<td>KI 1 Protecting and Enhancing the Character and Distinctiveness of the Landscape, Towns and Villages in the Plan Area.</td>
</tr>
<tr>
<td>KI 2 Managing the impact of development on the Peak District National Park and its setting and helping to relieve tourism and recreational pressure on the Park</td>
</tr>
<tr>
<td>KI 3 Addressing the Challenges of Climate Change</td>
</tr>
<tr>
<td>KI 4 Meeting Local Housing Needs</td>
</tr>
<tr>
<td>KI 5 Managing Travel Demand and Improving Accessibility</td>
</tr>
<tr>
<td>KI 6 Protecting and</td>
</tr>
</tbody>
</table>

**Theme: Healthy and Sustainable Communities**

| KI 4 Meeting Local Housing Needs | SO6: To meet the objectively assessed housing needs of the District, subject to consideration of other Strategic Objectives of the Local Plan. |
| KI 5 Managing Travel Demand and Improving Accessibility | SO7: To ensure that there is an adequate mix of housing types, sizes and tenures to meet the needs of all sectors of the community. |
### Table 2: Links between Key Issues and Strategic Objectives

<table>
<thead>
<tr>
<th>ISSUES</th>
<th>OBJECTIVES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enhancing Community Infrastructure, Connectivity and Local Services</td>
<td><strong>SO8</strong>: To protect and facilitate the necessary infrastructure, connectivity, services and facilities to support the development of the District and connectivity</td>
</tr>
<tr>
<td>KI 7 Protecting and Improving Leisure and Recreation Opportunities for Residents and Visitors</td>
<td><strong>SO9</strong>: To support developments that minimise risks to safety and health as a result of crime (or fear of crime), flooding, pollution and climate change of local residents, employees or visitors.</td>
</tr>
<tr>
<td></td>
<td><strong>SO10</strong>: To encourage development that increases opportunities for healthy lifestyles.</td>
</tr>
<tr>
<td></td>
<td><strong>SO11</strong>: To promote the efficient use of suitably located previously developed land and buildings whilst minimising the use of greenfield land.</td>
</tr>
<tr>
<td></td>
<td><strong>SO12</strong>: To facilitate low carbon development and energy generation from renewable sources, of a type, and scale, appropriate to its location.</td>
</tr>
<tr>
<td></td>
<td><strong>SO13</strong>: To increase the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure.</td>
</tr>
<tr>
<td><strong>Theme: Strengthening the Economy</strong></td>
<td></td>
</tr>
<tr>
<td>KI 8 Strengthening the Rural Economy</td>
<td><strong>SO14</strong>: To facilitate development that will support the growth of the District’s economy, particularly through improving the quality of local employment</td>
</tr>
<tr>
<td>KI 9 Maintaining and Strengthening the Vitality and Viability of Town Centres</td>
<td><strong>SO15</strong>: To support employment development in locations and of a scale appropriate to the plan area.</td>
</tr>
<tr>
<td>KI 10 Enhancing the Value of the Visitor Economy</td>
<td><strong>SO16</strong>: To support and develop the District’s tourism and cultural offer.</td>
</tr>
<tr>
<td></td>
<td><strong>SO17</strong>: To strengthen the vitality and viability of the District’s market towns as places for employment, shopping, services, leisure and tourism.</td>
</tr>
</tbody>
</table>
4 The Spatial Strategy

The Presumption in Favour of Sustainable Development

4.1 The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, which has three dimensions: economic, social and environmental. To achieve sustainable development the NPPF advises that economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

4.2 It envisages the planning system performing the following roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

4.3 Paragraph 14 states “at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking”.

4.4 For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;

- local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
Paragraph 15 further continues that “all plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally”.

The three key themes of the Derbyshire Dales Local Plan set out above seek to ensure that the plan delivers sustainable development. As such the following policy sets out how the presumption in favour of development will be applied by the District Council.

**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 polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

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

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

**Sustainable Development**

It is essential that the Local Plan makes choices about where developments should go in broad terms in order to deliver sustainable development. The NPPF indicates that engagement and collaboration with neighbourhoods,
local organisations and businesses is essential. Local Plans, as far as possible, should reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.

4.8 The conclusions from the evidence base identified in Section 1, the outcomes of the consultation on the Key Issues and Options, well as the findings of the Initial Sustainability Appraisal and the Habitats Regulation Assessments have been taken into account in determining the most appropriate approach to take across the plan area.

4.9 This section seeks to set out the broad approach to the overall distribution of development across the plan area. More detailed information on the scale and location of new housing, employment and retail development is set out later in this Section and in Sections 6 and 7.

4.10 At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. All new development within the plan area should make a positive contribution towards the sustainability of the towns and villages and to protecting and where possible enhancing the environment within the plan area.

4.11 Furthermore all polices within the Plan should ensure that they are able to satisfy the 12 land-use planning principles set out in paragraph 17 of the NPPF which support sustainable economic development, high quality design, a transition to a low carbon future, the recognition of the different roles of different areas and settlements, promotion of mixed use developments and the effective use of land. These principles are central to this Local Plan which aims to address local needs locally, making the best use of resources both now and in the future.

**POLICY S2: Sustainable Development Principles**

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

This will be achieved by:

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

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

- Ensuring that development proposals do not prejudice the development potential of an adjacent site or larger area in a comprehensive manner;

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.

**Settlement Hierarchy**

4.12 The location, scale and distribution of new development can have an impact upon social, economic and environmental well-being. Inappropriately located new development can have unsustainable consequences. It is important, therefore, that in meeting the development needs of Derbyshire Dales, care is taken to ensure the principles of sustainable development are met, and community well-being is addressed.

4.13 To ensure that the principles of sustainable development are achieved across the plan area the highest priority will be to focus development on the Market Towns where access to services, facilities and employment opportunities are most readily available. Furthermore new residential development in the Market Towns will enable affordable housing to be provided in a way that promotes a more sustainable pattern of development.

4.14 Development outside of the Market Towns can contribute to maintaining the distinctive character and vitality of rural communities, and can provide some support for existing services and facilities. New residential development away from the Market Towns can also enable affordable housing to be provided to meet local needs.

4.15 The strategic approach to development across the Plan Area will be to:

- 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.
- Provide modest development within the larger villages, of an appropriate scale, where opportunities exist to contribute towards the overall requirements.
- Encourage rural affordable housing in the smaller villages where there is limited access to services and facilities.
4.16 A settlement hierarchy forms a useful basis for taking forward the principles of the plan's spatial strategy set out above. It allows for new development to be brought forward in a sustainable way, where local services are available and the need to travel is reduced. The towns and villages in the plan area have been classified into a settlement hierarchy on the basis of the availability of local services, local employment opportunities, and the ease of access to them.

4.17 The **Market Towns** are the largest settlements in the plan area comprising of Matlock, Ashbourne and Wirksworth. These accommodate the majority of the District's population, services and facilities. The spatial strategy seeks to focus future growth in these settlements and to strengthen their role 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.

4.18 Darley Dale is identified as a **Local Service Centre** reflecting the fact that it is well served by services and facilities, and has good access to employment opportunities both within Darley Dale and in other locations nearby that are well served by public transport.

4.19 Twelve villages are identified as **Accessible Settlements with Limited 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.

4.20 Six villages are identified as **Accessible Settlements with Minimal Facilities**. Whilst it is recognised that in these villages there is a need to meet local needs for housing and other economic or community purposes these villages generally have a very limited range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. Development on a large scale would be unsustainable in these villages, as this would generate a disproportionate number of additional journeys outside the villages and undermine the spatial strategy.
4.21 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 new infill development within the village should help to safeguard their continuation at least in the short to medium term.

4.22 The following policy defines the settlement hierarchy and the associated broad approach to development in each instance.
POLICY S3: SETTLEMENT HIERARCHY

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

**Market Towns – First Tier**
**Matlock, Ashbourne and Wirksworth**

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

**Local Service Centre – Second Tier**
**Darley Dale**

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

**Accessible Settlements with Limited Facilities – Third Tier**
**Brailsford, Clifton, Cromford, Darley Bridge, Doveridge, Hulland Ward, Matlock Bath, Middleton, Northwood, Rowsley, Sudbury and Tansley.**

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

**Accessible Settlements with Minimal Facilities – Fourth Tier**
**Bonsall, Brassington, Carsington, Kniveton, Kirk Ireton, Marston**
Montgomery.

Accessible Settlements with minimal facilities are defined as settlements with a very limited range of employment, services and facilities. Small villages have a low level of services and facilities and few employment opportunities. Development will therefore be limited to that needed to help maintain existing services and facilities and to meet the housing needs of the settlement. As such there is some limited scope for development within these settlements.

Infill and Consolidation Villages – Fifth Tier
Bradley, Ednaston, Hognaston, Hollington, Longford, Osmaston, Roston, Shirley, Yeaveley, Wyaston.

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

Other Rural Areas

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

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

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

4.23 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 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 planned growth up to 2033, and any additional development in these towns and villages should be concentrated within their built up areas. The following criteria have been used to define the extent of the settlement development boundaries where appropriate:

(i) Existing commitments by virtue of an extant planning permission, or an allocation in the Local Plan, for residential or employment development on the fringes of settlements;

(ii) The presence of clearly defined physical features such as wall, fences, hedgerows, roads, streams;

(iii) The inclusion of schools, halls, large houses and other buildings which stand in extensive grounds would depend on their relationship to the overall fabric of the settlement. In some cases, their relative isolation caused by their spacious setting would justify total exclusion, whereas in other cases, the building itself could be included within the Settlement Development Boundary but the curtilage excluded;

(iv) Residential curtilages exclude paddocks, orchards, land used for recreational purposes and similar uses and land separated from the main curtilage by a physical boundary;

(vi) Open areas including formal and informal recreation space, which contribute to the character or setting of a settlement, are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting.

POLICY S4: Development Within Defined Settlement Boundaries

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

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

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

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

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

Development in the Countryside

4.24 The NPPF sets out that one of the core planning principles is recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. It goes on to state that planning policies should support economic growth in rural areas by supporting the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. Proposals for the diversification of farm businesses, including the re-use of farm and other buildings, will therefore be generally supported, provided they do not have an adverse impact upon the character and appearance of the surrounding area.

4.25 Paragraphs 54 and 55 of the NPPF advises local planning authorities that housing on rural exception sites in the countryside may be acceptable and that in the countryside new isolated homes in the countryside should be avoided unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

4.26 Where planning permission is required, new housing in the countryside will generally not therefore be supported, and in any case all development proposals for housing in the countryside must be rigorously justified.

4.27 Applications for development within the countryside will be required to submit evidence to justify why such a location is required. The submission should
include an indication of the alternative options that have been considered, and an explanation why the countryside location is the preferable choice.

4.28 Wherever development is permitted in the countryside particular care will be needed to ensure that it is integrated sympathetically into the landscape and that its impact is minimised. Development needs to be viewed therefore in its context and in some cases the cumulative impact of successive smaller developments may affect the character of the countryside.

POLICY S5: Development in the Countryside

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

a) It comprises the redevelopment of a previously developed site and/or conversion of existing buildings for employment use provided it is appropriate to its location and does not have an adverse impact on the character and appearance of the rural area.

b) It represents the sustainable growth of tourism or other rural based enterprises in sustainable locations where identified needs are not met by existing facilities;

c) It comprises rural employment development in the form of home working, commercial enterprises and live-work units where a rural location can be justified.

d) It comprises equestrian development where it does not have an adverse impact upon the character of the area.

e) It involves development associated with recreational uses in accessible locations and least environmentally sensitive locations.

f) It comprises proposals for agriculture and related development which helps sustain existing agricultural and other rural based enterprises, including small scale farm shops selling local produce, complementary farm diversification and new agricultural buildings that maintain the landscape quality and character of the countryside.

g) It comprises proposals for the replacement of a non-residential / non-agricultural buildings with a more sustainable and appropriate non-residential alternative.
h) It comprises proposals for enabling development that is required in order to maintain a heritage asset of acknowledged importance in accordance with Local Plan Policy PD2.

i) It comprises the following forms of new residential development:

- A single replacement dwelling in accordance with Local Plan Policy HC7.
- Affordable housing in accordance with Local Plan Policy HC4.
- Extensions to existing dwellings in accordance with Local Plan Policy HC9.
- A Gypsy and Traveller site in accordance with Local Plan Policy HC6.
- Housing to meet the essential requirements of agriculture, forestry or other rural based enterprise in accordance with Local Plan Policy HC12.
- Conversion and Re-Use of Buildings in accordance with Local Plan Policy HC7a

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

- it is well designed, appropriate in nature and scale to a rural area, preserves or enhances the character and appearance of the countryside;
- it does not result in substantial harm to, or loss of designated heritage assets and/or their setting unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss in accordance with the NPPF;
- it does not adversely affect the purposes of the Peak District National Park or is harmful to its valued characteristics;
- it preserves and/or enhances the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park;
- it does not lead to excessive encroachment or expansion of development away from the original buildings;
- in the case of proposals to re-use an existing building or buildings, these are appropriately located and capable and worthy of conversion. Any such conversion will involve a building that positively contributes to an established local character and sense of place. In the case of replacement buildings they must bring about environmental improvement;
- in the case of extensions to buildings, it does not result in a disproportionate increase in the scale, form or footprint of the original
building;
- in the case of new buildings for essential community facilities, they cannot be accommodated within the identified settlement development boundaries or through the re-use or replacement of an existing building;
- it avoids significant diminution in the productive value of the best and most versatile agricultural land, unless the benefits of development outweigh this diminution and the development cannot be sited on land of lesser agricultural value;
- it will not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal, or require improvements or alterations to these roads which could be detrimental to their character;
- does not undermine, either individually or cumulatively with existing or proposed development, the physical or perceived separation and open undeveloped character between nearby settlements either through contiguous extensions to existing settlements or through development on isolated sites on land divorced from the settlement edge.

**Strategic Housing Development**

4.30 The NPPF indicates that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

4.31 The Derbyshire Dales Housing and Economic Needs Assessment (2014) identifies that the objectively assessed need for the whole of 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. However, the evidence from the Strategic Housing Land Availability Assessment (SHLAA) indicates that there are insufficient sites in suitable locations to meet this requirement, and to release additional land for housing would have a significant impact upon the high quality environment of the plan area.

4.32 Given that one of the key issues of the Derbyshire Dales Local Plan relates to protection and enhancement of the environmental quality of the area, it is considered that the impact of higher levels of growth on the character and appearance of the towns and villages across the plan area are not
outweighed by the social and economic benefits that higher levels of growth would achieve.

4.33 On the basis of the evidence from the SHLAA, the District Council has concluded that there is capacity to allocate land on sites of 10 dwellings or more for a maximum of 2877 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 on sites of less than 10 dwellings, the District Council has at this time sufficient land for 6,015 dwellings up to 2033. A shortfall of 425 dwellings on the identified Objectively Assessed Need.

4.34 The District Council is in discussion with its neighbouring local planning authorities under the auspices of the Duty to Cooperate to determine the extent to which any are able to accommodate some of the identified shortfall.

POLICY S6: Strategic Housing Development

The District Council will accommodate at least 6015 dwellings over the period 2013-2033.

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

Strategic Employment Development

4.35 In order to sustain and grow the local economy, it is essential that sufficient land is available for businesses. Available land must also be of suitable quality and appropriately located to meet local needs and the objectives of the Local Plan. A range of sites must therefore be made available to satisfy the different requirements of all sectors of the economy.

4.36 The Derbyshire Dales Housing and Economic Needs Assessment (2014) 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 up to 15 hectares of employment land to meet development needs in the District to 2033.

4.37 The NPPF sets out that in order to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century. Whilst this will generally entail ensuring that the location and design of new business
premises are suitable for the modern needs of firms within the plan area, it will also involve facilitating flexible working practices such as the integration of residential and commercial uses within the same unit.

**POLICY S7: Strategic Employment Development**

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

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

---

**Matlock/Wirksworth/Darley Dale Development Strategy**

4.38 Matlock is the administrative centre of the Derbyshire Dales, and the administrative centre for Derbyshire County Council. Its development as a Victorian and Edwardian Hydro town in the 1880’s remains evident in the distinctive character and appearance of the town. Consequently, much of the town is situated within a Conservation Area. The town also has other designated heritage assets, including listed buildings, a schedule monument and a registered historic park and garden. Matlock town centre acts as a focus for the surrounding hinterland. Its administrative function results in significant daily net inward work related movements. Although the majority of the daily movements are car borne journeys, the town is however well served by public transport, with both bus and rail services available. There are also good public transport routes, which allow travel across the town. There are also opportunities for new development in the town that will not have an adverse impact upon its character and appearance.

4.39 The evidence from the Derbyshire Dales Retail Study Update (September 2015) indicates that Matlock town centre is attractive and well maintained and has a reasonable environment which is only reduced by the level of traffic travelling through. Pedestrian levels are good and there are plenty of units such as coffee shops to increase dwell time, coupled with a number of units selling items such as antiques and second hand goods, which are likely to be catering for more tourist trade.

4.40 The Study considers Matlock town centre to be a healthy centre which acts as a focal point for the wider surrounding area and as such provides a range of national retail operators, which include a series of ‘attractors’ such as Sainsbury’s, Co-op, Iceland, Wilkinsons and M&Co along with banks, services and offices with occupiers such as Derbyshire County Council.
4.41 The designation of the Derby-Matlock rail line as a Community Rail line, and the introduction of hourly rail services has provided real opportunities for modal shift for visitors and commuters, and as a result there has been a significant increase in passenger numbers. The relatively flat area adjacent to the River Derwent also provides opportunities for modal shift, particularly for cycling and walking.

4.42 Wirksworth is an attractive market town with medieval origins. Its development is primarily associated with lead mining and more recently limestone quarrying. Wirksworth has a compact town centre, focused around the Market Place, with its array of historic buildings, with its principal streets leading off. Much of the town centre is designated as a Conservation Area. The town and parish have other designated heritage assets including a larger number of listed buildings and several scheduled monuments. Furthermore, in recognition of its important historic environment and architectural qualities over four hundred properties are covered by an Article 4 Direction which restricts inappropriate, external alternations.

4.43 To the south of the town the landscape is some of the highest quality in Derbyshire. The population of the town has fluctuated over time, according to local economic conditions. It has however been at such a level as to sustain all ‘key’ services and facilities. Although the town acts as a local focus for its residents it has become a dormitory town for nearby Matlock and Derby, with considerable daily outward movements. Although the majority of these will be car borne, there are however good public transport links which allow commuting to Belper, Derby and Matlock from Wirksworth. The re-opening of the Wirksworth to Duffield Railway line provides an alternative means of transport for local residents.

4.44 The evidence from the Derbyshire Dales Retail Study Update (September 2015) indicates that Wirksworth town centre predominantly serves a very local catchment and this is reflected in the high number of local independent traders and limited national operators. The centre would seem to adequately serve local needs as well as some tourist needs given the high numbers of public houses/wine bars. The study describes Wirksworth as an attractive and well maintained centre with a pleasant environment and a low number of vacant units.

4.45 Darley Dale, is situated to the north-west of Matlock and comprises several linear settlements that extend up the hillside to the north-east, beyond which is some of the highest quality landscape in Derbyshire. Whilst there is no designated Conservation Area at Darley Dale it does possess a number of other designated heritage assets including listed buildings and a registered
historic park and garden. Its growth during the second half of the 19th century is associated with Sir Joseph Whitworth, the armaments manufacturer who lived at Stancliffe Hall. Through his benefaction the impressive Whitworth Centre and its associated park were constructed/formed in the 1890's. Although the level of population within Darley Dale has been sufficient to maintain the viability of all key services and facilities in the village, these however only provide day-to-day needs, with Matlock providing those essential services not available within Darley Dale. Whilst the village effectively acts as a ‘suburb’ of Matlock, there are however good public transport links between Darley Dale and Matlock, which allow daily commuting into/out of Matlock.

4.46 Matlock and Wirksworth are identified as Market Towns in the Settlement Hierarchy and as such are considered to be the most sustainable locations for most new development. The spatial strategy identifies Matlock and Wirksworth as primary areas within the local plan area for new development, where significant levels of employment and service provision will be maintained. Darley Dale is identified as a Local Service Centre. It has the ability to support sustainable patterns of living because of current levels of facilities, services and employment opportunities. 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.

4.47 The Peak Sub Region Open Space study (2009) identified that local residents support and are keen that the District Council continue to protect the open spaces along the A6 Corridor between Matlock and Darley Dale. The local plan seeks to ensure that the open spaces protect the identity of the two settlements and ensure that there is no coalescence (see Policy PD11 in Section 5).

4.48 Whilst there are no large scale concentrations of industrial development in Matlock or Wirksworth there are a number of employment sites that are of importance in terms of the number of jobs that exist on site and their ability to make a significant contribution to the overall principle of delivering sustainable development. To ensure the continued availability of existing employment land, a number of these sites have been safeguarded from redevelopment to other uses.

4.49 In addition to these employment sites there are opportunities at Halldale Quarry, Cawdor Quarry, Matlock and Middleton Road, Wirksworth to bring forward high quality employment as part of mixed-used developments. The development of these sites will benefit both communities by providing more
opportunities for residents to live close to their workplace and be less reliant upon the motor car as the primary mode of transport.

4.50 There has been a significant amount of investment in Matlock and the surrounding area in the past few years. The completion of a supermarket by Sainsbury's and the A6 town centre relief road at Cawdor Quarry in 2007 has led to many food shopping trips that previously had been undertaken to Chesterfield and other towns to be curtailed.

4.51 The vitality and viability of Matlock and Wirksworth town centres is essential to the overall sustainability and attractiveness of these towns. Consequently, maintenance and enhancement of the town centres will be essential to local quality of life and sustainability as well as to their continuing status as two of the main retail centres within the Wider Peak District. The Matlock Town Centre Supplementary Planning Document (2008) sets out a framework for the development of key town centre sites.

4.52 The strategy will be to protect and enhance existing retail provision, commensurate with the current role and function of the town centres as identified in the Derbyshire Dales Retail Study Update (September 2015).

POLICY S8: Matlock / Wirksworth / Darley Dale Development Strategy

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

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

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

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

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

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

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

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

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

**Ashbourne Development Strategy**

4.53 Ashbourne is known as the ‘Gateway to Dovedale’. It is an attractive historic town, with origins in the medieval period. Much of the town centre is designated as a Conservation Area. Ashbourne is renowned as being one of the finest Georgian towns in England, its prosperity during the 18th and early 19th centuries has left an architectural legacy of important buildings which now form a distinctive characteristic of the town centre. The core of the town is designated as a Conservation Area but also has other designated heritage assets including an unusually large number of listed buildings in recognition of its important and fine architectural heritage. In addition to the designated heritage assets there are many non-designated heritage assets contained within the Derbyshire Historic Environment Record, plus other assets yet to be identified (i.e. buildings, structure and features of local interest). The population of the town grew from 5,579 in 1971 to 8,300 in 2011. The town is well served by a good variety of services and facilities. As a market town it acts as a focus for public transport. There are also good public transport links to the main employment area on the former Ashbourne airfield.

4.54 Although Ashbourne is situated within a large rural hinterland and is largely self-contained there is a considerable amount of commuting both to and from Derby and Uttoxeter. The town is the main employment and service centre for the southern part of the Derbyshire Dales.

4.55 The evidence from the Derbyshire Dales Retail Study Update (September 2015) indicates that Ashbourne is a healthy centre which provides for a range of occupiers including national retailers which draw people to the centre. Pedestrian flows are strong with the centre catering for both local shopping and tourists. The centre supports turnover estimated at £40.2 million for convenience goods and £27.0 million for comparison goods.

4.56 Maintaining the vitality and viability of Ashbourne town centre is essential for the overall sustainability of the town. The Waterside Retail Park has broadened the extent of the retail provision within the town. There is however very little capacity for additional growth in retail floorspace in Ashbourne, and few sites available within or on the edge of the town centre. The strategy will
be to safeguard, and where opportunities arise, to improve the environment of Ashbourne town centre, as a means of maintaining its position as one of the main retail centres within the Wider Peak District and its attractiveness for both residents and visitors.

4.57 The Ashbourne Airfield Industrial Estate, which sits to the south east of the town is the largest industrial estate within the plan area. As such it remains an important component in maintaining the sustainability of Ashbourne by providing an opportunity for local residents to use other modes of transport than the motor car to access this site. Its location and size are such that it is of strategic importance to the town and the surrounding rural hinterland.

4.58 A significant amount of previously developed land remains, which is a remnant of the former airfield to the east of the current Ashbourne Airfield Industrial Estate. This has the potential for a mixed use re-development which provides a second access into the Industrial Estate, relieving considerable congestion at the current Blenheim Road/Derby Road junction. In October 2014, the Council resolved to grant outline planning permission for a residential development of 367 dwellings, provision of 8 hectares of employment land, ancillary commercial and community facilities, strategic landscaping, a new link road and associated infrastructure on land immediately adjacent to the current Industrial Estate. In addition, it is proposed to allocate further land at the former airfield for development (see Policies DS1 and DS8 in Section 8).

4.59 Waterside Park, on the site of the former Nestle factory has broadened the range and quality of modern office and employment premises within the town. Furthermore the Henmore Trading Estate is an important employment area which provides opportunities for small scale local businesses. Both of these are situated within the Settlement Development Boundary of Ashbourne and are important because of the contribution they make to delivering sustainable development.

4.60 Congestion in Ashbourne Town Centre has caused significant problems for a considerable time. The volume of traffic passing through the centre has a detrimental impact on environmental quality and affects the character and appearance of the area. A southern bypass for the town was constructed in the 1990’s as a means of relieving the town centre of traffic. However the justification and any required funding for the construction of a western bypass has yet to be resolved. The existing signalised junction of Station Street/Compton Street/Sturston Road/Derby Road/Old Hill already experiences peak hour congestion and has been the source of a number of accidents over the years. Consequently any new development in Ashbourne
needs to ensure that it does not have an adverse impact upon traffic congestion within the town centre.

4.61 Ashbourne is identified as a Market Town in the Settlement Hierarchy and as such is a priority location for new development where significant levels of employment and service provision will be maintained.

**POLICY S9: Ashbourne Development Strategy**

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

This will be achieved by:

a) Protecting and enhancing the unique character of Ashbourne whilst also seeking to meet its future development needs by:

- Protecting sites designated for environmental value, public open spaces, local and European wildlife sites, recreation areas and allotments.
- Safeguarding from prejudicial development, the playing area used for the historic and iconic game of ‘Ashbourne Shrovetide Football’.
- Maintaining and where possible enhancing, the vitality and viability of Ashbourne Town Centre.
- Protecting and enhancing the historic environment.

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

- Allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the plan area including the delivery of appropriate levels of affordable housing to meet local needs.
- Supporting the development of new housing on sustainable sites.
- Supporting the development of new housing within the mixed redevelopment of opportunity sites such as Ashbourne Airfield.

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

- Providing a new access to, and link road through the Ashbourne Airfield Industrial Estate to help realise the full economic potential of
the site.

- Allocating suitable, deliverable sites for industrial and business use sufficient to meet the economic needs of the area.
- Supporting the retention and provision of employment within mixed redevelopment of the industrial legacy sites.
- Encouraging the growth of sustainable tourism.
- Safeguarding existing employment sites for industrial and business use unless specifically allocated for an alternative use.

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

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

**Rural Parishes Development Strategy**

4.62 Beyond the hinterland of the Market Towns and their surrounding areas the remaining part of the plan area consists of attractive rural villages and scattered hamlets with a rich and varied landscape in between.

4.63 The villages and hamlets in the Rural Parishes have varying degrees of access to services, facilities, and public transport. The largest of the villages in the Rural Parishes are Brailsford, Hulland Ward, Tansley and Doveridge.

4.64 The strategy for the Rural Parishes is to ensure that new development does not have any significant adverse impact upon the character and appearance of these villages, and the surrounding countryside. The strategy also seeks to provide for the continued sustainability of these communities focussing on improving access to services and facilities and delivering appropriate levels of affordable housing to meet local needs.

**POLICY S10: Rural Parishes Development Strategy**

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

a) Promoting and maintaining the distinct identity of the settlements which make up the rural parishes by:

• Protecting the character and local distinctiveness of the villages and hamlets;
• Protecting sites designated for environmental value, public open spaces, local and European wildlife sites, recreation areas and allotments;
• Protecting and enhancing key rural services and facilities which support rural communities including shops, public houses, village halls etc.;
• Protecting the open countryside and high quality environment from inappropriate development;
• Protecting and enhancing the historic environment of rural villages.

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

• Allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the plan area including the delivery of appropriate levels of affordable housing to meet local needs;
• Supporting the development of affordable housing on rural exception sites.

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

• Encouraging farm diversification schemes in sustainable locations;
• Supporting the retention of existing and provision of new employment within existing communities;
• Encouraging the growth of sustainable tourism in appropriate locations.

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

• Working with partner organisations to enable improvements to school capacity in the area through the safeguarding of sites for existing and future educational purposes;
Local Infrastructure Provision and Developer Contributions

4.65 Community services and facilities include education, health and social services, public and emergency services, village halls, community buildings, social clubs, libraries, cultural facilities, places of worship, allotments and cemeteries. The term “infrastructure” is used to refer to all of the social, physical and “green” facilities needed for the proper functioning of the Plan Area and the communities within it, having regard also to the interaction with the surrounding areas and includes the provision of infrastructure by utility companies such as Severn Trent Water, and United Utilities.

4.66 The approach towards infrastructure is firstly to make the most of the capacity of existing infrastructure, encouraging behavioural change where this will enable more efficient use of the existing infrastructure, remedying any major deficiencies in existing infrastructure and providing new infrastructure that is needed to serve the new development proposed in this Local Plan.

4.67 The District Council, under the auspices of the Duty to Cooperate, sought to work with many different organisations to ensure that the plan is prepared through a process of continuous engagement. In preparing the Local Plan the District Council has worked jointly with High Peak Borough Council, the Peak District National Park, Derbyshire County Council and other neighbouring local planning authorities to consider whether there are any issues of strategic importance that require close co-operation to deliver the Local Plan. Furthermore the District Council has held discussions with key infrastructure providers to ensure that plans are in place for the delivery of key infrastructure. Whilst the District Council has sought to determine that there are suitable mechanisms in place to deliver the necessary infrastructure there remains a few areas which will require detailed feasibility studies by delivery agencies to ensure the infrastructure will be in place to support the growth across the plan area.

POLICY S11: Local Infrastructure Provision and Developer Contributions

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

This will be achieved by:

- Providing for health and social care facilities, in particular supporting the proposals that help to deliver the Derbyshire Health and Wellbeing Strategy and other improvements to support local Clinical Commissioning Groups;
- Requiring that new development is suitably located and supported by appropriate complementary measures to ensure accessibility to services and jobs and the health and well-being of local communities;
- Facilitating enhancements to the capacity of education, training and learning establishments throughout the Plan Area;
- Securing new transport infrastructure, including for walking and cycling to encourage modal shift, address traffic congestion and support growth identified in the Local Plan;
- Providing for strategic enhancement of the energy and utilities networks;
- Supporting improvements to and extension of telecommunications and the provision of superfast broadband infrastructure (where feasible) in accordance with industry standards;
- Ensuring the availability of water and wastewater infrastructure by working with utility providers to promote a coordinated approach to the delivery of development and future infrastructure works;
- Supporting the provision of open space, sports and recreation facilities in order to meet the current and future needs of the district;
- Supporting improvements to, or the provision of new waste management infrastructure required to support development;
- Safeguarding land needed for critical elements of future infrastructure provision through local plan allocations or designation.

New development will only be permitted where the infrastructure necessary to serve it is either available, or where suitable arrangements are in place to provide it within an agreed timeframe. Arrangements for the provision, or improvement of infrastructure directly related to a planning application will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission. This will ensure that the necessary improvements can be completed prior to occupation of development, or the relevant phase of a development.
Subject to development viability and further consideration by the Council, infrastructure required to support the cumulative impact of household and population growth in the Derbyshire Dales will be supported by investment from a Community Infrastructure Levy.

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

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

5.1 The landscape character of the plan area is some of the most highly sensitive and attractive outside of the Peak District National Park. Given the high quality environment of the plan area, and its relationship with the Peak District National Park it is appropriate to set out a strategy that addresses those elements that make up its character.

5.2 Preparing a plan that is locally distinct is a challenge for all local planning authorities. The spatial portrait identifies those unique elements of the plan area that the plan needs to address. One of the three main themes that this Local Plan is seeking to address is the protection of the character and appearance of the plan area. This section, therefore, seeks to set out the approach with regard to design, the built and historic environment, biodiversity, green infrastructure, and landscape character.

Design and Place Making

5.3 Well-designed buildings respond to the character and setting of their surroundings and make a positive contribution to the protection and enhancement of attractive places and local identity. Towns and villages in the Derbyshire Dales have a distinct local character which has been defined by their architectural and historic development as well the use of natural materials such as stone. The distinct sense of place and high environmental quality of the towns and villages is a major factor in attracting people to live in the area.

5.4 It is important that any new development that is brought forward throughout the plan area is capable of achieving a high standard of design by reflecting upon the locally distinct character and features of the area. However in appropriate circumstances contemporary design may be acceptable.

5.5 Given the constraints and challenges facing the plan area, new development should be designed so that it is flexible and easily adapted to changing future uses. The rich variety of architectural styles and historic features in the plan area needs to be protected and enhanced. Alterations to existing buildings and new development should be designed to complement the local distinctiveness of the area and make a positive contribution to the quality of the environment. A balance must be sought however, between protecting historic development and allowing new development that satisfies modern design requirements and contributes to the economic and social well being of communities.
5.6 New development must be durable and should take account of challenges of climate change and natural hazards such as flood risk and contaminated or unstable land. The use of sustainable design and construction methods will be supported as means of reducing the direct and indirect impacts on the natural environment.

5.7 The population changes forecast for the District Council area envisage a significant growth in the elderly population over the plan period to 2033. It is therefore necessary to consider how best to accommodate such a growth within the housing stock. One approach is to ensure that the design of new dwellings, therefore, incorporates features which allows for flexible living over the lifetime of the occupants and the dwelling.

5.8 The Lifetime Homes Standard allows this to be achieved by ensuring that new houses are adaptable for differing households’ accessibility needs, with potential for improved access to storeys above the entrance level and key facilities. Because Lifetime Homes are suitable for older people and for the vast majority of disabled people as well as non-disabled people, they will have a wider market of potential buyers and residents, probably increasing their value and the ease with which they can be sold. Whilst the District Council’s preference is for new development to incorporate a significant proportion of Lifetime Homes over the plan period it also recognises that the cost of providing homes to the Lifetime Homes Standard may have an impact upon the viability of other much needed housing. As such it has not been made a mandatory element of Policy PD1 below.

5.9 Building for Life 12 (BfL12) is a national standard for well designed homes and neighbourhoods. It has also designed to help local planning authorities assess the quality of proposed and completed developments. BfL12 comprises of 12 questions, which address the following design issues:

- Integrating into the neighbourhood;
- Creating a place;
- Street and home.

5.10 The District Council, considers that whilst the BfL12 can be used to ensure a high quality of design and place-making is achieved, given the high quality of the environment of the plan area, that it is not necessary for the standard to be a mandatory part of policy, rather one that the District Council may refer developers to if emerging proposals are not considered to be of an appropriate quality.
5.11 To ensure high quality of design and safer places all new residential development should also seek to achieve the Secured by Design standard.

**POLICY PD1: Design and Place Making**

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

This will be achieved by:

- Requiring development to be well designed to respect the character, identity and context of the Derbyshire Dales townscapes and landscapes;
- Ensuring that new development is designed to offer flexibility for future needs and uses taking into account demographic and other changes including the requirements of Lifetime Homes;
- Ensuring that all new development is based on thorough site appraisal including reference to any Design Statements, Design Codes, Neighbourhood Plans, Secured by Design standards and is sensitive to its context as well as contributing to sustainable living;
- Ensuring that ‘Design Quality’, is reflected in the development through a clear understanding of the site context as demonstrated through the submission of a Design and Access Statement which clearly demonstrates the design and suitability of the proposal in its local context where necessary;
- Requiring that development on the edge of settlements is of high quality design that reflects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park;
- Requiring that development contributes positively to an area’s character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features;
- Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by
reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity;

- Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees;
- Requiring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities;
- Requiring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments;
- Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people;
- Ensuring that development takes account of national design guidance and Supplementary Planning Documents.

Protecting the Historic Environment

5.12 The historic environment plays a key part in making the Derbyshire Dales a diverse and special place. It is varied and unique, and many of its heritage assets are recognised as an irreplaceable international and national resource.

5.13 The historic environment contains a number of assets including listed buildings, scheduled ancient monuments, registered parks and gardens, archaeological sites, and other buildings and areas which contribute to the character of the local area. Historic assets also make a significant contribution to the sense of local identity and new development should make a positive contribution to the historic character of the area.

5.14 The Council seeks to promote a positive strategy for the conservation, enjoyment and enhancement of the historic environment. The NPPF and National Planning Policy Guidance both stress that heritage assets should be conserved in a manner according to their relative significance. The Council values heritage assets for their historic, architectural, artistic and archaeological interest and recognises their important role in both national culture and local environment.
5.15 In December 2001, the Derwent Valley Mills in Derbyshire became inscribed as a World Heritage Site. This international designation confirms the Outstanding Universal Value of the area as the birthplace of the factory system where in the 18th Century water power was successfully harnessed for textile production, and became the model for factories throughout the world. Stretching 15 miles down the river valley from Matlock Bath to Derby, the World Heritage Site contains a fascinating series of historic mill complexes. Much of the cultural landscape setting associated with the mills and their communities of the 18th & 19th Centuries has also survived.

5.16 Particular scrutiny will be given to proposals relating to development in the World Heritage Site (or its buffer zone) which have the potential to impact on the Outstanding Universal Value. Proposals for significant development may be referred, where appropriate, to the World Heritage Site Partnership for detailed appraisal.

5.17 The heritage assets of the plan area, and their relationship with the surrounding built environment make a significant contribution towards defining the area’s local distinctiveness, as well as making it an attractive place in which people want to live and work. That character is recognised and identified within the Conservation Area Character Appraisals. It also makes the area desirable for visitors and tourists and has considerable benefits for the local economy. The strategy is therefore to ensure that the special character and appearance (or significance) of the built and historic environment across the plan area is protected and wherever possible enhanced.

5.18 The historic environment of Derbyshire Dales extends to many more aspects than the sum total of the designated heritage assets. To protect the distinctive character of the plan area, the District Council will continually review the extent of protection offered. This, for example, could include certain assets being given statutory protection by formal designation, that the number and extent of conservation areas are reviewed and that other means of identifying those assets that need protection on account of their local significance are positively identified through the compilation of lists of local buildings of special architectural or historic interest. Furthermore, the Council will continue to review and update Article 4 Directions, where relevant.

5.19 In considering the impact of development proposals on a designated or non-designated heritage asset, the Council will:

(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 archaeological interest to have taken into account the effect of those proposals on sites, or their settings and where applicable, have considered mitigation.

5.20 To ensure that development proposals do not have an adverse impact upon the special character and appearance (or significance) of many of the District’s historic assets (designated or non-designated), the District Council has adopted Supplementary Planning Documents on the conversion of farm buildings, shop fronts and commercial properties in respect of design guidance. These will be reviewed once the Local Plan has been adopted to ensure that they can continue to be used in the determination of planning applications.

5.21 Development proposals that are likely to have an impact upon the significance of a heritage asset will be required to be accompanied by sufficient information and details. The level of information and detail to be submitted should be proportionate to the asset’s importance and sufficient to understand the potential impact of the proposals on that significance. This will normally include a written statement clearly identifying and describing the significance of the heritage asset, and its setting, and the potential impact of the proposed development on that significance/fabric. Detailed drawings clearly describing the proposals, may have to be prepared by a suitably qualified person or a relevant recognised body.

**POLICY PD2: Protecting The Historic Environment**

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

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

This will be achieved by:

• Requiring all works that could impact on a heritage asset or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence.
• Refusing consent for development which would lead to substantial harm or total loss of significance of a designated heritage asset and/or its setting unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss in accordance with the NPPF.
• 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 the historic market towns of Ashbourne, Matlock and Wirksworth.
• Encouraging the repair and reuse of heritage assets ‘at risk’.
• Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through preservation or appropriate reuse and sensitive development, including enabling development, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or other relevant provisions of the NPPF.
• Where proposals are likely to affect other known important sites, sites of significant archaeological potential, or those that become known through the development process, an archaeological evaluation will be required prior to their determination.
• 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, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is 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 distinctive character and setting of individual Conservation Areas including open spaces and natural features and how this has been reflected in the layout, design, form, scale, mass, use of traditional materials and detailing, in accordance with Character Appraisals where available.

- Requiring the retention of shop-fronts of high architectural or historical value wherever possible. Proposals for replacement shop-fronts and signage, or alterations to shop-fronts affecting heritage assets should respect the character, scale, proportion and special interest of the host building and its setting.

- Continuing the 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 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 archaeological or heritage features and recorded and retained intact in situ. Where this is impractical, such features will be appropriately excavated and recorded prior to destruction.
Proposals for Enabling Development adjacent to or within the setting of a heritage asset and used to fund the repair, conservation, restoration or enhancement of a heritage asset will only be permitted where:

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

Biodiversity and the Natural Environment

5.22 The plan area has a rich biodiversity, primarily because of the rural nature of the area. The countryside that surrounds the towns and villages and that borders the Peak District National Park, is comprised of a patchwork of internationally, nationally, regionally and locally designated sites important for their nature conservation value.

5.23 There are a total of 4 nature conservation sites of international importance, designated within the plan area. These Special Protection Areas and Special Areas of Conservation are afforded the highest level of protection, in order to conserve the priority species and habitats located within them. There are also 19 Sites of Special Scientific Interest within the plan area which are nationally recognised for their wildlife and geological interest. A number of these are also of international importance and are home to a wide variety of species and habitats that might find it difficult to survive in the wider Peak District countryside.
5.24 Derbyshire Dales is a partner organisation helping to deliver the Lowland Derbyshire Biodiversity Action Plan, which includes actions to address the needs of UK priority species and habitats, as well as plans for other habitats of local importance or interest.

5.25 There are a number of locally important wildlife sites and local nature reserves dispersed throughout the plan area that are valued by local communities for their natural beauty and biodiversity value. There are well over 200 sites in the Derbyshire Dales included on the Derbyshire Wildlife Sites Register. Although much of the remaining countryside has no formal designation, the contribution that the wildlife and habitats within it make to both biodiversity and the quality and distinctiveness of the landscapes of the area are invaluable.

5.26 Opportunities for biodiversity to extend into the urban areas will be sought. In particular parks and gardens where there is space for vegetation and wildlife to thrive, and river corridors and trails that link habitats together. The continued development of the Green Infrastructure Network will provide opportunities for links between the urban areas and the surrounding countryside to be developed.

5.27 The impact of climate change on biodiversity will need to be addressed. Evidence from the UK Climate Change Impacts Programme is that some species are already adapting to changes in climate. However there is also an increasing recognition that adaptation to climate change should consider the wider landscape. By improving connectivity between habitats it is anticipated that species will become more resilient to the impacts of climate change.

**POLICY PD3: Biodiversity and the Natural Environment**

The District Council will seek to protect, manage, and where possible enhance the biodiversity and geological resources of the Plan Area and its surroundings by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests of the following statutory and local environmental designations:

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

This will be achieved by:

• Conserving and enhancing sites of international, European and national importance. On these sites, the District Council will not permit any development proposals that have an adverse effect on the integrity of a European site (or wildlife site given the same protection as European sites under the NPPF) either alone or in combination with other plans or projects.

• Conserving and enhancing any Sites of Special Scientific Interest. On these sites, the Council will not permit any development proposal which would directly or indirectly (either individually or in combination with other developments) have an adverse effect on a Site of Special Scientific Interest.

• Conserving and enhancing regionally and locally designated sites. On these sites the Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:
  a) there is no appropriate alternative site available; and
  b) all statutory and regulatory requirements relating to any such proposal have been satisfied; and
  c) appropriate conservation and mitigation measures are provided, such mitigation measures should ensure as a minimum no net loss and wherever possible net gain for biodiversity; or if it is demonstrated that this is not possible; the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented

• 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 to help meet the objectives and targets in the Peak District Biodiversity Action Plan or its successor.

• 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
• 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.

5.28 As a plan or project which may have a significant effect on a European site (Special Protection Areas (SPAs) and Special Areas of Conservation (SACs)) the Local Plan has been subject to a Habitats Regulations Assessment (HRA) as required under the EU Habitats Directive (92/43/EEC). Its purpose being to determine whether or not any significant effects are likely to be generated and to identify ways in which they can be avoided.

5.29 The HRA Report, which is available as a supporting document, has identified the potential for adverse effects on the Peak District Moors (South Pennine Moors Phase 1) SPA, the South Pennine Moors SAC, the Peak District Dales SAC, and Gang Mine SAC from residential development within the vicinities of these sites. Such adverse effects could be the result of pet predation, fire setting, trampling of vegetation, disturbance of birds, eutrophication from dog walking and disturbance of grazing animals used for site management. Furthermore, potential air quality effects that could result from construction activities for residential and employment uses, and the operation of employment uses, have been identified on the Peak District Dales SAC and Gang Mine SAC. Potential water quality effects from construction activities have also been identified in relation to the Peak District Moors (South Pennine Moors Phase 1) SPA, the South Pennine Moors SAC and the Peak District Dales SAC. Policy PD3 therefore requires that any proposals which could potentially result in adverse effects on European sites are assessed and mitigation is put in place to avoid adverse effects occurring.

**Green Infrastructure**

5.30 The Green Infrastructure of Derbyshire Dales is a network of linked, multifunctional green spaces that exist within both urban and rural environments. The spaces can be important for a number of reasons including: their landscape value; as habitat for wildlife; providing opportunities for outdoor recreation and education and as cultural and heritage features. They are made more valuable by being linked via rivers, canals, other waterways, hedgerows and belts of woodland and being accessible via public footpaths, long distance trails and quiet
roads all of which benefit wildlife, the landscape, the historic environment, public health and the wellbeing of local communities.

**INSERT FIGURE : LONG DISTANCE AND LOCAL TRAILS IN THE DERBYSHIRE DALES**

5.31 Green Infrastructure includes ecological networks that contribute to biological diversity as a result of increased vegetation cover and connectivity, and facilitate migration, dispersal and genetic exchange of species and the wider environment. The Council will work in partnership with relevant local agencies and where appropriate with neighbouring authorities to enhance and wherever possible protect significant ecological networks within the District. Figure XX shows the components and distribution of the Derbyshire Dales Ecological Network.

**INSERT FIGURE: DERBYSHIRE DALES ECOLOGICAL NETWORK**

5.32 The protection and enhancement of these assets is essential in creating and maintaining sustainable communities as they provide opportunities for outdoor recreation and social interaction, improve accessibility through safe and attractive routes for walking and cycling and contribute to the network of habitats that are so important in sustaining local biodiversity.

5.33 Table 3 and Figure XX below set out details of the multi-functional corridors and trails that that link green spaces, residential areas and town centres together across the plan area.

<table>
<thead>
<tr>
<th>TABLE 3: Long Distance and Local Trails in the Derbyshire Dales</th>
</tr>
</thead>
<tbody>
<tr>
<td>Route</td>
</tr>
<tr>
<td>Pennine Cycleway</td>
</tr>
<tr>
<td>Pennine Bridleway</td>
</tr>
<tr>
<td>Derwent Valley Heritage Way</td>
</tr>
<tr>
<td>Cromford Canal</td>
</tr>
<tr>
<td>Ashbourne Scenic Heritage Trail</td>
</tr>
<tr>
<td>Wirksworth Scenic Heritage Trail</td>
</tr>
</tbody>
</table>
5.34 Although there is a high quality strategic green infrastructure network across the plan area, gaps have been identified that if addressed, would strengthen the network. The implementation of the West Derbyshire Greenway Strategy and the Matlock to Buxton Cycle Trail in partnership with Derbyshire County Council and the Peak District National Park provides opportunities to achieve improvements in the network. At the same time this will deliver a range of sustainable development objectives by improving opportunities to walk and cycle, decreasing car dependency, improving the health and well-being of local communities and enhancing environmental quality.

5.35 Green infrastructure projects which include works within or in close proximity to European sites, could potentially result in adverse effects on those sites, either through construction of infrastructure (e.g. new trails) or by increasing recreation in the area. Assessments and mitigation would be needed to ensure that no adverse effects occur as a result of green infrastructure projects. Mitigation could include on site measures such as appropriate signage to divert people away from sensitive areas and construction management techniques to avoid any discharges of water or creation of dust.

**POLICY PD4: Green Infrastructure**

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

This will be achieved by:

- Requiring that development will not have a detrimental effect on the amount or function of existing green infrastructure unless replacement provision is made that is considered to be of equal or greater value than that lost through development; taking particular account of appropriate levels of mitigation where development would result in habitat fragmentation.
- Requiring that any green infrastructure development project that could result in adverse effects to a European site is subject to project-level HRA.
- Requiring that development proposals, where appropriate, make provision for the creation of new or enhancement of existing green infrastructure, including public and private open space, recreation areas, parks and formal outdoor sports facilities, local nature reserves, wildlife sites, woodlands, allotments, bridleways, cycle ways
and local green spaces.

- Requiring that through its layout and design, new development responds to the location of existing green infrastructure and ecological networks, supporting their appropriate uses and functions.
- Where appropriate, ensuring that green infrastructure helps mitigate the effects of climate change including through management of flood risk.
- The protection and extension of existing long distance trails and the improvement of access linkages to the Peak District National Park.
- Identifying and protecting key wildlife corridors and stepping stones that connect sites of importance for biodiversity, including creating or restoring habitats of nature conservation value.
- Seeking opportunities for the creation of habitats that allow for the mitigation of the effects of climate change on species, including the enhancement of opportunities for species to migrate, establishing links between habitats and preventing habitat losses in line with Biodiversity Action Plans.

**Landscape Character**

5.36 The landscapes of the Derbyshire Dales are some of the defining characteristics of the plan area. They define the sense of place, have a strong influence on local distinctiveness, and have been instrumental in shaping local settlement patterns. Local communities value their beauty, their variety, their tranquillity, their accessibility and the contribution they make to the quality of life. They are an important resource in attracting people to live and work in the area as well as driving the local tourist economy.

5.37 Landscape Character is defined as the distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It is based on the premise that the combination and arrangement of the physical attributes of the landscape such as scale; geology and landform; soils and land use; ecology and tree cover; settlement pattern; the degree of enclosure and the nature of the highways network, be they natural or man made, give different areas a distinctive character.

5.38 Landscape character varies dramatically and there are significant differences across the plan area. These differences are described and distinct landscape

5.39 There are 19 landscape character types distributed across 5 landscape character areas in the Derbyshire Dales which are set out in Table 4 below:

<table>
<thead>
<tr>
<th>Character Map of England-Landscape Character Areas</th>
<th>Derbyshire Dales Landscape Character Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Dark Peak</td>
<td>Open Moorland</td>
</tr>
<tr>
<td></td>
<td>Settled Valley Pastures</td>
</tr>
<tr>
<td></td>
<td>Enclosed Moorland</td>
</tr>
<tr>
<td></td>
<td>Riverside Meadows</td>
</tr>
<tr>
<td>The White Peak</td>
<td>Limestone Slopes</td>
</tr>
<tr>
<td></td>
<td>Plateau Pastures</td>
</tr>
<tr>
<td></td>
<td>Limestone Dales</td>
</tr>
<tr>
<td>The Derbyshire Peak Fringe and lower Derwent</td>
<td>Woody Slopes and Valleys</td>
</tr>
<tr>
<td></td>
<td>Enclosed Moors and Heaths</td>
</tr>
<tr>
<td></td>
<td>Woody Farmlands</td>
</tr>
<tr>
<td></td>
<td>Riverside Meadows</td>
</tr>
<tr>
<td></td>
<td>Settled Farmlands</td>
</tr>
<tr>
<td>The Needwood and South Derbyshire Claylands</td>
<td>Settled Plateau Farmlands</td>
</tr>
<tr>
<td></td>
<td>Sandstone Slopes and Heaths</td>
</tr>
<tr>
<td></td>
<td>Settled Farmlands</td>
</tr>
<tr>
<td></td>
<td>Riverside Meadows</td>
</tr>
<tr>
<td></td>
<td>Estate Farmlands</td>
</tr>
<tr>
<td>The Trent Valley Washlands</td>
<td>Lowland Village Farmlands</td>
</tr>
<tr>
<td></td>
<td>Riverside Meadows</td>
</tr>
</tbody>
</table>

5.40 The Peak District National Park contains some of the country’s wildest and most beautiful landscapes. Approximately half of the Derbyshire Dales District lies within the Peak District National Park, with much of the Local Plan area bordering it. If the special qualities of the National Park are to be protected, careful control needs to be exercised over harmful development, be this within or outside the
National Park. Proposals should take account of the adopted Peak District National Park Authority Landscape Strategy and Action Plan. Planning permission will not therefore be granted for development that is considered to be harmful to the valued characteristics of the National Park.

5.41 The quality of much of the landscape in the Plan Area is equivalent to that in the neighbouring National Park yet the pressure to accommodate economic and social development is much greater. In order to protect and where possible enhance landscape character, development brought forward should as a minimum be able to assimilate into the landscape and avoid adverse impact on the landscapes that make the area special.

5.42 The characteristics of each landscape type are described in detail in ‘The Landscape Character of Derbyshire’ which is supported by the ‘Derbyshire Historic Landscape Characterisation Study’. The District Council has adopted a Supplementary Planning Document concerned with Landscape Character and Design. The document provides guidance on how measures to ensure the protection and enhancement of the landscape should be included as part of proposals for new development which is a material planning consideration.

**POLICY PD5: Landscape Character**

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

This will be achieved by:

- Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers or other topographical features.
- Requiring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified

---

1 The valued characteristics of the Peak District National Park are contained within paragraph 9.15 of the Peak District National Park Core Strategy (Adopted October 2011), which is available from the following link: [The valued characteristics of the Peak District National Park](http://www.peakdistrict.gov.uk/__data/assets/pdf_file/0014/141215/LDF-CoreStrategyFinal.pdf)
in ‘The Landscape Character of Derbyshire’ Assessment and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.

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

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

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.

Trees, Hedgerows and Woodlands

5.43 Trees, woodlands and hedges make an important contribution to the beauty, diversity and distinctiveness of the District. Tree and woodland canopies create shelter and shade, intercept rainfall and airborne pollutants, and reduce soil erosion and the leaching of pollutants into surface and ground waters. Woodland ecosystems are a key component of local biodiversity providing habitats for both rare and common species. Trees and woodlands take many years to mature, accordingly ancient woodlands and veteran trees in particular are irreplaceable.

5.44 Mature trees, woodlands and hedges are sensitive to the impacts of development, either directly through their removal or indirectly through the impacts of construction. Due to the length of time and the cost taken to replace mature features, and the contribution they can make to the quality of development, they should be retained and protected where possible. Surveys
and assessments carried out in accordance with recognised standards should be used to inform the design process and minimise impacts.

5.45 Where their loss is unavoidable they should be replaced with suitable new planting either within the site or in the locality if this is more appropriate. Development can make a positive contribution to the local tree and hedgerow resource through new planting or the restoration and improved management of existing features.

5.46 Where trees within or adjacent to a site could be affected by development, a full tree survey and arboricultural implications assessment to BS 5837 will be required as part of the planning application. This needs to be carried out at a sufficiently early stage to inform the design of the development. The implementation of any necessary protective measures will be secured by the use of planning conditions.

**POLICY PD6: Trees, Hedgerows and Woodlands**

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

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

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

**Climate Change**

5.47 Tackling climate change is a national priority. The long-term aim is to reduce carbon dioxide emissions by 80% below the 1990 baseline by 2050 and this is now a statutory duty embedded in the Climate Change Act 2008.

5.48 The NPPF indicates that Planning has a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the
delivery of renewable and low carbon energy and associated infrastructure. It advises that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.

5.49 The District Council, High Peak Borough Council and the Peak District National Park commissioned a feasibility study to assess the potential for renewable and low-carbon technologies, including micro-generation, across the Peak Sub Region². The Study concluded that there was potential for a range of different types of renewable/low carbon technologies to be used across the area. In particular it indicated that solar thermal and photo voltaic, heat pumps, small scale wind technologies and some medium wind technology in Derbyshire Dales had the potential to address climate change locally. It also found that there was potential for the use of combined heat and power schemes and decentralised district heating schemes especially in larger developments.

5.50 The study included a landscape sensitivity assessment that indicated that the high landscape quality of the Peak Sub Region was generally a constraint to renewable energy developments in particular to large scale wind turbine developments and bioenergy crops.

5.51 It made a number of recommendations including:

- A requirement for all new developments to have an energy statement that will demonstrate how the development complies with statutory regulation and planning policy;
- Setting targets for renewable energy consumption using differential targets for domestic and non-domestic development and setting a tiered target based on planning use or the use of standards based on achieving set levels in the Code for Sustainable Homes (CSH) and Building Research Establishment Environmental Assessment Method (BREEAM);
- A policy for standalone renewable energy development that could be used to export energy to the grid or district heating schemes;
- A policy to support anaerobic digestion to include criteria to safeguard the landscape and environment;
- Policies to promote heating networks and decentralised energy;

² http://www.derbyshiredales.gov.uk/images/documents/P/peak%20sub%20region%20climate%20change%20study%20part%201.pdf
• Using a carbon offset fund instead of targets to fund energy efficiency improvements in the existing housing stock.

5.52 The Study suggested that an alternative approach to using targets for renewable energy consumption or CO2 reductions was the development of a policy based upon achieving set levels in the CSH or BREEAM. However, since publication of the Study, the Government has withdrawn support for CSH and suggested local planning authorities only require development to optional building regulations standards if it can be shown that such requirements are necessary and viable.

5.53 Residential development accounts for approximately a third of all carbon emissions and therefore promoting low carbon residential development is one means of addressing the challenge of climate change. The Study considered that it is easier to achieve large contributions to energy demand from renewable/low carbon in domestic, rather than industrial or commercial developments.

5.54 The approach in the Local Plan will seek to reflect the energy hierarchy:

• Reduce the need for energy;
• To use energy more efficiently;
• To use renewable energy;
• Any continuing use of fossil fuels to be clean and efficient for heating and co-generation.

5.55 Energy efficiency and use of renewable/low carbon energy will be encouraged in new residential development. Commercial developments will be expected to achieve a very good or above assessment using the BREEAM standards which continue to apply. To ensure these requirements do not affect the viability of new developments, they will only apply to commercial development over 1,000 square metres. Pre-assessment certificates that set out the estimated performance of the development against BREEAM will be required to be submitted for applications involving commercial development over this threshold.

5.56 The strategic approach will therefore be to mitigate the effects of climate change without adversely affecting the quality and distinctiveness of the local environment by:

• directing development to sustainable locations;
• promoting low carbon sustainable development;
• maximising carbon reductions in new build by reducing the need for energy;
• using energy more efficiently; and
• generating energy from low carbon or renewable sources.
5.57 Where a wind turbine development scheme, alone or in combination with other plans and projects, has the potential to have an impact on a European site, developers must carry out a project-level Habitats Regulations Assessment of the likely significant effect(s) of the scheme, in accordance with the Habitats Regulations. In order to gain planning permission, wind turbine developments must demonstrate that they will not have an adverse effect on the integrity of any European sites. Wind turbine developments on an SPA or on functionally linked land associated with an SPA are likely to have adverse effects on that European site.

**POLICY PD7: Climate Change**

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

This will be achieved by:

- Supporting the generation of energy from renewable or low-carbon sources provided that the installation would not have significant adverse impact (either alone or cumulatively).
- Ensuring that renewable energy installations do not have an adverse impact on the landscape and landscape setting of the Peak District National Park and that any wind turbine developments demonstrate that they will not have any adverse effect on the integrity of any European sites (including project-level HRA where appropriate), wildlife sites, protected species or habitats,
- Supporting development where it can be demonstrated that it will not have an adverse impact on surface or ground water in terms of quality and quantity.
- Promoting the use of sustainable design and construction techniques including the use of recycled materials in construction.
- Ensuring that renewable / low carbon energy generation developments and associated infrastructure are supported by requiring Design Statements to include an assessment of how any impacts on the environment and heritage assets, including cumulative landscape, noise and visual impacts, can be avoided and/or mitigated through careful consideration of location, scale, design and other measures.
• Securing energy efficiency through building design.
• Requiring commercial developments over 1000m$^2$ to be designed to achieve Building Research Establishment Environmental Assessment Method (BREEAM) good standard as a minimum. Pre-assessment (design stage) certificates will be required to be submitted accordingly.
• Promoting the use of appropriately located brownfield land.
• Supporting a pattern of development that facilitates the use of sustainable modes of transport.
• Minimising and mitigating against future flood risks, recycling water resources and protecting and enhancing the quality of the District’s surface and groundwater resources.
• Promoting energy 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.

Where development accords with any of the principles listed above, proposals should demonstrate:

a) The impact of the scheme, together with any cumulative impact (including associated transmission lines, buildings and access roads), on landscape character, visual amenity, water quality and flood risk, historic features and biodiversity.

b) Evidence that the scheme has been designed and sited to minimise any adverse impact on the surrounding area for its effective operation.

c) The nature and extent of any adverse impact on users and residents of the local area, including shadow flicker, air quality and noise.

d) The direct benefits to the area and local community.

e) That the development avoids the use of best and most versatile agricultural land, unless justified by clear and compelling evidence.

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

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

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

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

Flood Risk Management and Water Quality

5.58 Water is a vital resource and its management is fundamental to sustainable development. The way in which water is managed is an important factor in determining whether new development has a positive or negative impact on people and the environment. Good planning of water issues can provide clean and reliable water supplies, areas for recreation, habitats for wildlife and flood mitigation. Derbyshire Dales has an intricate network of rivers and streams which have played a key role in industrial heritage, and contribute greatly to the richness, diversity and beauty of the District.

5.59 When determining planning applications, the Council shall ensure flood risk is not increased elsewhere, and only consider development in flood areas where informed by a site-specific Flood Risk Assessment, following the Sequential Test and Exception Test.

5.60 Historically surface water drainage systems have been designed to remove surface water from a site as quickly as possible by means of underground piped systems. This has the potential to increase flooding problems downstream and does not contribute to the natural recharge of groundwater levels. Such systems contribute to the transport of pollutants from urban areas to watercourses and groundwater. With concerns surrounding the impacts of climate change and the requirements of legislation including the Water Framework Directive, a more sustainable approach to drainage is therefore advocated to reduce flood risk, manage water quality and provide integrated amenity benefits.
POLICY PD8: Flood Risk Management and Water Quality

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

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

a) a sequential test as set out in the technical guidance to the NPPF demonstrates that this is the only site where the development can be located;

b) on a site which has passed the sequential test but where flood risk still exists, the sequential approach has been used to locate the most vulnerable parts of the development in the areas of lowest flood risk;

c) where necessary an ‘Exception Test’ as set out in the technical guidance to the NPPF demonstrates that the proposed development can be accommodated with an acceptable degree of safety;

d) a site specific flood risk assessment shows that the site is protected adequately from flooding, or the scheme includes adequate flood defences or flood risk management measures;

e) it does not damage or inhibit existing flood defence and flood risk management structures or measures; and

f) it will not cause or worsen flooding on the site or elsewhere, and will reduce flood risk elsewhere where possible.

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

- It conserves and enhances the ecological flood storage value of the water environment, including watercourse corridors.
- It opens up any culverted watercourse where safe and practicable to create a community asset.
- It improves water efficiency through incorporating appropriate water conservation techniques including rainwater harvesting and grey
water recycling.

- It discharges surface run-off, not collected for use, to one or more of the following, listed in order of priority:
  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.
- It uses the natural environment including woods and trees to deliver sustainable solutions.
- It connects to the main foul sewer network where possible.

New developments shall incorporate appropriate Sustainable Drainage Measures (SuDS) in accordance with National Standards for Sustainable Drainage Systems. This should be informed by specific catchment and ground characteristics, and will require the early consideration of a wide range of issues relating to the management, long term adoption and maintenance of SuDs. In considering SuDs solutions, the need to protect ground water quality must be taken into account, especially where infiltration techniques are proposed. SuDs schemes will require the approval of Derbyshire County Council, the SuDS approval body for the area.

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

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

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

5.61 The District's industrial heritage means that there are a number of sites across the plan area which have had one or more industrial or commercial uses and are likely to have some form of in soil and/or water contamination that may need to be addressed.

5.62 Sites which pose a current and imminent hazard to health, buildings, water or the environment can be managed under the contaminated land provisions of the Environmental Protection Act 1990.

5.63 The likelihood of development on particular sites causing harmful effects will vary greatly, depending on the nature of the development proposed, and the nature of adjoining uses and/or the sensitivity of the local environment. The important point is that such issues and potential impacts should be considered when putting forward a scheme. The implementation of satisfactory investigation, risk assessment, and remediation of sites subject to historic contamination can be managed through the planning process where a site is subject to a development proposal.

5.64 On a precautionary basis, the possibility of contamination should be assumed when preparing plans or considering planning applications in relation to all land which supported or was adjacent to a previous industrial use. In addition, the possibility of contamination should be considered where uses are proposed that are particularly sensitive to contamination, for example, housing, schools, hospitals and children’s play areas.

5.65 The policy below sets out the way in which individual development proposals will be assessed in order to protect the safety and health of residents, workers and visitors alike. This approach seeks to ensure that the delivery of the required level of development in this plan is achieved and that appropriate safeguards are in place against future contamination or pollution.

POLICY PD9: Pollution Control and Unstable Land

The District Council will protect people and the environment from unsafe, unhealthy and polluted environments.

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

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

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

---

Ashbourne Royal Shrovetide Football

5.66 Ashbourne is one of the few places in the United Kingdom that still holds a game of mass football. The game is played on Shrove Tuesday and Ash Wednesday between the Down'Ards and the Up'Ards. The goals are sited three miles apart in Clifton and Sturston. Play takes place between the goals on land in the valley of the Henmore Brook, although certain sites (e.g. church yards, hospital, memorial grounds) are out of bounds. The game has important social, economic and environmental benefits and is central to the cultural heritage of Ashbourne. The following policy seeks to protect the game from development which could prejudice the playing area and viability of the game.

POLICY PD10: Ashbourne ‘Royal Shrovetide’

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

This will be achieved by:

a) Ensuring that any development proposals along the Henmore Valley
between the historic goals at Sturston Mill and Clifton Mill as indicated on the Local Plan Proposals Map, do not reduce the extent of, or permanently prejudice the playing area of the Royal Shrovetide Football game through the creation of permanent forms of development.

b) Ensuring that any permanent forms of development within or around the periphery of Ashbourne town centre, which has the potential to prejudice the long term viability of the Royal Shrovetide Football through the creation of permanent obstacles and barriers which would inhibit the free flow of the game are mitigated through sensitive design.

Matlock to Darley Dale A6 Corridor

5.67 There has been a long established policy that seeks to ensure that the open spaces between Matlock and Darley Dale are protected from inappropriate development in the interests of safeguarding the coalescence of the two settlements. As part of the Derbyshire Dales Strategic Landscape Sensitivity Study (August 2015) an assessment has been undertaken to determine which parcels of the open space between the two settlements are more sensitive to development, to validate the continuation to this policy The Study concludes that in relation to the open spaces between Matlock and Darley Dales:

‘The density of settlements increases towards the north, with the collection of settlements located on the A6 around Matlock comprising the most densely developed area. In this area physical coalescence has occurred between many of the settlements, such as Matlock and Upper Hackney, and Darley Dale and Two Dales, and it is difficult to identify the delineation of settlements on a map. However visual coalescence is prevented due to the presence of extensive screening vegetation, and open space alongside the A6. Land which prevents visual coalescence is therefore of high sensitivity, and it is important that this land remains undeveloped in order to maintain the perceived breaks between settlements.

Land of high sensitivity in this area also relates to the proximity to the Peak District National Park. Many of the settlements, such as Rowsley and Northwood, are located on the opposite side of the Derwent Valley to the Peak District National Park. Therefore, land
surrounding them is visually prominent in views from the Park, and
development could potentially adversely impact upon the setting of
the Park’.

5.68 Accordingly, it is important that the most sensitive areas of land between Matlock and Upper Hackney, and Darley Dale and Two Dales, remains open. The following policy seeks to protect these sensitive areas from inappropriate development.

**POLICY PD11: Matlock to Darley Dale A6 Corridor**

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

a) the development is required for the purposes of agriculture, forestry or outdoor recreation; or

b) the development does not have an adverse impact upon the character of the area including views into and out from the Derwent Valley.
6 Healthy and Sustainable Communities

Location of New Housing Development

6.1 The Spatial Strategy set out the broad approach to the distribution of development across the plan area. It indicates that most new development will be brought forward in the Market Towns, Local Service Centres and Accessible Settlements with Limited Facilities. This section seeks to set out how the housing needs of the plan area are to be met in detail, and by doing ensuring that communities continue to be sustainable and having appropriate access to services, facilities and community infrastructure.

POLICY HC1: Location of Housing Development

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

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

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

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

Housing Land Allocations

6.2 In order to deliver the housing requirements set out in Policy S6 (Strategic Housing Development) it is necessary to allocate land for new residential development on sites outside of the existing Settlement Development Boundaries of the main towns and villages of the plan area.

POLICY HC2: Housing Land Allocations

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

<table>
<thead>
<tr>
<th>Reference</th>
<th>Location</th>
<th>Site Area</th>
<th>No. of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>HC2(a)</td>
<td>Land at Lathkill Drive, Ashbourne</td>
<td>1.93</td>
<td>35</td>
</tr>
<tr>
<td>HC2(b)</td>
<td>Former Mirage Hotel, Derby Road, Ashbourne</td>
<td>0.41</td>
<td>20</td>
</tr>
<tr>
<td>HC2(c)</td>
<td>Land at Ashbourne Airfield, Ashbourne *</td>
<td>49.93</td>
<td>1100</td>
</tr>
<tr>
<td>HC2(d)</td>
<td>Land off Cavendish Drive, Ashbourne</td>
<td>1.22</td>
<td>28</td>
</tr>
<tr>
<td>HC2(e)</td>
<td>Land to North of A52, Brailsford</td>
<td>1.86</td>
<td>32</td>
</tr>
<tr>
<td>HC2(f)</td>
<td>Land to North of Main Road, Brailsford</td>
<td>2.13</td>
<td>45</td>
</tr>
<tr>
<td>HC2(g)</td>
<td>Land off Luke Lane, Brailsford</td>
<td>1.23</td>
<td>26</td>
</tr>
<tr>
<td>HC2(h)</td>
<td>Land at Luke Lane / Mercaston Lane, Brailsford</td>
<td>1.51</td>
<td>47</td>
</tr>
<tr>
<td>HC2(i)</td>
<td>Land at Slinter Mining Ltd, Cromford Hill, Cromford</td>
<td>1.53</td>
<td>28</td>
</tr>
<tr>
<td>HC2(j)</td>
<td>Land at Bridge Garage, Darley Bridge</td>
<td>0.59</td>
<td>13</td>
</tr>
<tr>
<td>HC2(k)</td>
<td>Land off Old Hackney Lane, Darley Dale</td>
<td>0.49</td>
<td>10</td>
</tr>
<tr>
<td>HC2(l)</td>
<td>Land off Old Hackney Lane, Darley Dale</td>
<td>0.89</td>
<td>27</td>
</tr>
<tr>
<td>HC2(m)</td>
<td>Land to the Rear of former RBS premises, Darley Dale</td>
<td>4.41</td>
<td>143</td>
</tr>
<tr>
<td>HC2(n)</td>
<td>Land off Normanhurst Park, Darley Dale</td>
<td>1.44</td>
<td>20</td>
</tr>
<tr>
<td>HC2(o)</td>
<td>Land at Stancliffe Quarry, Darley Dale</td>
<td>10.16</td>
<td>100</td>
</tr>
<tr>
<td>HC2(p)</td>
<td>Land at Cavendish Cottage, Doveridge</td>
<td>1.89</td>
<td>46</td>
</tr>
<tr>
<td>HC2(q)</td>
<td>Land at Derby Road / Hall Drive, Doveridge</td>
<td>5.65</td>
<td>85</td>
</tr>
<tr>
<td>HC2(r)</td>
<td>Land at Sand Lane, Doveridge</td>
<td>1.29</td>
<td>18</td>
</tr>
<tr>
<td>HC2(s)</td>
<td>Land off Wheeldon Way, Hulland Ward</td>
<td>2.12</td>
<td>48</td>
</tr>
<tr>
<td>HC2(t)</td>
<td>Land East of Ardennes, Hulland Ward</td>
<td>0.88</td>
<td>18</td>
</tr>
<tr>
<td>HC2(u)</td>
<td>Land off A517 and Dog Lane, Hulland Ward</td>
<td>1.68</td>
<td>30</td>
</tr>
<tr>
<td>HC2(v)</td>
<td>Land off Gritstone Road / Pinewood Road, Matlock</td>
<td>14.99</td>
<td>500</td>
</tr>
<tr>
<td>HC2(w)</td>
<td>Land at Halldale Quarry / Matlock Spa Road, Matlock</td>
<td>27.00</td>
<td>220</td>
</tr>
<tr>
<td>HC2(x)</td>
<td>Land at Old Hackney Lane, Matlock</td>
<td>0.71</td>
<td>21</td>
</tr>
<tr>
<td>HC2(y)</td>
<td>Land to the North of Porter Lane / East of Main Street, Middleton by Wirksworth</td>
<td>1.16</td>
<td>24</td>
</tr>
<tr>
<td>HC2(z)</td>
<td>Land at Matlock Transport, Northwood Road, Northwood</td>
<td>0.51</td>
<td>14</td>
</tr>
<tr>
<td>HC2(aa)</td>
<td>Land at Snitterton Fields, West of Cawdor Quarry, South Darley</td>
<td>1.32</td>
<td>50</td>
</tr>
<tr>
<td>HC2(bb)</td>
<td>Former Permanite works, West of Cawdor Quarry, South Darley</td>
<td>1.79</td>
<td>50</td>
</tr>
<tr>
<td>HC2(cc)</td>
<td>Land at Thatchers Croft, Tansley</td>
<td>0.66</td>
<td>18</td>
</tr>
<tr>
<td>HC2(dd)</td>
<td>Land at Tansley House Gardens, Tansley</td>
<td>0.75</td>
<td>15</td>
</tr>
<tr>
<td>HC2(ee)</td>
<td>Land off Middleton Road / Cromford Road, Wirksworth</td>
<td>9.04</td>
<td>126</td>
</tr>
<tr>
<td>HC2(ff)</td>
<td>Land at Middle Peak Quarry, Wirksworth</td>
<td>56.68</td>
<td>220</td>
</tr>
</tbody>
</table>

**TOTAL PROVISION ON ALLOCATED SITES** 3177

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

**Self-Build Housing Provision**

6.3 Self-build housing, also known as Custom Build, typically involves individuals commissioning the construction of a new house from a builder, contractor, package company or physically building a house for themselves. The Government are keen to promote an increase in self build housing as one of the means of addressing housing need. The Self-Build and Custom Housebuilding Act 2015 requires local planning authorities to keep registers of self and custom-builders for their area. It also places a duty on local authorities to "have regard to" such registers when carrying out their planning, housing, land disposal and regeneration responsibilities.
POLICY HC3: Self-Build Housing Provision

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

Affordable Housing

6.4 The NPPF states that local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.

6.5 The conclusions of the Assessment of Housing and Economic Development Needs (September 2015) reiterated previous research that Affordable Housing is a key issue that needs to be addressed in Derbyshire Dales as a result of the high cost of houses, and the relatively low incomes of local employees. It identifies that approximately 100 affordable homes are required each year to meet the anticipated future needs of the District's population.

6.6 The report identifies that 80% of the net need for affordable housing is for social and affordable rented homes, with 20% for equity-based intermediate housing options such as:

- Help-to-Buy Shared Ownership;
- Affordable Rent;
- Rent-to-Homebuy;
- Low Cost Sale.

6.7 In bringing forward new residential development the District Council will seek to ensure that an appropriate mix of affordable housing types are delivered.

6.8 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 3 dwellings or more.

6.9 Detailed guidance on the affordable housing policy set out below will be included within a revised Affordable Housing Supplementary Planning Document.

POLICY HC4: Affordable Housing

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

In order to address the significant need for affordable housing across the plan area, all residential developments of 3 dwellings or more or on sites of 0.1 hectares or more, should provide at least 30% of the net dwellings proposed as affordable housing.

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

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

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

6.10 The past delivery of affordable housing across the plan area has occurred by negotiation with private sector housing developers, and by way of “rural exceptions”, whereby sites have been brought forward solely for affordable housing when in normal circumstances they would not have been appropriate locations for new open market housing. Much of this activity has been facilitated by the Rural Housing Enabler. Affordable Housing provided on rural exception sites deliver much needed housing to those in local need. The local planning authorities will continue to support the provision of affordable housing on rural exception sites.

6.11 In rural areas, the NPPF indicates that local planning authorities can consider allowing some market housing that would facilitate the provision of significant additional affordable housing to meet local needs. Experience to date has suggested that with the involvement of the Rural Housing Enabler and a Registered Housing Association that market housing has not been required to deliver local needs housing through the exception route. With funding for affordable housing being significantly reduced it is feasible over the plan period that the delivery of affordable housing on rural exception sites may require some open market housing to subsidise their delivery. It is expected that any affordable housing built under this policy will remain part of the District’s affordable housing supply in perpetuity.

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

In exceptional circumstances, planning permission will be granted for affordable housing on sites that would not normally be released for housing development. Such sites should be within or adjoining an identified accessible settlement with minimal facilities (‘fourth tier’) or above in terms of the Plan settlement hierarchy, unless specific local need and/or environmental considerations indicate that provision should be met at fifth tier settlements.

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

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

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

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

a. All the requirements set out in the clauses (a) to (g) above are met.
b. The number of open market dwellings included in the scheme shall be no more than that required to provide the necessary number of local needs affordable dwellings at low cost and shall not be more than 50% of the total number in the scheme;
c. It can be ensured that the development profits from the open market housing element of the scheme above a reasonable developer return (having regard to appropriate land values and margin on building costs) are employed in subsidising the local needs element.
d. The affordable housing element of the scheme is delivered in accordance with a programme agreed beforehand with the Local planning Authority.
6.12 The NPPF and Planning Policy for Traveller Sites require local planning authorities to carry out assessments of the future accommodation needs of Gypsies and Travellers. These are called Gypsy and Traveller Accommodation Assessments (GTAs), which can be used to inform the preparation of policy and site allocations for Gypsies and Travellers at Housing Market Area or local plan level, as appropriate. In accordance with the NPPF and the Duty to Cooperate set out in the Localism Act 2011, a GTA covering Derbyshire and East Staffordshire was jointly commissioned in August 2013 by the following organisations:

- Derbyshire County Council, Derby City Council and eight District and Borough Councils in Derbyshire;
- Peak District National Park Authority;
- East Staffordshire Borough Council; and
- Derbyshire Gypsy Liaison Group.

6.13 A final version of the GTA was published by Derbyshire County Council in June 2015. The GTA provides a starting point for considering pitch and plot requirements for Gypsies and Travellers and Travelling Showpeople in the plan area for the period 2014/15 to 2033/34. The figures in the GTA suggest that there is an additional need for 9 pitches over the period 2014-34.

**POLICY HC6: Gypsy and Traveller Provision**

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

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

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

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

a) First preference will be to include additional pitches /plots within the boundaries of existing suitable sites.

b) Second preference will be to extend existing suitable sites.

c) Only where a sufficient supply of additional pitches or plots cannot be achieved through sustainable development at the above locations should new sites be identified.

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

a) The proposal will not have a significant detrimental impact on neighbouring residential amenity or other land uses;

b) The site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network and would not result in a level of traffic generation which is inappropriate for roads in the area;

c) The site is situated in a suitable location in terms of local amenities and services including schools, shops, health services, and employment opportunities;

d) The site is capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface water drainage;

e) The site will enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/plots and their requirements as well as enabling access for service and emergency vehicles;

f) The site is not situated within an area of unacceptable flood risk;

g) The development will not have an adverse impact upon the character or appearance of the local area, the landscape or sites/areas of nature conservation value or heritage assets;

h) The site is capable of providing adequate levels of privacy and residential amenity for site occupiers.
Replacement Dwellings

6.14 The erection of replacement dwellings and extensions to existing houses can individually, and cumulatively over a period of years, have an adverse impact both on the character of small settlements and on the surrounding countryside. For example, the replacement of small traditional rural dwellings with large houses can change the character of a rural area to one of a more suburban nature. To help protect the character of the countryside, the scale and nature of residential extensions and replacements of dwellings needs to be controlled.

**POLICY HC7: Replacement Dwellings**

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

a) the residential use has not been abandoned;

b) the existing dwelling has a lawful use as a dwelling;

c) the number of dwelling units on the site is not increased;

d) the existing dwelling is of no architectural significance such that it is considered to be not worthy of retention;

e) the existing dwelling does not make a positive contribution to landscape character or distinctiveness such that it should be retained;

f) the scale, form, design and massing of the replacement dwelling represents does not detract from the character or appearance of its setting or surroundings;

g) the existing dwelling is not a caravan or mobile home;

h) the existing dwelling is demolished.

Conversion and Re-Use of Buildings for Residential Accommodation

6.15 The NPPF provides support for the re-use and conversion of existing buildings to assist with the sustainable growth and expansion of all types of business and enterprise in rural areas. It also supports the conversion of existing buildings to support the transition to a low carbon economy. Recent legislative changes have introduced more flexibility about the re-use of existing buildings in rural areas for residential development without the benefit of planning permission.

6.16 However in the countryside not all buildings are appropriate for conversion to a permanent open market residential use. Many are in isolated locations in the
open countryside and only suitable for conversion to permanent residential accommodation for use in connection with farming or other rural activity. In the countryside some buildings, having outlived their original purpose, are better demolished and the site returned to a green field.

6.17 However, some redundant buildings are of architectural or historic interest and can make an important contribution to the character of the settlement or to the quality of the landscape. Preference is for such buildings to be retained and put back into beneficial use rather than being allowed to fall into disrepair. As such conversion to residential use may be an appropriate means of securing their long-term preservation.

6.18 Residential conversions can often have a detrimental impact upon the fabric and character of barns, mills and other traditional buildings. Ancillary activities such as garaging, car parking, and boundary treatments can be very intrusive in the countryside. If planning permission is granted for a residential conversion in the countryside the Council will seek to impose conditions removing all permitted development rights.
POLICY HC7A : Conversion and Re-Use of Buildings for Residential Accommodation

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

a. the building or group of buildings are of permanent and substantial construction;

b. the form, bulk and general design of the existing building or group of buildings make a positive contribution to the character and appearance of its surroundings;

c. the building or group of buildings can be converted without extensive alteration, rebuilding or extension;

d. the conversion does not have a detrimental impact upon the character and appearance of the building or group of buildings and its surroundings;

e. the building or group of buildings are not suited for conversion to employment or tourism uses

f. a financial contribution towards the provision affordable housing is secured in recognition of the significant need for affordable housing across the plan area.

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

Residential Sub-Division of Dwellings

6.17 The Council will encourage the full and effective use of land in appropriate locations within existing urban areas. For example the use of first floor premises over shops and offices, as flats, can have particular benefits. These can include the retention and improved maintenance of a previously under-utilised building and the provision of small units of accommodation.
6.18 The conversion of houses into self contained units of accommodation should only be undertaken with care and should have regard to the amenities of neighbouring occupiers and the character of the area, whether rural or urban. Provision should be made for satisfactory parking space within the site curtilage to cater for an increase in the number of residents and to prevent any potential obstruction of the highway caused by residents parking on the roadside by necessity.

6.19 In the rural areas and small settlements, residential sub-divisions will be discouraged owing to their relative isolation away from services. Proposals should not require any further significant extensions or additions to the original building in order to acceptable. The building when subdivided should appear almost identical to its pre-conversion form and any alterations deemed to be necessary must be appropriate in character to the locality. This principle is consistent with the objective of development restraint in the countryside and will prevent the urbanising effect of unrestricted alterations.

6.20 Planning conditions may also be imposed to remove permitted development rights, so that control can be exercised over the future form of the building.

**POLICY HC8: Residential Sub-Division of Dwellings**

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

a) the provision of adequate vehicular access, car parking, amenity space and facilities for refuse storage;

b) the adequacy of the internal accommodation relative to the intensity of occupation envisaged and the impact upon any neighbouring residential or other units, including privacy, loss of daylight and overbearing effect;

c) the likely impact on the character and appearance of the immediate neighbourhood of the design, scale, form and footprint of any proposed extension or alteration;

d) no significant new extension should be made to any dwelling located outside defined settlement development limits: minor extension may be permitted only where essential in order for the new units to achieve basic living standards;

e) the sustainability of the new development based around the site location and its relationship to the Plan’s settlement hierarchy, including accessibility to shops, services and facilities;

f) the need to minimise built form through the conversion of any existing
Outside defined settlement limits, where the resultant dwelling is not to be made available to meet a proven local need for affordable housing, the District Council will seek to secure a financial contribution towards the provision of affordable housing elsewhere in the Plan Area.

**Extensions to Dwellings**

6.21 The extension of existing dwellings is often an effective means of improving the housing stock. The Council is committed to allowing people to improve and extend their property, but will seek a high standard of design, which complements the scale and style of the house to be extended and others nearby.

**POLICY HC9: Extensions to Dwellings**

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

a) the plot size of the existing property is large enough to accommodate the extension or outbuilding without resulting in a cramped or overdeveloped site;

b) the height, scale, form and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and the site’s wider setting and location;

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

**Housing Mix and Type**

6.22 The NPPF states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people
wishing to build their own homes). The Council recognises that there are many differing needs within our communities as regards the range, type and size of housing required. Meeting the housing needs of all sectors of the community by providing a range and choice of housing is therefore a key objective of the Council. The Council also recognises that access to good housing is fundamental to improving the health and wellbeing of the District’s communities.

6.23 The District needs a diverse range of housing sizes and types including specialised accommodation that addresses the needs of elderly or vulnerable people. Flexible design and adequate space is needed so that residential environments make it possible for people of any age or level of mobility to have a full life and take part in the community around them.

<table>
<thead>
<tr>
<th>POLICY HC10: Housing Mix and Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td>The Council will seek to secure the following mix of housing as part of all residential developments of 10 dwellings or more. The final mix achieved on any site will be informed by the nature of the development site, character of the area, evidence of local housing need and turnover of properties at the local level.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<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>
</tr>
<tr>
<td>Affordable</td>
<td>40%</td>
<td>35%</td>
<td>20%</td>
</tr>
<tr>
<td>All Dwellings</td>
<td>15%</td>
<td>40%</td>
<td>40%</td>
</tr>
</tbody>
</table>

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

Specialised Housing Accommodation

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

a) the type of specialised accommodation proposed meets identified District needs and contributes to maintaining the balance of the housing stock in the locality;

b) the proposal relates well to the existing settlement and provides easy access to services and facilities, including public transport, enabling its residents’ to live independently as part of the community;

c) the design of the proposal, including any individual units of accommodation, is capable of meeting the specialised accommodation support and care needs of the occupier; and

d) arrangements are in place to ensure the delivery of appropriate care and support packages.

Flexible Design and Space Standards

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

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

All residential developments of 10 dwellings or more will be required to ensure that 90% of dwellings are accessible and adaptable dwellings designed to comply with the Building Regulations (Part M - Category 2) with the remaining 10% of dwellings designed as wheelchair user dwellings designed to comply with the Building Regulations (Part M - Category 3).
All residential developments of less than 10 dwellings, including conversions and changes of use, will be required to ensure that they are built to comply with either the Building Regulations Part M – (Category 2) or Building Regulations Part M (Category 3).

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

**Elderly Needs Accommodation**

6.24 Derbyshire Dales has a significantly older population structure than most local authority areas and the evidence indicates that the population of people aged 60 plus is anticipated to likely to rise by 32% over the pan period.

6.25 The District Council recognises the need to provide housing for older people as part of the wider aim of achieving a good mix of housing, but also understands that many older people wish to exercise choice and value control over their housing options. In recent years new models of enhanced and extra care housing have emerged. These aim to meet the needs of those who require high levels of care and support alongside those who are still generally able to care for themselves. These models often allow for changing circumstances in situ rather than requiring a move.

6.26 These opportunities will not suit everybody and accordingly the following policy seeks to ensure choice, by supporting people who want to stay in their own homes, or to care for family members, through adaptations to properties.

**POLICY HC11: Elderly Needs Accommodation**

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

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

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

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

Agricultural and Rural Workers Dwellings

6.27 In most cases workers employed in agriculture or other rural based enterprises, and their families, will be able to live in nearby villages or towns rather than having to build new dwellings in the countryside. However, there will be some cases where it is essential for those employed in these enterprises to live at, or very close to the site of their work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any individual involved.

6.28 If planning permission is to be granted, it will be an exception to normal planning policy. The onus is therefore on the applicant to satisfy the District Council that their involvement in farming, forestry or other rural enterprise is genuine, (or is reasonably likely to materialise), that the activity requires essential supervision necessitating a new dwelling close by and is capable of being sustained for a reasonable period of time sufficient to justify the development.

6.29 When assessing applications for dwellings associated with agriculture, forestry or other rural based enterprise the District Council will apply both functional and financial tests to determine whether such a dwelling is required.
6.30 If planning permission is granted for a new dwelling, the Council will seek to negotiate a Section 106 Obligation with the applicant that ties the dwelling or dwellings to the holding itself.
POLICY HC12: Agricultural and Rural Workers Dwellings

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

a) there is a clearly established functional need;
b) the need relates to a full-time worker or one who is primarily employed in agriculture, forestry or other rural based enterprise which needs to be located in the area and does not relate to a part-time requirement;
c) the unit and the agricultural / forestry or other rural based enterprise has been established for at least three years and has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so. Where this need is unproven or a new business is being established, a temporary dwelling (such as a mobile home) may be permitted to allow time to establish that there is a genuine functional and financial need for a permanent dwelling. A temporary dwelling will only be permitted for a maximum period of 3 years;
d) the functional need cannot be fulfilled by another existing dwelling on the unit or within the locality which is suitable and available for occupation by the worker concerned;
e) the size of the dwelling is commensurate with the needs of the enterprise and is sustainable in terms of the viability of the activity;
f) the dwelling is well related to either existing dwellings or buildings associated the activity with which it is required.

In all cases, the District Council will:

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

Applications for the removal of restrictive occupancy conditions will only be granted where it can be demonstrated that:
a) the restriction has outlived its original planning purpose and;
b) there is no reasonable prospect of the dwelling being occupied by an agricultural or other rural based worker as demonstrated by a comprehensive marketing exercise which reflects the nature of the occupancy restriction.

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

Open space and Outdoor Recreation Facilities

6.31 Open spaces for sport and recreation are essential for achieving sustainable development, as they provide opportunities for exercise and social interaction amongst local residents. Good quality open spaces benefit the health and well being of the wider community, support biodiversity, reduce flood risks and enhance the environment.

6.32 The Peak Sub Region Open Space, Sport and Recreation Study assessed the demand and supply of open space, sport and recreation facilities. It also undertook an assessment of quantity and quality of different types of open spaces along with their accessibility and value to the local community. The study concluded that there was a good supply of high quality open space for sport and recreation across most of the plan area.

6.33 Whilst the Study found that the quality and quantity of open space and recreation facilities across the plan area were in most cases sufficient to meet the needs of the population, it found that the area would benefit from some additional provision in relation to indoor sports facilities, swimming pools and sports pitches.

6.34 Across the plan area the study found that demand for allotments far exceeded provision. As local communities continue to become more aware of the economic and environmental benefits of sustainably grown food, it is envisaged that

---

Demand for allotments will continue to increase and therefore shortage in provision will need to be addressed.

6.35 The strategy will therefore be to ensure that both the quantity and quality of open space, sport, leisure and recreation facilities throughout the plan area is maintained and wherever possible enhanced, with the loss of any such facility only being countenanced if there is either a subsequent quantitative or qualitative increase in overall provision.

6.36 Provision for open space and recreation is clearly important to the health and well being 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 5:

<table>
<thead>
<tr>
<th>Table 5: Open Space Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Children’s Play – Equipped</td>
</tr>
<tr>
<td>Children’s Play</td>
</tr>
<tr>
<td>Outdoor Sports Facilities</td>
</tr>
<tr>
<td>Open Space</td>
</tr>
<tr>
<td>Parks and Gardens</td>
</tr>
<tr>
<td>Semi/Natural</td>
</tr>
</tbody>
</table>

---

2 The District Council will work with Sport England to prepare an update to the Peak Sub Region Open Space, Sports and Recreation Study taking account of “Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities” (Draft December 2013).
<table>
<thead>
<tr>
<th>Type</th>
<th>Definition</th>
<th>Area Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Hectares per 1,000 People</td>
</tr>
<tr>
<td>Green Space</td>
<td>education and awareness.</td>
<td></td>
</tr>
<tr>
<td>Amenity Green Space</td>
<td>Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.</td>
<td>1.29</td>
</tr>
<tr>
<td>Allotments</td>
<td>Opportunities for people who to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.</td>
<td>0.17</td>
</tr>
<tr>
<td>Civic Space</td>
<td>Providing a setting for civic buildings, public demonstrations and community events.</td>
<td>0.01</td>
</tr>
</tbody>
</table>

**Indoor Sports Facilities Requirements** *(Square Metres per 1000 People)*

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Area Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sports Halls</td>
<td>41.7</td>
</tr>
<tr>
<td>Swimming Pools</td>
<td>22.7</td>
</tr>
<tr>
<td>Fitness Provision</td>
<td>9.2</td>
</tr>
</tbody>
</table>

6.37 New housing developments will need to provide access to open space provision in addition to private and communal space in accordance with these standards. The requirements for on-site or off-site provision will however vary according to the type of open space to be provided. Given that the towns and villages across the Plan area are set in natural surroundings generally with ready access to the countryside developer contributions for Semi/Natural Green Space and Amenity Greenspace will not be sought. In all other cases appropriate on-site provision
will be negotiated with developers on a case by case basis in accordance with the standards, having regard to the location and characteristics of the site.

6.38 A financial contribution, where appropriate, will be required for the following typologies to either make up a deficit, enhance existing or to provide new facilities:

- Parks and Gardens;
- Allotments;
- Civic Space.

6.39 Residential developments will generally be required to meet the need for children’s play on-site, either as an integral part of the design, or by way of a financial contribution which will be used to install or upgrade play facilities in the vicinity of a proposed development. The Council will generally require either the provision of new on-site open space or a financial contribution towards the cost of new off-site provision where new residential development takes place in areas of inadequate public open space; or where existing provision would become inadequate because of the development. In all cases a commuted sum for the future maintenance of the provision will be required. Further details will be set out in the Developer Contributions SPD.

6.40 The Fields in Trust (FIT) recommended minimum area of a formal LAP (Local Area for Play) is approx. 0.01ha, or 100 sq. metres (0.01ha). Similarly, the FIT recommended area of a formal LEAP (Local Equipped Area for Play) is approx. 0.04 hectares, or 400 sq. metres. Therefore, on the basis of the above standards a significant amount of new housing development is required to warrant on-site provision of formal children’s play space of a FIT standard. Consequently with the exception of larger sites the provision for children’s play space will take the form of developer contributions to up-grade equipped children’s play facilities in the vicinity of the development.

6.41 To ensure a high quality of design and layout some informal open space provision will generally be required on-site. The extent of informal open space provision will be determined on a case by case basis taking account of site size, shape, and topography.

**POLICY HC13: Open Space and Outdoor Recreation Facilities**

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

This will be achieved by:

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

**Community Facilities and Services**

6.42 Community services and facilities include education, health and social services, public and emergency services, village halls, community buildings, social clubs,
libraries, cultural facilities, places of worship, allotments and cemeteries. These services and facilities play an important role in terms of sustainable development by the reduction of outward vehicular movements for essential needs. Consequently support in principle is given to the improvement, and provision of new services and facilities that support the sustainability of local communities.

6.43 The loss of any of these services or facilities, especially from more remote rural villages can have a significant impact upon community life. Proposals that would result in the loss of important local services and facilities including shops and public houses will not be granted planning permission until all possible options have been explored to maintain the existing use. As part of their submissions for planning permission applicants will be required to demonstrate the extent to which they have marketed the business as a going concern, and the viability of the options that they have considered.

**POLICY HC14: Community Facilities and Services**

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

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

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

Promoting Sport, Leisure and Recreation

6.44 The provision of appropriate open space, sport and recreational facilities is an important aspect of providing attractive, healthy and socially inclusive communities. Open spaces, sports facilities and recreational opportunities contribute to the quality of places and settlements and the Council is active in promoting facilities and supporting services which offer a wide and diverse range of positive recreational experiences.

**POLICY HC15: Promoting Sport, Leisure and Recreation**

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

a) the proposals are connected to and associated with existing facilities, they are located at a site that relates well to the settlement hierarchy in the District or they are intended to meet specific rural needs that cannot be appropriately met at settlements within the settlement hierarchy;

b) it is capable of being accessed by a range of transport modes and by disabled people and those with restricted mobility;

c) it would not have an adverse impact on the character and appearance of its surroundings and the immediate or wider landscape;

d) it does not create unacceptable problems in terms of the relationship between the proposal and the neighbouring uses beyond the development site.

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

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

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

Accessibility and Transport

6.45 Derbyshire Dales sits between two important national corridors; the M1 and M6. The former of these, the M1, passes through Derbyshire’s eastern edge and is an important draw for those Districts with direct access to it. The main access junctions are Junctions 28 and 29 (both of which are known to be congested). The A6 forms the main route along which many settlements have historically formed, including Cromford, Matlock, and Darley Dale. To the south of the plan area the A52 links Ashbourne with Derby and Stoke on Trent. The A50 provides a strategic link between Derby and Stoke on Trent, and passes close to villages such as Doveridge and Sudbury.

6.46 Access to shops, key services, facilities, training and employment is important to maintaining quality of life. The rural nature of the plan area means that accessibility is a key issue, with many of the more isolated rural settlements having limited or no public transport access. The continued sustainability of these settlements is important to maintaining the local distinctiveness of the plan area, and as such the strategy required to deliver this will need to focus on meeting local housing need and improving accessibility.

6.47 An assessment of the current transport and access conditions in the plan area identified traffic congestion hotspots in Ashbourne and Matlock town centres. The reason for congestion varies from location to location but can include leisure, shopping and school runs. However, the most significant single contributor to trips on the local highways network is journeys to work. Many residents in Derbyshire Dales travel to Derby, Sheffield and Amber Valley to work.
6.48 The assessment has also highlighted areas that have limited access to key services and facilities such as healthcare, education, shopping and post offices. Typically the more rural parts of Derbyshire Dales were identified as having the least access to key services and facilities.

6.49 The Rural Accessibility Study commissioned by Derbyshire Dales and Derbyshire County Council sought to review accessibility issues to the south of the A52. It found that this part of the plan area suffered particularly from a poor range of local services and facilities and limited public transport options to access services elsewhere.

6.50 The current dispersed settlement pattern across the plan area means that access to services is a major issue. By shaping patterns of future development and influencing the location, scale, density and mix of land uses, the Local Plan can help reduce the need to travel, reduce the length of journeys, congestion and make it safer and easier for people to access jobs, shops, leisure facilities and services by means of transport other than by private car.

6.51 However improving accessibility to key services and facilities is not something the Local Plan can achieve on its own. Effective partnerships with organisations such as Derbyshire County Council, the Highways Agency, Network Rail, public and community transport operators will be required. There is only one partnership that is significant for the plan - the Derwent Valley Community Rail Partnership.

6.52 Derbyshire County Council has a particularly critical role to play, not just as the local highways and public transport authority but by taking the lead on matters such as public rights of way, leisure routes, cycleways and accessibility.

6.53 Travel Plans will be required to be submitted for major developments as a way of improving access to such schemes by sustainable means of transport and will be secured by way of condition or s106 agreement. To ensure the effective implementation of Travel Plans, the District Council, in association with Derbyshire County Council, will seek to ensure that an appropriate financial contribution is made by the developer to achieve this.

6.54 It is important to ensure that highway problems are not created as a result of allowing new development. The District Council will therefore continue to ensure that regard is given to the environmental and road safety implications of traffic generation from proposed developments. In assessing individual proposals, the

District Council will seek advice from the Highway Authority and the Highways Agency as appropriate.

6.55 In circumstances where a safe access can be achieved but the proposed development would create or worsen traffic problems on the highway network, planning permission will be refused unless applicants are willing to incorporate or finance the works necessary to alleviate the problem. This could include developers making contributions to, or the provision of, public transport or road improvements. Larger development proposals and smaller schemes with significant transport implications will be required to submit transport assessments.

**POLICY HC16: Provision of Public Transport Facilities**

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

**POLICY HC17: Accessibility and Transport**

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

This will be achieved by:

- Delivering sustainable patterns of development.
- Ensuring that additional growth within the towns and villages of the Plan area is managed and where possible, accompanied by accessibility improvements.
- Promoting a balanced distribution of housing and employment development.
- Ensuring the development of social, cultural and community facilities in locations that allow for ease of access by multiple methods of transportation.
- Requiring that all new development is located where the highway...
network can satisfactorily accommodate traffic generated by the
development or can be improved as part of the development.

- Requiring that new development can be integrated within existing or
  proposed transport infrastructure to further ensure choice of
  transportation method and enhance potential accessibility benefits.

- Supporting proposals for new community assets and facilities where
  these are required to meet the needs of the Plan area or lead to the
  provision of additional assets that improve community well-being.

- Requiring that facilities are well related to public transport infrastructure
  and provide high standards of accessibility to all sectors of the
  community.

- Supporting innovative schemes to secure the local delivery of public
  services in rural communities and other areas with poor public transport,
  in particular the delivery of some services through the use of mobile
  services and technology will be encouraged where this results in better
  local provision.

Supporting transport infrastructure and services.

- Supporting highways and junction improvements required to address the
  cumulative impact of development across Derbyshire Dales as identified
  in the Derbyshire Dales Local Transport Study and Infrastructure Delivery
  Plan.

- Promoting the maintenance and introduction of appropriate facilities to
  support cyclists, pedestrians and horse riders, ensuring that development
  supports the use of local cycleway and pathway networks to improve
  choice of travel and ensuring safe access to developments on foot and
  by bicycle.

- Encourage and promote improvements to public transport networks in
  association with the Local Highway Authority, Network Rail and other
  providers.

- Supporting the further development of the Derwent Valley Rail line and
  Peak Rail.

- Approving developments provided that the capacity and design of the
  transport network serving the site will reasonably accommodate the
  anticipated increase in travel without materially harming highway safety
  or local amenity. In addition, the traffic generated by the development will
  not unduly interrupt the safe and free flow of traffic on trunk or primary
  roads or materially affect existing conditions to an unacceptable extent.
• Ensuring development does not lead to an increase in on-street parking to the detriment of the free and safe flow of traffic.
• Requiring applicants to submit details of parking provision which includes the proposed parking provision based on an assessment of parking needs of the development and the impact on the surrounding road network. The details should be proportionate to the impact of the development.
• Requiring applicants to submit and implement Travel Plans (or Travel Plan Statements) and Transport Assessments to support relevant proposals, as advised by the Highways Authority.
• Ensuring that development accords with local parking standards as identified in Appendix 4 or any future standards as required by the Highways Authority.

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

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

Car Parking Standards

6.56 The provision of off-street car parking is necessary to ensure the safe and 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.

6.57 The allocation of parking spaces for disabled people is the subject of a Departmental Traffic Advisory Leaflet (5/95) which includes guidance on the proportion of spaces that might be appropriate. The decision on exactly how many parking spaces to provide, both on and off street, remains one for the District Council and operators to determine, depending on local circumstances. All new developments will be required to ensure access for the disabled in accordance with Traffic Advisory Leaflet (5/95).

POLICY HC18: Car Parking Standards

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

7.1 This Section focuses on how the District Council and its partners will support the economy of Derbyshire Dales to encourage jobs and employment opportunities within the plan area. Accordingly, it is important to understand the specific local challenges and aspirations that have been identified by key organisations and strategies.

7.2 A Local Enterprise Partnership (LEP) is a voluntary partnership between local authorities and business set up to help determine local economic priorities and lead economic growth and job creation within the local area. The Derbyshire Dales District falls within two LEP areas:

- D2N2 - Derby and Derbyshire, Nottingham and Nottinghamshire;
- Sheffield City Region.

7.3 Each LEP has produced a Strategic Economic Plan. The D2N2 Plan sets a single target of creating 55,000 additional private sector jobs in the D2N2 area by 2023 and includes proposals for the use of Local Growth Funds to help overcome market failure and tackle barriers to growth. The Plan recognises that the natural environment of its rural areas, particularly the upland Peak District and surrounding market towns are key economic assets for D2N2 and that smaller scale growth is appropriate in towns within Derbyshire Dales. Priority sectors include: Food & Drink Manufacturing, Creative Industries and the Visitor Economy, all of which are important to the economy of the Derbyshire Dales. One of the Plan’s strategic priorities is the establishment of the Peak District as a World Class Destination. This is to be achieved through investment in infrastructure to help unlock new housing and employment sites at Ashbourne Airfield via a new access and link road, and enabling works to help deliver former quarry sites around Matlock.

7.4 Sheffield City Region’s Strategic Economic Plan aims to create 70,000 additional jobs and create 6,000 new businesses by 2023. The Plan describes the Derbyshire Dales as an area with a high quality of life, thriving small businesses and attractive market towns with opportunities for growth. To encourage growth, the Plan prioritises investments in infrastructure, business support and skills, and seeks to grow employment within knowledge intensive sectors which will help diversify and strengthen the Dales economy. The District Council will continue to work proactively with both LEPs to ensure that the District plays an appropriate role in securing sustainable economic growth.

7.5 The District Council’s own Economic Plan 2014 – 2019 aims to help enable the creation of more higher-value jobs in the Dales in place of lower skilled, lower paid roles. Four priorities are identified for investment:
• Growing microbusinesses;
• Vibrant market towns as employment and service centres;
• Broadband speed and access in rural communities;
• Increasing quality employment opportunities for young people in rural areas.

7.6 Sectors for particular focus with the District Council’s Economic Plan are: Manufacturing, Knowledge based and Creative Industries and the Visitor Economy. Unlocking stalled employment sites in and around market towns is a key objective of the Economic Plan with the following five priority sites identified to support growth within the Plan area:

• Ashbourne Airfield;
• Cawdor Quarry, Matlock;
• Halldale Quarry, Matlock;
• Bakewell Road, Matlock; and
• Middleton Road, Wirksworth.

7.7 Proposals that help to implement the aims and objectives of the Economic Plan will be supported by the District Council, subject to the provisions of other policies in the Local Plan.

New Employment Development

7.8 A diverse and growing local economy is an important element required for achieving sustainable development throughout the plan area. Despite the current economic climate, the percentage of the working age population unemployed in the Derbyshire Dales (0.5%) is below the Derbyshire (1.5%) and national (2.0%) averages. However, nearly a quarter (23.5%) of those unemployed are under the age of 25 (all figures at Nov 2015). The District also has a highly skilled workforce with Derbyshire Dales exceeding regional and national averages for the percentage of the population educated to NVQ Level 4 (33.4% in the Dales compared with 23.7% in Derbyshire and 27.4% nationally) (Census 2011)

7.9 However, the average salary of those people working within the Derbyshire Dales is significantly lower than that of Derbyshire and the wider region. Weekly pay in the Dales averages £345 per week, compared to £479 for the East Midlands as a whole – Derbyshire Dales earnings levels are 35% below the England average (ONS ASHE 2015). This indicates a continued reliance on lower paid jobs locally and that many residents commute outside the District to seek higher wage job opportunities, particularly to neighbouring urban areas such as Derby, Nottingham and Sheffield.
7.10 Employment in manufacturing and construction represents 20% of the Derbyshire Dales workforce (Census 2011), but public sector dependency remains high. Employment in traditional industries such as farming and quarrying remain above the national average, but represent only 6% of the Derbyshire Dales workforce (Census 2011). The need to secure higher-wage jobs and attract knowledge-based industries remains a key issue. As such the Local Plan will seek to support growth in these sectors across the plan area.

7.11 Small/micro-businesses, self-employment and home-working are an important part of the local economy. However, a key issue for the Derbyshire Dales is to encourage more of these smaller businesses to grow. As such the Local Plan will seek to support growth in these sectors across the plan area.

7.12 A priority challenge for the Peak District Partnership and the Local Plan is to develop an economy that provides high-wage, high-skill jobs for local people. Significant opportunity exists to raise the quality and value of the Peak District ‘product’, building the Peak District brand beyond the visitor economy. This will enable businesses to maximise the commercial advantage from their association with the Peak District.

7.13 To enable the creation of more higher-wage, higher skilled jobs, and reduce the need to travel long distances to work, the strategy of the plan is to complement existing employment opportunities by supporting growth. The availability of suitable land for development is therefore essential. As such the Local Plan will seek to provide employment land in locations that contributes to the achievement of sustainable development.

7.14 The local environment and quality of life offered by the area is a key locational advantage for local businesses. Quality of place can also help attract new business investment in the area. Consequently, the retention of what makes the Peak District unique is essential for both its environmental and economic wellbeing. The location and design of new economic development should therefore ensure that it is well related to the character and appearance of the surrounding area.

7.15 The poor availability of fast broadband is a major issue in the plan area, particularly the rural areas. Where broadband is available, the level of service provided and speed of connection is often significantly slower when compared to the urban areas. The lack of broadband is a significant deterrent to business growth and new businesses establishing in these areas, and in encouraging further home working. Enhancements to broadband provision and ICT infrastructure will be pursued with partners. This will contribute towards the aim of reducing long distance commuting and relieve pressure on
transport networks. As such the Local Plan will seek to support broadband infrastructure provision wherever feasible across the plan area.

**POLICY EC1: New Employment Development**

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

This will be achieved by:

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

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

• Be of a type and scale of activity that does not harm the character, appearance or environment of the site or its surroundings or to the amenity of occupiers of nearby properties.
• Be readily accessible by public transport, bicycle and foot or contribute towards provision of new sustainable transport infrastructure to serve the area, in order to make the development accessible by those modes.
• Have a layout, access, parking, landscaping and facilities that are appropriate to the site and its surroundings and contribute to an attractive business environment.
• Enable provision of infrastructure in ways consistent with cutting carbon dioxide emissions and adapting to changes in climate (including SuDS and green infrastructure).
• Make provision for the expansion of electronic communication networks including telecommunications and superfast broadband infrastructure wherever feasible.
### Policy EC1A: Employment Land Allocations

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

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Location</th>
<th>Employment Area (gross)</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>EC1A(a)</td>
<td>Land at Ashbourne Airfield, Ashbourne (Phase 1)</td>
<td>8ha</td>
<td>B1a, B1b, B1c, B2, B8</td>
</tr>
<tr>
<td>EC1A(b)</td>
<td>Land at Cawdor Quarry, Matlock</td>
<td>1ha</td>
<td>B1a, B1b, B1c, B2</td>
</tr>
<tr>
<td>EC1A(c)</td>
<td>Land at Halldale Quarry, Matlock</td>
<td>2ha</td>
<td>B1a, B1b, B1c</td>
</tr>
<tr>
<td>EC1A(d)</td>
<td>Land off Middleton Road / Cromford Road, Wirksworth</td>
<td>2ha</td>
<td>B1c, B2</td>
</tr>
<tr>
<td>EC1A(e)</td>
<td>Land at Porter Lane / Cromford Road, Wirksworth</td>
<td>1ha</td>
<td>B1c</td>
</tr>
<tr>
<td>EC1A(f)</td>
<td>Land at Ashbourne Airfield, Ashbourne (Phase 2)</td>
<td>6-8ha</td>
<td>B1a, B1b, B1c, B2, B8</td>
</tr>
</tbody>
</table>

### Existing Employment land and Premises

7.16 For various reasons not all existing industrial and business land and premises will continue to be viable for such uses over the plan period. In order to maintain a sufficient supply of land for employment purposes, in the first instance, the presumption will be that sites should continue to be maintained in employment generating use (either in its current form or re-developed). However, this may not always be viable and mixed-use development may be more appropriate. In considering any proposals involving the loss of employment land the local planning authorities will require evidence that the site has been adequately marketed for employment purposes before any consideration is given to alternative uses.
7.17 Proposals involving the potential loss of employment land or premises to other uses will be required to have been subject to a marketing exercise for a minimum of six months prior to any application for planning permission being considered by the District Council. Furthermore, any such application will also need to be accompanied by a comprehensive financial viability appraisal that sets out costs and values of development as well as all the options that have been considered which incorporate employment provision, for the re-use or re-development of the land or premises, including mixed use development.

**POLICY EC2: Existing Employment Land and Premises**

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

a) The continuation of the land or premises in industrial or business use is constrained to the extent that it is no longer suitable or commercially viable for industrial or business use as demonstrated by marketing evidence commensurate with the size and scale of development; and the proposed use is compatible with neighbouring uses, or

b) An appropriate level of enabling development is required to support improvements to employment premises or supporting infrastructure. In such cases, a viability appraisal should be submitted to demonstrate that a change of use or redevelopment of the site is required to fund the improvements. Mixed-use proposals should not create any environmental, amenity or safety issues.

Proposals that would result in an under-supply of existing premises or a reduction in suitable employment land in relation to identified needs will not be permitted.
POLICY EC2A: Retention of Key Employment Sites

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

<table>
<thead>
<tr>
<th>Site</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>EC2A(a)</td>
<td>Ashbourne Airfield Industrial Estate, Ashbourne</td>
</tr>
<tr>
<td>EC2A(b)</td>
<td>Henmore Trading Estate, Ashbourne</td>
</tr>
<tr>
<td>EC2A(c)</td>
<td>Molyneux Business Park, Darley Dale</td>
</tr>
<tr>
<td>EC2A(d)</td>
<td>Land at Porter Lane East, Cromford</td>
</tr>
<tr>
<td>EC2A(e)</td>
<td>Dimple Road Business Park, Matlock</td>
</tr>
<tr>
<td>EC2A(f)</td>
<td>Brookfield Industrial Estate, Tansley</td>
</tr>
<tr>
<td>EC2A(g)</td>
<td>Lime Tree Business Park, Matlock</td>
</tr>
<tr>
<td>EC2A(h)</td>
<td>Scholes Mill, Tansley</td>
</tr>
<tr>
<td>EC2A(i)</td>
<td>Unity Garage, Dale Road, Darley Dale</td>
</tr>
<tr>
<td>EC2A(j)</td>
<td>Kingsfield Industrial Estate, Wirksworth</td>
</tr>
<tr>
<td>EC2A(k)</td>
<td>Land at Main street, Middleton by Wirksworth</td>
</tr>
<tr>
<td>EC2A(l)</td>
<td>Ravenstor Industrial Estate, Wirksworth</td>
</tr>
<tr>
<td>EC2A(m)</td>
<td>Rowsley Industrial Estate, Station Close, Rowsley</td>
</tr>
</tbody>
</table>

Existing Employment Sites in the Countryside

7.18 The Council recognises the importance of sustainable economic development to the rural economy and the role of established enterprises in rural areas.
Although the local plan generally seeks to restrict development in the countryside to sustain the rural economy the benefits of the extension and intensification of existing sites will be taken into account.

7.19 Where there is sound justification for employment development in the countryside and a new building or buildings are required, the applicant will need to demonstrate that there are no existing buildings in the locality that could be used for the proposed use.

**POLICY EC3: Existing Employment Sites In the Countryside**

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

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

**Regenerating an Industrial Legacy**

7.20 There are a number of existing or former employment sites across the plan area where there is a need for 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 redevelopment may offer the opportunity to contribute to the creation of a resilient, higher-value employment base.

**POLICY EC4: Regenerating an Industrial Legacy**

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

This will be achieved by:
a) Encouraging proposals for the redevelopment or reuse of the sites which are no longer conducive to meeting the needs of modern businesses in their present form.
b) Stimulating investment on constrained sites in order to encourage their beneficial re-use.
c) Encouraging mixed-use developments, which retain or create employment opportunities on site, particularly those that support local economic growth sectors or create higher wage, higher skilled jobs.
d) Ensuring that any buildings or features of acknowledged heritage value are retained or reused where viable and feasible.

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

**Matlock**
- Cawdor Quarry
- Halldale Quarry

**Wirksworth**
- Land at Middleton Road
- Middle Peak Quarry

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

---

**Town and Local Centres**

7.21 The town, local centres and village shops in the plan area provide a focus for a range of shopping facilities and services. The availability of shops and services within the area is important to the sustainability of communities and the quality of life overall. The retail sector makes an important contribution to the local economy in terms of local business and investment opportunities. It is important that there are a range and choice of shops and services to meet all needs of the local community and visitors alike.

7.22 In addition to the range of shops and services, the quality and appearance of the town centres across the plan area is essential for their continuing vitality and viability. The provision of street trees and other public realm improvements can provide opportunities for the creation of biodiversity habitats within town centres, as well as creating attractive places for residents
and visitors alike. Proposals for new development within town centres, will be encouraged to provide improvements to the public realm and biodiversity.

7.23 In order to maintain their role serving the wider rural hinterland the priority for the plan area is on encouraging quality schemes in scale with the existing historic town centres.

7.24 In addition to supporting the continued vitality and viability of the Market Town centres the plan also seeks to support the continued viability of local village shops which provides essential services for rural communities.

7.25 To ensure the vitality and viability of the town centres requires that they include a significant proportion of retail shops within their core. Accordingly, primary retail frontages within each of the three town centres are defined on the Proposals Map and non-retail uses within these frontages will be carefully controlled.

7.26 Elsewhere local centres can play an important role in providing for the day to day needs of local residents, thereby minimising unsustainable journeys by car. The approach will therefore be to maintain the vitality and viability of the local centres by ensuring that they also contain a suitable mix of retail and non retail uses.

7.27 The Derbyshire Dales Retail Study Update 2015 includes an assessment of the potential retail capacity over the plan period, taking account of forecast changes to both population and retail expenditure, as well as current shopping patterns – as informed by a telephone survey. The assessment of capacity for additional convenience floorspace across the plan area does not show any potential scope for additional convenience floorspace. In contrast the report suggests that by the end of the plan period there may be potential for up to 1,332 square metres of additional floorspace for comparison goods. However, the report caveats this conclusion by indicating that it will be not be until approximately 2030 that there is any anticipated headroom for growth in comparison retail capacity. In the interim, it advises that caution should be given to using these figures as a basis for future planning. Taking account of the conclusions of this study the local plan does not allocate any land for retail development.

7.28 To ensure that new shop fronts are appropriate to their location, the District Council has adopted a Supplementary Planning Document on Shopfront Design, which will be used in the determination of planning applications.1

Proposals for development within town and local centres will need to satisfy the following policy.

**POLICY EC5: Town and Local Centres**

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

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

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

This will be achieved by:

- 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 200 square metres (net sales for A1) or more outside the defined centres of Matlock, Darley Dale, Wirksworth and Ashbourne to comply with the sequential approach to site selection. Applicants should demonstrate that there are no suitable and available sites within the defined centre that could accommodate development. Preference will be given to accessible, edge-of-centre sites that are well related to the town centre and accessible by public transport. Out-of-centre proposals will only be supported when there are no suitable in-centre or edge-of-centre sites available.
- Requiring proposals for town centre uses of 200 square metres (net sales for A1) or more outside the defined centres of Matlock, Darley Dale, Wirksworth and Ashbourne to be supported by an impact assessment. Developer contributions may be sought to mitigate identified impacts on defined centres where appropriate. Proposals with a significant adverse impact will be refused.
• Creating safe, attractive and accessible town and local centres, providing a good range of shopping, food and drink uses, services, offices, and entertainment and leisure facilities, and high quality public spaces.

• 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 created within town centres with appropriate town centre uses.

• Protecting the vitality and viability of the facilities within local centres by supporting proposals for town centres uses, including retail, leisure and office development of less than 200 square metres. Proposals above this threshold should comply with the identified sequential test and impact assessment requirements. Applications for a change of use from A1 retail within these centres should demonstrate that the current use is no longer required to serve the local community and is not viable.

• 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.

The extent of the Town Centres and the Primary Shopping Areas are defined on the Policies Maps. For the purposes of retail impact assessments and sequential site assessments in Matlock, Ashbourne and Wirksworth the town centre boundary denotes the defined centre.

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

7.29 Proposals for retail within defined centres will generally be acceptable. However, all proposals should be consistent with the scale, nature and function of the centre they are in. This is to ensure that proposals in one centre do not undermine other centres.

7.30 The appropriateness of non-shopping uses in the town centres of Ashbourne, Matlock and Wirksworth will be considered on their merits and care will be taken to ensure that changes from shopping to non-shopping uses do not undermine the vitality of a centre as a whole particularly within defined ‘primary frontages’. In coming to decisions on whether non-shopping uses will be acceptable, the Council will consider the proportion of shop uses within a centre, the nature of the shops in the centre or in a particular frontage, the quality of the unit in question, and whether it has market potential for continued use as a shop.

7.31 Decisions will be taken in the context of ‘permitted development rights’, which currently allow some types of change of use, in certain circumstances, without the need for a planning application. The ability of the Council to control such proposals highlights the need to give particular scrutiny to proposals that continue to require the submission of a planning application.

**POLICY EC6: Primary Shopping Frontages**

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

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

Proposals for residential use at ground floor level in primary frontages will not be supported. Any non-A1 use must be complementary to adjacent shopping uses in terms of its operational characteristics and retain a display frontage appropriate to a shopping area.

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

7.32 Part of the Peak District destination, Dales villages, market towns, cultural attractions and stunning landscapes draw large numbers from the surrounding cities. Receiving about 5m visits a year this generates an estimated £315m in visitor spend and provides employment, offers business opportunities and helps sustain local services.

7.33 Most are day visits (although a higher proportion - 15% - stay in the Dales) and many arrive by car, highlighting an opportunity to encourage alternative forms of travel. Visitors come for the scenery, to sightsee or pursue outdoor activities. Overall, the visitor economy (including the 7% directly employed in tourism businesses) accounts for 16% of total employment, providing work for an estimated 5,0007 people.

7.34 Derbyshire Dales has the largest volume of visitor accommodation in Derbyshire with over 1,230 accommodation establishments, approximately half the number in Derbyshire. Serviced accommodation makes up 30% and non-serviced the remainder.

7.35 A strong visitor economy is therefore important to the economic health of the Derbyshire Dales. The District Council’s Visitor Economy Plan 2015-2019 has the aim to develop a higher value visitor economy in the Derbyshire Dales, and the following priorities:

- Support businesses within the visitor economy to exploit key markets and supply chain opportunities;
- Promote the Derbyshire Dales and Peak District as an inspiring place to live, work and visit;
- Improve the quality of the visitor experience offered in the Derbyshire Dales.

7.36 Growth in the Visitor Economy is supported by the District Council’s Economic Plan and the Strategic Economic Plans of both the D2N2 and Sheffield City LEP. D2N2 has published its own Visitor Economy Action Plan. Investment priorities of particular relevance to the Dales and Peak District include:

- attracting more hotel chains to the area;
- supporting the development of more anchor attractions;
- Small and Medium-sized Enterprises (SME) support programmes aimed at clusters of attractions and visitor economy businesses, guided by local destination development plans;
- promoting and improving markets as assets to the visitor economy;
identifying and addressing broadband and mobile phone connectivity ‘black spots’.

7.37 The draft Peak District Destination Management Plan prepared by the Visit Peak District & Derbyshire Destination Management Organisation and the Peak District National Park identifies six objectives:

- Marketing and establishing the Peak District brand;
- Developing the destination product;
- Improving the visitor experience;
- Improving visitor infrastructure;
- Improving quality of service and sector skills;
- A need for better research and analysis.

7.38 The Local Plan therefore has a significant role to play in ensuring the continued growth of the visitor economy.

**POLICY EC7: Promoting Peak District Tourism and Culture**

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

This will be achieved by:

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

- Supporting measures within the Plan Area which would relieve tourist pressures on the most sensitive areas of the Peak District National Park and which would protect and enhance vulnerable habitats and landscapes.
- Supporting measures which encourage cycle tourism.

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

a) the scale and nature of the activity is appropriate to its location;
b) the site is in a sustainable location and is capable of being accessed by a variety of means of transport in order to encourage sustainable tourism;
c) the location is capable of accommodating increased numbers of visitors without detriment to road safety or congestion;
d) there is no detrimental impact on the character of the local landscape and/or nearby settlements.

**Holiday Chalets, Caravan and Campsite Developments**

7.39 The NPPF indicates that planning policies should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

7.40 Whilst hotels and bed and breakfast facilities will generally be supported in appropriate locations, camping, caravan and chalet development will need to be carefully controlled to ensure that they do not have an adverse impact upon the character and appearance of the landscape within which they are proposed.

**POLICY EC8: Holiday Chalets, Caravan and Campsite Developments**

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

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

Farm Enterprises and Diversification

7.41 National policy promotes the development and diversification of agricultural and other land based rural businesses. Diversification can be described as any proposal which seeks to supplement farm income on working farms. Proposals usually comprise of tourism, services, sport and recreation and other employment uses appropriate to a rural area. The conversion of disused farm buildings for tourism accommodation can usually be supported; whilst sport and recreation projects where they have little or no adverse impact on the landscape or biodiversity will usually be encouraged.

7.42 Diversification does not necessarily mean that a farm business stops operating in the traditional way. Any new activity should provide additional income and potentially create more employment opportunities. This in turn will help sustain rural communities and the succession of younger people in rural enterprises. Appropriate investment in the rural economy will also assist in the sustainable management of the countryside, which will bring about wider conservation and community benefits. Diversification schemes can also provide an assured future for traditional farm buildings.

7.43 Proposals for diversification plans should be supported by Farm Business Plans. Such plans can demonstrate how the diversified activity fits into the wider farming picture, and set out its environmental consequences highlighting how any significant adverse effects will be mitigated. It is unlikely that proposals for farm diversification will be supported for small areas of land which are not part of a working farm.

7.44 Any diversification proposal should be a secondary activity to the main farm enterprise and ideally will complement the daily farm activity. The scale of any
proposal will be important. Too large a project may overwhelm an existing farm enterprise in terms of size or its financial contribution to the business.

7.45 Preference will be given to the sympathetic conversion of existing buildings rather than new build and an applicant will have to demonstrate why it will not be practical to use an existing building in preference to new build. Where a new building is required, this should be for the sole use of a diversification project and not for any other purpose. It should also be in scale with its surroundings and appropriately designed for its intended use. Well-proportioned buildings, which take into account their setting and use of materials, are more likely to be acceptable. Many farming enterprises have sufficient space next to existing buildings to enable any new building to be properly assimilated into the farm complex without causing undue harm.

**POLICY EC9: Farm Enterprises and Diversification**

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

In addition, the following criteria must be complied with:

a) the proposed development will stimulate new economic activity with a use compatible with its location, which maintains the relative sustainability of a rural area;

b) any new buildings are appropriate in scale, form, impact, character and siting to their rural location;

c) wherever possible new or replacement buildings should be located within or adjoining an existing group of buildings;

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

**Protecting and Extending our Cycle Network**

7.46 The Derbyshire Dales has an important network of cycle routes that provide on and off road routes for a range of different journeys. There are a number of existing routes within the Plan Area which are used as cycleways and others which are either proposed or which have potential to be used as cycleways.
Development which might prejudice such use, would have to be considered very carefully.

7.47 The vision behind the White Peak Loop is to create a 60 mile circuit connecting the existing High Peak, Tissington and Monsal Trails into Buxton, Bakewell and Matlock. The vision includes the creation of links between Matlock and the Monsal Trail to the north, and the High Peak Trail to the south via Cromford. The route will boost tourism as well as support sustainability objectives and healthier living by providing an opportunity for people to use the route for outdoor recreational activities and every day journeys.

POLICY EC10: Protecting and Extending our Cycle Network

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

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

a) White Peak Cycle Loop;

b) Any other part of the cycle network highlighted through the Local Transport Plan.
8. **Strategic Site Allocations**

8.1 This Section sets out policies for sites which are considered strategic in nature i.e. those sites identified in Policy HC2 (Housing Land Allocations) which are expected to provide in excess of 100 dwellings. These sites vary in type, size and capacity but are considered essential to the delivery of the Local Plan’s spatial strategy and overall vision. Some of the sites also include significant employment elements as part of a mixed-use development. Consequently, taken together the sites will make a major contribution to the delivery of the overall levels of employment and residential development required across the local plan area.

8.2 All of the strategic sites identified below have specific and complex planning issues including environmental, design, heritage, and transport matter that warrant specific, detailed attention. The policies below identify the specific requirements that should be addressed for each site during the consideration of any planning application.

**Land at Ashbourne Airfield (Phase 1), Ashbourne**

8.3 The site is an area of 39.35 hectares located to the northwest of the junction of the A52 with Ladyhole Lane, immediately to the southeast of the Ashbourne Airfield Industrial Estate. At its western edge the site extends to meet the existing access road of the industrial estate. Immediately to the north of this access is the Vital Earth composting operation. The site extends north-eastwards across the former airfield, is criss-crossed by former runways, and incorporates land and buildings currently used by J.C. Bamford Excavators Limited as a training centre. The site abuts Bradley Wood to the north. The eastern boundary extends along and behind Ladyhole Lane whilst the south western boundary adjoins the A52.

8.4 The site is generally flat, with only the land in the northeast corner having any significant change in levels. The site adjoins the existing built up area of Ashbourne with the land immediately to the west allocated for industrial purposes in the Derbyshire Dales Local Plan adopted in 2005. Bradley Woods, a designated Local Wildlife Site, lies close to the northern boundary of the site whilst Osmaston Conservation Area is approximately 500 metres to the south at its closest point.

8.5 The existing industrial estate, adjacent to the site, suffers from poor access and a poor environment but supports a large and stable workforce. The development of Ashbourne Airfield Phase 1 will rejuvenate the industrial estate through the provision of a link road, the provision of a new business park and serviced industrial land, new facilities and amenities for the people that live and work in and around the site, as well as 367 new homes. The development will also provide opportunities for improvement to the ecology and environment of the area through the provision of new woodlands, parkland, lakes and ponds, together with childrens’ play areas and playing fields.
POLICY DS1: Land at Ashbourne Airfield (Phase 1), Ashbourne

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

- A comprehensive masterplan for the development incorporating community facilities proportionate to serve the needs of future residents of the site including a mixed use hub providing some or all of the following uses:
  a) Use Class A1 Retail / A2 Financial and Professional (no single unit in excess of 300m² and not more than 500m² in total).
  b) Use Class A3 restaurants/café(s) / A4 drinking establishments (not more than 500m² in total and no more than one drinking establishment).
  c) Use class D1 non-residential institution/community facilities (up to 750m²), and an enterprise centre incorporating small start-up office units (not more than 500m² in total)

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

- The provision of a new access to serve the comprehensive development comprising a new junction from the A52; a new access road to serve the business park which shall link through to Blenheim Road; a new internal road layout to serve the development incorporating footpaths and cycle paths. No more than 75 dwellings to be erected and occupied before the link to Blenheim Road has been laid out and constructed.

- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes and subsidies, improvements to existing and development of new pedestrian / cycle routes. Provision for public transport, cycle and pedestrian routes to Ashbourne town centre.

- Provision of a comprehensive landscaping plan including the retention of landscape features to the northern and eastern site boundaries, the provision of a substantial landscape buffer between existing and new development; Bradley Wood and the surrounding countryside and the enhancement of Green Infrastructure linkages.

- The provision of a landscape bund alongside the south eastern and north eastern boundaries of Vital Earth at least 7.5m in height topped with 2m acoustic fencing.
• The provision of a landscaped buffer to the rear of existing properties on Ladyhole Lane. No development shall take place on land south east of Lady Hole Lane.
• The provision of tree planting along the south western boundary of the site (parallel with the A52).
• Development shall have regard to the proximity of existing uses and the need to ensure adequate environmental safeguarding.
• The provision of an area reserved for wildlife along the north eastern boundary.
• Provision of public open space and green infrastructure on site with links established to the wider countryside.
• Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
• A desk based archaeological assessment of the site.
• A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment, incorporating Surface water control measures (SUDS) throughout the development.
• Developer contribution towards the provision of infrastructure, educational services and other community services including open space, as required.
• An Ecological Assessment.
• A contamination and ground condition survey.

Land to the rear of Former RBS premises, Darley Dale

8.6 This site has an area of approximately 4.41 hectares and is a greenfield site that immediately abuts the existing built up area of Darley Dale. The site comprises land associated with DFS and adjoining agricultural fields fronting the A6 close to the junction of Station Road and Chesterfield Road.

8.7 Although the allocation of this site will result in the loss of some open space it is by comparison an area of land with a much lower landscape sensitivity when compared to others elsewhere within Darley Dale. Housing development here is unlikely to have an adverse impact on settlement pattern, particularly in north west of the site where development should remain compact and focussed. The site provides an opportunity for the provision of a new Darley Medical Centre.

8.8 As some of the site falls within Flood Zone 3, a satisfactory site specific Flood Risk Assessment will be required to demonstrate the extent of its developable area.

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

Land amounting to 4.41 hectares is allocated for residential development comprising approximately 143 dwellings at land to the rear of the former RBS premises, Darley Dale, as defined on the Proposals Map. Development will be subject to compliance with adopted Local Plan policies and:
- A comprehensive masterplan for the development incorporating community facilities proportionate to serve the needs of the local community.
- The provision of a new access to serve the comprehensive development comprising a new junction on the A6 frontage. Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- A comprehensive landscaping plan, including the retention of key landscape features including the retention of an open frontage to the A6 and along the existing DFS access road.
- Provision of a comprehensive landscaping plan with provision of public open space and green infrastructure on site with links established to the wider countryside.
- A desk based archaeological assessment and buildings appraisal. The development scheme should have due regard to the course of the Warney Brook and Mill Lade and to any resultant archaeological interest.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contribution towards the provision of infrastructure, educational services and other community services including open space, as required.
- Ecological Assessment

Land at Stancliffe Quarry, Darley Dale

8.9 This former quarry has an area of 10.16 hectares and was once formerly part of the grounds of Stancliffe Hall (Grade II Listed) which is located just to the north east. Levels across the site vary considerably and the quarry floor comprises of a number of large piles of dimension stone and rocks.

8.10 The allocation of this site for 100 dwellings recognises the brownfield nature of the site, and that there likely to be abnormal costs associated with stabilising the existing rockface below Stancliffe Hall. However to achieve this number of dwellings some of the existing woodland area on the frontage is likely to have to be removed.

8.11 Development within the quarry is unlikely to lead to harmful impacts on the setting of Stancliffe Hall, however, development of the remaining part of the site will need to consider the extent to which there may be any harmful impacts on the setting of Stancliffe Hall.
POLICY DS3 : Land at Stancliffe Quarry, Darley Dale

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

- A comprehensive layout and site masterplan for the development.
- The provision of a new access to serve the comprehensive development comprising a new junction on the A6 frontage. Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- A comprehensive landscape plan for the entire site including the retention of protected trees and woodland within the development (where feasible).
- Preparation of a Woodland and Landscaping Management Plan for the entire site.
- Submission of a scheme for the stabilisation of the north east quarry face adjacent to Stancliffe Hall.
- Open space provision on site.
- A Historic Environment Assessment. The scheme should consider and protect the setting of heritage assets, including the setting of Grade II Listed Stancliffe Hall and its associated estate, including listed boundary walls.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contribution towards the provision of infrastructure, educational services and other community services including open space as required.
- Ecological Assessment
- 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.

Land off Gritstone Road/Pinewood Road, Matlock

8.12 The site has a total area of 14.99 hectares and comprises of a greenfield site abutting the northern edge of the built up area of Matlock. The site consists of an undulating, elevated plateau and pastoral fields bounded by dry stone walls. Playing fields are situated to the south of the site, with a tree belt on the western boundary.

8.13 The allocation of this site for 500 dwellings, and is likely to come forward over the whole of the plan period up to 2033.
Given the elevated nature of this site care will need to be given to the design and layout of to ensure that it is able to assimilate into the existing landscape in this location. Furthermore there are a number of other environmental matters that will need to be addressed in order for a satisfactory development to be brought forward on this site, including flood risk, ecology and archaeology.

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

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

- Preparation of a comprehensive masterplan for the development incorporating community facilities proportionate to serve the needs of future residents of the site.
- Preparation of a phasing plan to secure the provision of a link road through the development to Gritstone Road within the first phase of development and to secure any required improvements to Gritstone Road.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- A comprehensive landscaping plan, including the retention of existing dry stone walls as features within open space network. Woodland planting to be retained to screen development to northern boundary.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- A Historic Environment Assessment. The scheme should consider the impact of development on the setting of heritage assets, including the setting of the Grade II Listed Wolds Farm.
- A desk based archaeological assessment.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contribution towards the provision of infrastructure, educational services and other community services including open space, as required.
- Ecological Assessment
Land at Hall Dale Quarry, Matlock

8.15 Hall Dale Quarry is an extensive former limestone quarry situated in an elevated location to the south west of Matlock against the wider backdrop of Masson Hill. It is accessed, at grade, via Snitterton Road the entrance being close to the junction with Matlock Spa Road. This site has a gross area of about 27 hectares, although the developable area is considerably less. Any development within the site will make a considerable contribution to the achievement of sustainable development in Matlock.

8.16 The location, topography and landscape features of the site mean that if development respects and incorporates valuable existing tree belts and wildlife habitat there is likely to be little adverse impact on landscape character and if development within the site is carefully laid out it should ensure that it does not have any significant adverse impact on visual amenity in Matlock.

8.17 Any contamination and stability issues associated with the former use of the site will need to be addressed as part of any development proposals.

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

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

- Preparation of a comprehensive masterplan for the development incorporating community facilities proportionate to serve the needs of future residents of the site.
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of crossing facilities across Matlock Spa Road and the provision of footways up to and into the site.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community
- Provision of a comprehensive landscaping plan, including the retention of key landscape features.
- Preparation of a scheme to address the impact of development on visual amenity including potential light pollution.
- Provision of open space and green infrastructure on site with links.
established to the wider countryside.

- The submission of an air quality assessment and hydrological and hydrogeological assessment which identifies any potential effects, and any mitigation measures necessary to avoid adverse effects on the integrity of the Peak District Dales SAC either as a standalone development or in combination with other plans or projects.
- The submission of an assessment of the potential effects from recreation by future residents of the development on Peak District Dales SAC and any mitigation measures necessary to avoid adverse effects on the integrity of the Peak District Dales SAC either as a standalone development or in combination with other plans or projects.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contributions towards the provision of infrastructure, educational services and other community services including open space as required.
- Ecological Assessment.
- 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.

Land off Middleton Road/Cromford Road, Wirksworth

8.18 This site has an area of 9.04 hectares, and comprises of an extensive area of both brownfield and greenfield land to the rear of Ravenstor Industrial Estate and extending across to Middleton Road.

8.19 Although much of the site is derelict and will require much reclamation it is situated is a good location relative to local shops and services and Wirksworth town centre. The site is relatively flat, although the land rises slightly to the west offering pleasant views to the northeast of the Peak District.

8.20 Development of the site will need to take into account the potential for impact upon the landscape character, ecology, heritage assets and visual amenity of the area.

8.21 As a consequence of its former use associated with the quarrying industry, the site is likely to have some contamination and remediation requirements that will need to be addressed as the site is brought forward.

8.22 This site has been a long-standing allocation for employment development within the Derbyshire Dales Local Plan adopted in 2005. Furthermore, it is a site that is supported for development within the Wirksworth Neighbourhood Plan. Given the site’s location and scale it is considered that any allocation of this site for residential development should seek to include a proportion of employment development within it.
POLICY DS6: Land off Middleton Road/Cromford Road, Wirksworth

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

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

Land at Middle Peak Quarry, Wirksworth

8.23 The Middle Peak Quarry site covers an extensive area of some 56.68 hectares, comprising a dormant quarry and areas of woodland to the west of Middleton Road and north of Brassington Lane, Wirksworth. It includes the main area of Middle Peak Quarry and void, and the former Dale Quarry to the south, and represents a large area of previously developed land with opportunities for restoration and redevelopment.

8.24 The site is however situated adjacent to the existing settlement of Wirksworth, within a sustainable location with access to services and facilities within the town.

8.25 The previous use of the site as a limestone quarry means that parts of the site are likely to be unstable, potentially contaminated and will require further investigation.

8.26 The site is subject to a number of environmental designations, including Dale Quarry Site of Special Scientific Interest, Stoney Wood Wildlife a Regionally Important Geological Site as well as areas of woodland and tree cover protected by Tree Preservation Orders. All of these environmental and ecological designations will need to be taken into account in bringing the site forward for development. The impact upon the surrounding heritage assets will also need to be taken into account.

8.27 A comprehensive landscape and visual impact assessment will be required, to demonstrate how the redevelopment of the site can assimilate into the surrounding landscape. However, it is considered that development beyond the extent of the existing worked out quarry is likely to have unacceptable adverse impacts on the surrounding landscape character and visual amenity.

8.28 Any adverse impact on the surrounding highway network, will need to be identified and mitigated through a Transport Assessment.

POLICY DS7: Land at Middle Peak Quarry, Wirksworth

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

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

- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes.
- Provision of enhanced pedestrian crossing facilities on the B5036.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- Provision of a comprehensive landscaping plan, including the retention of landscape and ecological features.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- The submission of an air quality assessment which identifies any potential effects, and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang Mine SAC either as a standalone development or in combination with other plans or projects.
- The submission of an assessment of the potential effects from recreation by future residents of the development on Gang Mine SAC and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang Mine SAC either as a standalone development or in combination with other plans or projects.
- A desk based archaeological assessment.
- The submission of an Historic Environment Assessment. The scheme should include consideration of development on the setting of Wirksworth and Middleton Conservation Areas.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contributions towards the provision of infrastructure, educational services and other community services including open space as required.
- Ecological Assessment.
- 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.

**Land at Ashbourne Airfield (Phase 2) Ashbourne**

8.29 The site comprises an expansive area of grassland and former hardstanding runways to the south of Ashbourne extending to almost 49.93 hectares. The site is on an upland plateau, extending to a ridgeline in the north before falling sharply to the A517. Industrial development is located to the north-west. The eastern boundary of the site is characterised by a sharp break of slope with trees and hedgerows with the land falling away beyond.
8.30 This site immediate abuts land which in October 2014, the District Council resolved to grant outline planning permission for a residential development of 367 dwellings, and 8 hectares of employment land. The allocation of this site provides an opportunity through comprehensive community master planning, for a full range of facilities and services to be brought forward including residential development, commercial and employment development, leisure and community facilities, education and social/medical care. It is also likely that development of the site will necessitate major investment in infrastructure provision including highways, and utilities.

8.31 The opportunity to plan comprehensively for the long term needs of Ashbourne in a coherent, sustainable way, is entirely in accordance with the principles of the National Planning Policy Framework.

8.32 To ensure that development takes account of the landscape character of this part of Ashbourne it is considered appropriate to retain any landscape features on the northern and eastern boundaries of the site. Similarly, the impact upon Bradley Wood, an ancient woodland and designated Wildlife Site will need to be taken into account.

8.33 Although the site is capable of delivering in the order of 1100 dwellings, the majority of which (800) will be within the plan period up to 2033.

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

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

- A comprehensive masterplan for the development incorporating community / educational facilities proportionate to serve the needs of future residents of the site.
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes and subsidies, improvements to existing and development of new pedestrian / cycle routes. Provision for public transport, cycle and pedestrian routes to Ashbourne town centre.
- Provision of a comprehensive landscaping plan, including the retention of landscape and ecological features.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
• Development shall have regard to the proximity of existing uses and the need to ensure adequate environmental safeguarding.
• Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
• A desk based archaeological assessment of the site.
• A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment, incorporating Surface water control measures (SUDS) throughout the development.
• Developer contribution towards the provision of infrastructure, educational services and other community services including open space, as required.
• An Ecological Assessment.
• A contamination and ground condition survey.
Appendix 1: Glossary

Adoption

The point at which the final version of the Local Plan comes fully into effect.

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Amenity

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Annual Monitoring Report (AMR)

Document produced each year to report on progress of the policies and proposals in the Local Plan.
**Biodiversity**

The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

**Brownfield**

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Community Infrastructure**

Facilities available for use by the community that provide for the health, welfare, social, educational, leisure, recreational and cultural needs of the community. Examples include village halls, doctors’ surgeries, pubs, churches and children play areas. It may also include areas of informal open space and sports facilities.

**Community Infrastructure Levy**

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. The resulting funds must be used to deliver community infrastructure to support new development.

**Comparison Floorspace**

Shops retailing items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

**Conservation Area**

A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

**Convenience Floorspace**

Shops retailing everyday essential items, including food, drinks, newspapers/magazines and confectionery.
**Curtilage**

The area occupied by a property and land closely associated with that property. e.g. in terms of a house and garden, the garden normally forms the curtilage of the property, but fields and paddocks would be outside the curtilage.

**Communities and Local Government (CLG)**

The Government department responsible for planning and production of planning guidance.

**Development Plan**

The documents which together provide the main point of reference when considering planning proposals.

**Development Plan Documents**

A document containing local planning policies or proposals which form part of the Development Plan, which has been subject to independent examination.

**European Sites**

Consist of Special Protection Areas (SPAs), Special Areas of Conservation (SACs), RAMSAR sites and sites on draft lists for protection as outlined in Regulation 10 of the Habitats Regulations 1994.

**Examination**

Independent inquiry into the soundness of a Local Plan chaired by an Inspector appointed by the Secretary of State.

**Geodiversity**

The variety of rocks, fossils, minerals, soils and landforms along with the range of natural processes that form them such as erosion and weathering.

**Greenfield**

Land which has not been previously developed. before.

**Green Infrastructure**

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
**Green corridors**

Linear wildlife and public access corridors that link areas of green infrastructure and green spaces with each other and to settlements, and which also link into the wider countryside.

**Green spaces**

Publicly accessible spaces, including local parks, sports grounds, cemeteries, school grounds, allotments, commons and historic parks and gardens.

**Habitat**

The natural home or environment of a plant or animal.

**Hectare**

A unit of land area equivalent to 10,000 square metres, or 0.01 of a square kilometre. One hectare equals approximately 2.5 acres.

**Housing Needs Survey**

An assessment of housing needs in the local area. The survey plays a crucial role in underpinning the planning policies relating to affordable housing provision in the Plan Area. The information on local needs is required to determine the location of such housing and guide new investment.

**Heritage Asset**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Infrastructure**

A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

**Landscape Character Assessment**

An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

**Local Strategic Partnership**

A group of public, private, voluntary and community organisations and individuals that is responsible for preparing the Community Strategy.
**Major Development**

Development above a particular scale, including housing developments larger than 10 units or 0.5 Hectares, or the development of buildings larger than 1,000 square metres or on sites larger than 1 Hectare, as defined in the General Development Procedure Order (2006) as amended.

**Market Housing**

Private housing for rent or sale where the price is set in the open market.

**Mitigation Measures**

These are measures requested/ carried out in order to limit the damage by a particular development/ activity.

**National Planning Policy Framework**

The National Planning Policy Framework sets out government’s planning policies for England and how these are expected to be applied.

**Neighbourhood Plan**

Neighbourhood Plans are one of the means which communities can use to shape development in their area. When adopted such plans become part of the Development Plan for the area and are taken into account in determining planning applications. Neighbourhood Plan policies cannot block development that is already part of the Local Plan.

**Open Space and Recreational Land**

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Previously Developed Land (PDL)**

(See definition for Brownfield.)

**Project Level HRA**

Habitats Regulations Assessment (HRA) is required under the EU Habitats Directive (92/43/EEC) and the Habitats Regulations (Conservation (Natural Habitats, &c.) Regulations 1994) for any proposed project (including development projects requiring planning permission) which is likely to have a significant effect on one or more European sites and which is not necessary for the conservation management of those sites. European sites contribute to the protection of habitats and species of high nature conservation importance within the European Community. They include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
National planning policy also recommends that Ramsar sites should be afforded the same level of consideration as SPAs and SACs. Habitats Regulations Appraisal (HRA) refers to the whole process, including the appropriate assessment step. This applies to any project which has the potential to affect a European, no matter how far away from that site. The HRA of the Local Plan has identified that specific issues relating to localised recreation and air quality impacts should specifically be considered for any development within 1.6km of a European site, however, an HRA accompanying a planning application should not be limited to these issues.

Derbyshire Dales District Council, as a competent authority, must not authorise a project unless, by means of the appropriate assessment, they can ascertain that it will not adversely affect the integrity of a European site.

PM10

A term used in air quality monitoring to refer to particulate matter with a diameter less than or equal to 10 micrometers (microns).

Registered Social Landlords

These are independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies.

Rural Exceptions Site

Sites solely for the development of affordable housing on land within or adjoining existing small rural communities, which would not otherwise be released for general market housing.

Sequential Approach

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

Settlement Development Boundary

The Settlement Development Boundaries have been drawn in order to define the existing or proposed built up area of each settlement in the top three tiers of the settlement hierarchy i.e. Market Towns, Local Service Centre and Accessible Settlements with Limited Facilities. The main purpose of the settlement development boundaries is to show where certain policies apply.
Settlement Hierarchy

Settlements are categorised in a hierarchy based on the range of services, facilities and employment opportunities in the settlement, access to education and non-car access to higher-order centres.

Social Rented

Social Rented Housing is housing available to rent at below market levels. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

Spatial Planning

Spatial planning goes beyond traditional land use planning. It brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

Stakeholders

Groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

Statement of Community Involvement

Document setting out the Council’s approach to involving the community in preparing planning documents and making significant development control decisions.

Statutory Organisations

Organisations the Local Authority has to consult with at consultation stages of the Local Plan.

Strategic Housing Land Availability Assessment

A study intended to assess overall potential for housing development in an area, including the identification of specific housing sites with development potential over a 15 year time span.

Strategic Housing Market Assessment

A study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development.
Supplementary Planning Documents

Provide additional guidance on the interpretation or application of policies and proposals in a Development Plan Document. These do not form part of the development plan and are not subject to independent examination.

Sustainable Development

In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The National Planning Policy Framework defines sustainable development in terms of its economic, social and environmental role.

Sustainable Drainage System

Previously known as Sustainable Urban Drainage Systems, these cover a range of approaches to surface water drainage management including source control measures such as rainwater recycling and drainage, infiltration devices to allow water to soak into the ground, vegetated features that hold and drain water downhill mimicking natural drainage patterns, filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed and basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA)

The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisal is a systematic appraisal process. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable principles.

Tenure

Refers to the way in which a property is held e.g. freehold, leasehold, shared equity or rented.

Tests of Soundness

For a Local Plan to be adopted, following examination it has to be found to be “sound” – namely that it has:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
• Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

• Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

• Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

**Travel to Work Area**

A geographic area within which the majority of people both live and work based on findings from the 2001 Census. Of the resident economically active population, at least 75% actually work in the area, and also, that of everyone working in the area, at least 75% actually lie in the area.

**Use Class Orders**

Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use require planning permission.

**Windfall Site**

A previously developed site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context.
## Appendix 4: Parking Standards

<table>
<thead>
<tr>
<th>Use</th>
<th>Normal maximum parking standard based on one space for every square Metre (m²) of gross floorspace unless otherwise stated</th>
<th>Threshold for applying the standard (gross floorspace)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food Retail</td>
<td>One space for every 14m²</td>
<td>1000m²</td>
</tr>
<tr>
<td>Non Food Retail</td>
<td>One space for every 20m²</td>
<td>1000m²</td>
</tr>
<tr>
<td>B1 Offices</td>
<td>Urban town centre or edge of centre; One space for every 60m²</td>
<td>2500m²</td>
</tr>
<tr>
<td></td>
<td>Rural town centre or edge of centre; One space for every 40m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rest of rural town; One space for every 30m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Out of any town; One space for every 30m²</td>
<td></td>
</tr>
<tr>
<td>B1 Non – office and B2 General Industry¹</td>
<td>Urban town centre or edge of centre; One space for every 130m²</td>
<td>2500m²</td>
</tr>
<tr>
<td></td>
<td>Rest of urban town; One space for every 80m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rural town centre or edge of centre; One space for every 90m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rest of rural town; One space for every 65m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Out of any town; One space for every 55m²</td>
<td></td>
</tr>
<tr>
<td>B8 Warehousing</td>
<td>Urban town centre or edge of centre; One space for every 300m²</td>
<td>2500m²</td>
</tr>
<tr>
<td></td>
<td>Rest of urban town; One space for every 180m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rural town centre/edge of centre; One space for every 200m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rest of rural town; One space for every 150m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Out of any town; One space for</td>
<td></td>
</tr>
</tbody>
</table>

¹ The Highways Authority will recommend that restrictions are imposed to prevent changes to B1 office use where no allowance has been made for the higher parking levels associated with offices.
<table>
<thead>
<tr>
<th>Activity</th>
<th>Space Requirement</th>
<th>Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cinemas and conference facilities</td>
<td>One space for every five seats</td>
<td>1000</td>
</tr>
<tr>
<td>D2 (other than cinemas, conference facilities and stadia)</td>
<td>One space for every 22m²</td>
<td>1000</td>
</tr>
<tr>
<td>Higher and further education</td>
<td>One space for every two staff plus one space for every 15 students</td>
<td>2500</td>
</tr>
<tr>
<td>Stadia</td>
<td>One space for every 15 seats (h)</td>
<td>1500</td>
</tr>
</tbody>
</table>

### Residential Parking Standards

#### Developments of 1 to 5 dwellings

One space for each dwelling:
- where car ownership may be low, such as town centres and other locations where services can easily be reached by walking, cycling or public transport.

Two spaces for each dwelling:
- urban locations with poor access to services and poor public transport services;
- three-bedroom dwellings in suburban or rural areas; and
- other locations where car ownership is likely to be higher than locations that are better served by public transport.

Three spaces for each dwelling:
- four-bedroom dwellings in suburban or rural areas; or
- other locations where car ownership is likely to be higher than locations that are better served by public transport.

#### Developments over 5 dwellings

Refer to DCLG Paper Guide

### Minimum provision for disabled parking spaces

<table>
<thead>
<tr>
<th>Car park used for</th>
<th>Car park size</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Up to 200 spaces</td>
</tr>
</tbody>
</table>

2 The figure for students relates to the total number of students rather than full-time equivalent figures.

3 Parking spaces for coaches in addition to the above, to be agreed for each specific site. Coach parking should be designed and managed so that is will not be used for car parking.
<table>
<thead>
<tr>
<th>Category</th>
<th>Minimum Allocation</th>
<th>Maximum Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employees and visitors to business premises</td>
<td>Individual bays for each disabled employee plus two bays or 5% of total parking spaces whichever is greater</td>
<td>Six bays plus 2% of total parking spaces</td>
</tr>
<tr>
<td>Shopping recreation and leisure</td>
<td>Three bays or 6% of total parking spaces whichever is greater</td>
<td>Four bays plus 4% of total parking spaces</td>
</tr>
<tr>
<td>Schools and higher and further education</td>
<td>At least one bay regardless of car park size</td>
<td>At least one bay regardless of car park size</td>
</tr>
</tbody>
</table>
Policy HC2(a) Housing Land Allocations

Site allocation at Lathkill Drive, Ashbourne
Policy HC2(b) Housing Land Allocations

Site allocation at Former Mirage Hotel, Ashbourne
Policy HC2(c), EC1A(f) and DS8 Mixed Use Allocations

Site allocation at Land at Ashbourne Airfield, Ashbourne
Policy HC2(d) Housing Land Allocations

Site allocation at Land off Cavendish Drive, Ashbourne
Policy HC2(e) Housing Land Allocations

Site allocation at Land to North of A52, Brailsford
Policy HC2(f) Housing Land Allocations

Site allocation at Land to North of Main Road, Brailsford
Policy HC2(g) Housing Land Allocations

Site allocation at Land off Luke Lane, Brailsford
Policy HC2(h) Housing Land Allocations

Site allocation at Land at Luke Lane / Mercaston Lane, Brailsford
Policy HC2(i) Housing Land Allocations

Site allocation at Land at Slinter Mining Ltd, Cromford Hill, Cromford
Policy HC2(j) Housing Land Allocations

Site allocation at Land at Bridge Garage, Darley Bridge
Policy HC2(k) Housing Land Allocations

Site allocation at Land off Old Hackney Lane, Darley Dale
Policy HC2(l) Housing Land Allocations

Site allocation at Land off Old Hackney Lane, Darley Dale
Policy HC2(m) and DS2 Housing Land Allocations

Site allocation at Land to the Rear of former RBS premises, Darley Dale
Policy HC2(n) Housing Land Allocations

Site allocation at Land off Normanhurst Park, Darley Dale
Policy HC2(o) and DS3 Housing Land Allocations
Site allocation at Land at Stancliffe Quarry, Darley Dale
Policy HC2(p) Housing Land Allocations

Site allocation at Land at Cavendish Cottage, Doveridge
Policy HC2(q) Housing Land Allocations

Site allocation at Land at Derby Road / Hall Drive, Doveridge
Policy HC2(r) Housing Land Allocations

Site allocation at Land at Sand Lane, Doveridge
Policy HC2(s) Housing Land Allocations

Site allocation at Land off Wheeldon Way, Hulland Ward
Policy HC2(t) Housing Land Allocations

Site allocation at Land East of Ardennes, Hulland Ward
Policy HC2(u) Housing Land Allocations

Site allocation at Land off A517 and Dog Lane, Hulland Ward
Policy HC2(v) and DS4 Housing Land Allocations

Site allocation at Land off Gritstone Road / Pinewood Road, Matlock
Policies HC2(w), EC1A (c), DS5 EC4-Mixed Use
Allocation

Site allocation at Land at Halldale Quarry / Matlock Spa Road, Matlock
Policy HC2(x) Housing Land Allocations

Site allocation at Land at Old Hackney Lane, Matlock
Policy HC2(y) Housing Land Allocations

Site allocation at Land to the North of Porter Lane / East of Main Street, Middleton by Wirksworth
Policy HC2(z) Housing Land Allocations

Site allocation at Land at Matlock Transport,
Northwood Road, Northwood
Policy HC2(aa) Housing Land Allocations

Site allocation at Land at Snitterton Fields, West of Cawdor Quarry, South Darley
Policies HC2(bb), EC1A (b) and EC4-Mixed Use Allocation

Site allocation at Former Permanite works, West of Cawdor Quarry, South Darley
Policy HC2(cc) Housing Land Allocations
Site allocation at Land at Thatchers Croft, Tansley
Policy HC2(dd) Housing Land Allocations

Site allocation at Land at Tansley House Gardens, Tansley
Policies HC2(ee), EC1A (d), EC4 and DS6-Mixed Use Allocation

Site allocation at Land off Middleton Road / Cromford Road, Wirksworth
Policy HC2 (ff), EC4 and DS7 Mixed Use Allocation
Site allocation at Land at Middle Peak Quarry, Wirksworth
Policy EC1A (a) and DS1 Employment Allocation
Site allocation at Ashbourne Airfield
Policy EC1A (e) Employment Allocation

Site allocation at land at Porter Lane / Cromford Road, Wirksworth
Policy EC2A (a) Retention of Key Employment Sites

Site allocation at Ashbourne Airfield Industrial Estate, Ashbourne
Policy EC2A (b) Retention of Key Employment Sites

Site allocation at Henmore Trading Estate, Ashbourne
Policy EC2A (c) Retention of Key Employment Sites
Site allocation at Molyneux Business Park, Darley Dale
Policy EC2A (d) Retention of Key Employment Sites

Site allocation at Land at Porter Lane East, Cromford
KEY

Policy EC2a(d) - Retention of key employment sites

Derbyshire Dales
Local Plan
Proposals Map
March 2016

Not to Scale
Policy EC2A (e) Retention of Key Employment Sites
Site allocation at Dimple Road Business Park, Matlock
Policy EC2A (f) Retention of Key Employment Sites
Site allocation at Brookfield Industrial Estate, Tansley
Policy EC2A (g) Retention of Key Employment Sites
Site allocation at Lime Tree Business Park, Matlock
Policy EC2A (h) Retention of Key Employment Sites
Site allocation at Scholes Mill, Tansley
Policy EC2A (i) Retention of Key Employment Sites

Site allocation at Unity Garage, Dale Road, Darley Dale
Policy EC2A (j) Retention of Key Employment Sites

Site allocation at Kingsfield Industrial Estate, Wirksworth
Policy EC2A (k) Retention of Key Employment Sites
Site allocation at Land at Main street, Middleton by Wirksworth
Policy EC2A (I) Retention of Key Employment Sites
Site allocation at Ravenstor Industrial Estate, Wirksworth
Policy EC2A (m) Retention of Key Employment Sites

Site allocation at Rowsley Industrial Estate, Station Close, Rowsley
Policy S3-Settlement Development Boundary-Ashbourne
Policy S3-Settlement Development Boundary-Brailsford
Policy S3-Settlement Development Boundary-Clifton
Policy S3-Settlement Development Boundary-Cromford
Policy S3-Settlement Development Boundary- Darley Bridge
Policy S3-Settlement Development Boundary- Darley Dale
Policy S3-Settlement Development Boundary-Doveridge
Policy S3-Settlement Development Boundary-Hulland Ward
Policy S3-Settlement Development Boundary-Matlock Bath
Policy S3-Settlement Development Boundary-Matlock
Policy S3-Settlement Development Boundary-Middleton By Wirksworth
Policy S3-Settlement Development Boundary-Rowsley
Policy S3-Settlement Development Boundary-Sudbury 1
Policy S3-Settlement Development Boundary-Sudbury 2
Policy S3-Settlement Development Boundary-Tansley
Policy S3-Settlement Development Boundary-Wirksworth
Policy EC5 Principal Town Centre Allocation- Ashbourne
Policy EC5 Principal Town Centre Allocation- Matlock
Policy EC5 Principal Town Centre Allocation- Wirksworth
Policy EC5 Small Town Centre Allocation- Matlock Bath
Policy EC5 District Centre Allocation - Cromford
Policy EC5 District Centre Allocation- Darley Dale
Policy EC5 Local Centre Allocation- Matlock Green
Policy EC5 Local Centre Allocation- Smedley Street
Policy EC6 Primary Retail Frontages-Ashbourne
Policy EC6 Primary Retail Frontages-Matlock Bath
Policy EC6 Primary Retail Frontages-Matlock
Policy EC6 Primary Retail Frontages- Wirksworth
Policy PD10- Ashbourne ‘Royal Shrovetide’
Policy PD11- Matlock to Darley Dale A6 corridor
Policy HC6 Gypsy and Traveller Provision site allocation at Watery Lane, Ashbourne
DERBYSHIRE DALES STATEMENT OF COMMUNITY INVOLVEMENT

SUMMARY

This report outlines the extent of consultation undertaken in respect of the Draft Statement of Community Involvement (SCI). It advises Members that no responses were received during the consultation period and as such it is recommended that Members adopt the SCI with immediate effect.

RECOMMENDATION

That the SCI set out in Appendix 1 is adopted and brought into use with immediate effect.

WARDS AFFECTED
All outside the Peak District National Park

STRATEGIC LINK
The Derbyshire Dales 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 REPORT

1.1 A key objective of changes made to the planning system over the past few years has been to seek to strengthen community involvement especially at the early stages of the Local Plan preparation process.

1.2 This is emphasised in the Paragraph 155 of the NPPF that sets out that:

“early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made”

1.3 The Government has further emphasised that diverse sections of the community should to be engaged in the planning process, and in particular ‘hard to reach groups’.

1.4 The District Council has a statutory requirement under the terms of the Planning and Compulsory Purchase Act 2004, to prepare an SCI.
1.5 The purpose of the SCI is to explain to local communities and stakeholders how they will be involved in the preparation, alteration and review of Local Plans and also in the determination of planning applications. The SCI helps to ensure that local communities have greater ownership over local planning decisions and are better able to shape the places where they live. The SCI will define the standards to be met by the District Council in terms of community involvement and stakeholder engagement.

1.6 The Council’s current SCI was adopted on 1st February 2007. Given the significant changes that have taken place in the planning system since that time it is considered that the adopted SCI is now out of date. As such, Members will recall that a Draft Revised SCI was presented to Council on 12th October 2015 for approval for consultation purposes.

1.7 Council resolved on 12th March 2016:

1. That the revised SCI as set out in Appendix 1 of the report be endorsed for public consultation;

2. That authority be delegated to the Corporate Director to make any necessary amendments to the final content of the Statement of Community Involvement prior to the commencement of public consultation;

3. That a further report be presented to Council that sets out the outcome of the public consultation.

1.8 Public consultation was undertaken on the SCI for six weeks from the 5th November 2015 to the 17th December 2015. During this time copies of the document were made available within the three towns of Ashbourne, Matlock and Wirksworth. The document was also available for comment on the District Council’s website. Comments were also sought from to a number of ‘protected groups’ whom it was considered could collectively reflect the views of ‘hard to reach’ groups from across the local planning authority area.

1.9 As a consequence of the consultation process no representations were received in respect of the draft SCI. On this basis it is considered that no subsequent changes to the SCI are required. Furthermore the SCI as set out in Appendix 1 to this report is recommended for adoption and to be brought into use with immediate effect.

2 RISK ASSESSMENT

2.1 Legal

The proposals accord with the provisions of the relevant legislation, accordingly the legal risk is low.

2.2 Financial

There are no financial implications arising from this report.
2.3 Corporate Risk

The failure to comply with Government policy advice would constitute a strategic risk to the Council. However, the overall degree of risk is considered to be low.

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

Mike Hase, Policy Manager
Tel: 01629 761251
E-mail: mike.hase@derbyshiredales.gov.uk

6 BACKGROUND PAPERS

<table>
<thead>
<tr>
<th>Description</th>
<th>Date</th>
<th>File</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report and Minutes to Council</td>
<td>12th October 2015</td>
<td>G/5/P1</td>
</tr>
</tbody>
</table>
DERBYSHIRE DALES

STATEMENT OF COMMUNITY INVOLVEMENT
CONTENTS

Introduction 4
Our Commitment to Community Involvement 5
Corporate Plan 5
Consultation and Engagement Strategy 2014-2019 6
Area Community Forums 7
Communications and Marketing Strategy 2014 7
Equality Plan: Action Plan 2015-2016 8
Statement of Priorities 2015-2019 9
Getting Involved In Planning 10
Information giving 10
Consultation and Learning 10
Involvement 10
The Role of Community Involvement in Planning 10
Consultation and the Planning Process 11
Local Plan Documents 12
Preparation of the Local Plan 12
Publication of Local Plan 13
Submission of Local Plan to Secretary of State and Examination in Public 13
Report and Adoption 14
Sustainability Appraisal and Habitat Regulations Assessment 14
Duty to Cooperate 15
Supplementary Planning Documents 16
Commencement of Preparation Process 16
Public Participation on Draft SPD 16
Consideration of Responses,  
Modification and Adoption

Planning Applications  
Consultation and Pre-Decision Matters  
Current Practice-How the Council  
Publicises Planning Applications

Neighbourhood Notification  
Site Notices  
Press Advertisements  
Planning Website  
Representations Received  
Current Practice-How the council  
Consults on Planning Applications

How to Comment on Planning Applications  
The Decision Making Process  
Public Participation at Planning Meetings  
Notification of the Decision  
Appeals Against Decisions  
Towards Good Practice in Community Involvement and Development Management

Pre-Application Consultation and Discussion  
Managing the Process  
Planning Aid  
Monitoring and Review
DERBYSHIRE DALES
STATEMENT OF COMMUNITY INVOLVEMENT

1.0 INTRODUCTION

1.1 Section 18 (Part 2) of the Planning and Compulsory Purchase Act 2004 requires Local Authorities to produce a Statement of Community Involvement (SCI) which sets out the authority's policy on the involvement of those who have an interest in matters relating to development in their area. Since the current SCI was adopted in 2007 there have been a number of changes to the planning system. These include the introduction of Town and Country Planning Regulations, 2012 the Localism Act 2011 and the introduction of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). Accordingly it is considered necessary to update the SCI to reflect such changes to legislation and to ensure that the SCI accurately reflects council practice in terms of community involvement and engagement in planning matters.

1.2 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the minimum requirements for Local Authorities in terms of community involvement when preparing Local Plans. These statutory requirements underpin the SCI, which itself sets out the wider steps that the District Council will take to involve and engage the community in all elements of plan making and the determination of planning applications.

1.3 The Localism Act 2011 also places greater emphasis upon community involvement by empowering local communities to get involved in plan making process in their area. The Localism Act also updates the Planning and Compulsory Purchase Act 2004 requirement that local planning authorities should produce a Local Development Scheme (LDS). An updated LDS was adopted by the District Council at a meeting of the Local Advisory Planning Committee on the 21st September 2015. The LDS provides a starting point for the local community to find out what the Council’s current planning policies are for the area and sets out the programme for the review and preparation of the new Derbyshire Dales District Council’s Local Plan. A copy of the revised LDS can be downloaded from the Council’s website at:


1.4 The emphasis on community involvement is also prominent in the National Planning Policy Framework (NPPF) which states that, “Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential” and that in regards to Local Plans a “A wide section of the community should be proactively engaged so that they reflect a collective vision and a set of agreed priorities for the sustainable development
of the area, including those contained in any neighbourhood plans that have been made”.

1.5 It is therefore of great importance to involve the community within the planning process and the SCI outlines the District Council’s process of doing so. The SCI not only sets out how the District Council will seek to engage with the community in the preparation of the Derbyshire Dales Local Plan, but also how the District Council will engage with the community in the determination of planning applications. It is designed to ensure that members of the public have a clear understanding of when and how they can participate in both the plan making process and within the decision making process in regard to planning applications.

2.0 OUR COMMITMENT TO COMMUNITY INVOLVEMENT

2.1 The District Council already has considerable experience of engaging with the local community and has been particularly successful in working with the community and its partners in the Peak District Partnership (PDP). This partnership draws together organisations working in the Derbyshire Dales and High Peak from the statutory, voluntary and business sectors. The PDP aims to use resources collectively to tackle key priorities. It recognises the importance of working together, highlighting how more can be achieved this way.

2.2 The District Council is also an active participant in the Derbyshire Community Engagement Group. The group comprises public sector organisations in Derbyshire that have statutory responsibilities for carrying out consultation with the public. Its membership includes; Derbyshire County Council, Derbyshire Fire and Rescue Service, High Peak and Dales Primary Care Trust and Derbyshire Constabulary. The aim of the Group is to share resources and expertise and develop best practice in research and consultation across the public sector.

2.3 The District Council has a number of plans and strategies in place which relate to community involvement. This SCI builds upon approaches set out in such plans and strategies including the Council’s Corporate Plan 2014-2015, Consultation and Engagement Strategy 2014-2019 and the Communications and Marketing Strategy 2014, further information on which is set out below:

**Corporate Plan 2014-2015**

2.4 Community involvement is one of the District Council’s Core Values as set out in the Corporate Plan. Listening to people and working with partners are two of the seven core values - implementation of which therefore ensures that communities are involved in processes will underpin all work done by the council.
2.5 A copy of the Corporate Plan can be found at:


Consultation and Engagement Strategy 2014-2019

2.6 The District Council's Consultation and Engagement Strategy 2014-2019 recognises that policies have a more lasting impact and services are more responsive to local need if influenced directly by those whom they affect. It also sets out other benefits of involving people including improving customer perceptions and satisfaction, to reduce inequalities, to strengthen local democracy and to enhance community cohesion.

2.7 For consultation and engagement to be effective the views of residents, service users, local businesses, voluntary and community sector organisations, partners and other stakeholders will be sought and listened to with the results used to improve the Council’s decisions. The Council is committed to working with these different stakeholder groups to ensure the priorities of the Council, the policies it makes and services it provides are shaped through local engagement. This strategy also supports one of the core values of the District Council, listening to people.

2.8 The District Council uses a range of methods in order to access a range of people. This involves:

- Website surveys and polls
- Residents’ surveys
- Area Community Forums
- Public meetings, exhibitions and ‘drop-in’ sessions
- Focus Groups
- Business breakfasts and evening meetings
- Parish and town council conferences
- Attending meetings and events with representatives of hard to reach groups and holding engagement events in venues used by these groups.

2.9 Where possible the District Council will work with partners, including those on the Peak District Partnership, to enhance the District Council’s capacity to engage using existing networks. The District Council also continuously strives to improve on their approach by developing alternative methods of engagement, increasing local area working and developing a better understanding of its customers.

2.10 The strategy identifies people with disabilities, young people and businesses as the main hard to reach groups which will be particularly targeted. It also indicates that the involvement of older people, although recently improved, will be continually monitored. Countywide representative bodies such as
Derbyshire Friend, BME forum, Derbyshire Gypsy Liaison Group, 3D Voluntary and Community Sector Infrastructure Consortium, Learning Disabilities Partnership Board and Derbyshire and Nottinghamshire Chamber of Commerce will also be engaged as appropriate to seek the views of their members.

2.11 The District Council’s Consultation and Engagement Strategy can be found at:


Area Community Forums

2.12 Local communities can also be involved in planning matters through the District Council’s Area Community Forums. These provide an opportunity for residents to meet Members and Officers from the District Council and other organisations, to ask questions and air views. Forums are held three times a year and each round has three areas: Central (covering Matlock, Darley Dale, Tansley, Wirksworth, and central villages) Northern (covering Bakewell and the northern villages up to Hathersage and Tidewell) and Southern (covering Ashbourne and the southern villages down to Doveridge and Sudbury).

Planning matters are generally included on the agenda of such forums along with wider issues. Each session normally covers 2 or 3 subjects plus an allocated session for general questions. The District Council works with partner organisations who often attend the meetings including Derbyshire County Council, the Peak District National Park Authority and fire, police and health authorities.

2.13 The forums are open to anyone to attend and they are publicised to community groups, Town and Parish councils and more widely through the Council website and social media and through the use of a database of interested parties.

Communications and Marketing Strategy 2014

2.14 The District Council approved its Communications and Marketing Strategy in September 2014. Its aim is to provide a clear understanding and a positive perception of the District Council’s visions, aims, values, services and achievements to all staff, residents, partners and everyone who deals with the Council in order to achieve higher levels of satisfaction and engagement.

2.15 The District Council will:

- Secure and strengthen the reputation of the council in the community as an effective and efficient provider of high quality outcomes
• Build and maintain a professional corporate identity for consistent and co-ordinated use throughout the organisation
• Promote the image of the council as an effective, efficient and listening organisation focused on the public and their needs
• Ensure that communications are consistent and co-ordinated across all channels to give maximum support to the council’s strategic priorities.
• Ensure that communications activities reflect the full diversity of the community and help ensure equality of access to our services.

2.16 The District Council will also increase its efforts to understand what local communities are saying and aims to help communities to help themselves through:

• Giving individuals more say about the services and support they receive
• Empowering communities to do more for themselves and giving them the tools they need for community actions
• Recognising that some areas need more help than others and that, with a little support they can get their ideas off the ground.
• Supporting the transfer of buildings and other assets to community ownership so that they can become hubs for local activity which are flexible and responsive to local needs.

2.17 In addition to the above, the District Council is committed to the following initiatives that are also of importance to community involvement and engagement. The Communications and Marketing Strategy can be found at:


Equality Plan: Action Plan 2015/16

2.18 The District Council has statutory duties under the Equality Act 2010 which should be considered across all the District Council’s Public Functions. Three broad aims which the District Council must have due regard to under the Equality Act 2010 S.149 are the need to eliminate discrimination, victimisation and harassment, advance equality of opportunity and foster good relations between different groups.

2.19 The Equality Act 2010 (Specific Duties) Regulations 2011 sets out further specific duties which support the delivery of the above aims. These require the District Council to publish annually equality information about its workforce and service users, set equality objectives and specify the steps it will take to achieve them, at least every four years. The Equality Plan 2015-16 supports the delivery of the District Council’s equality duties.

2.20 The District Council is therefore committed to the implementation of the Equality Plan. The associated action plan sets out the equality improvements identified for 2015-2016 as:
• Improve housing for vulnerable people
• Help new businesses to start
• Provide services which reflect the communities of the Derbyshire Dales and are accessible to all users
• Agree and progress the corporate programme of priority Equality Impact assessments (EIA) for 2015-2016
• Service Reviews of any potential equality impacts to be identified through EIAs

2.21 Equalities data will continue to be monitored in order to understand the customers of council services in order to make relevant improvements.

2.22 The Equality Plan 2015-2016 can be found at:


Statement of Priorities 2015-2019

2.23 The Peak District Partnership (PDP) has produced a statement of priorities which covers the period of 2015 to 2019. This builds upon the Sustainable Community Strategy 2009-2014 and provides a framework for the organisations involved to co-ordinate their actions on shared priorities. The aim of the partnership is to:

• Adopt and actively promote a shared vision for the area.
• Identify and address gaps in partner delivery and focus on those areas where, by co-ordinating effort, more can be achieved through partnership working
• Shape and challenge – as a critical friend – wider activities, initiatives and proposals impacting on the area to ensure they reflect Peak District priorities
• Link existing and initiate new actions to support the economy and health & wellbeing priorities of the Peak District, avoiding any duplication between partners. Exchange and disseminate best practice amongst and beyond the Partnership

2.24 The vision for the Partnership for the next five years is for the Peak District to be a distinctive, high quality, rural environment with people of all ages who are healthy, high-wage high-skill jobs, affordable, decent homes for local people, towns and villages that offer a high quality of life.

2.25 The two main priorities of the Partnership are to maximise the benefits for Peak District communities from programmes aimed at stimulating growth and to reduce health inequalities and improve wellbeing in the Peak District, focusing on individuals and communities with poorer health or difficulty accessing services.
3.0 GETTING INVOLVED IN PLANNING

3.1 This section of the Statement describes how to get involved in the planning process. It identifies the documents, plans and policies upon which the District Council will be seeking community involvement upon and establishes when community involvement will be sought and who will be involved. Throughout this document the following definitions for community involvement will be used.

Information Giving

3.2 This is the simplest level of engagement and is simply about providing information to stakeholders. Although it is a form of engagement in itself, information-giving underpins all other levels of engagement as it is essential that participants are provided information (in varying detail and formats) about the issues upon which they are being engaged so that they are able to make informed and considered choices. Participants should also receive feedback after engagement has been completed and this is, in itself, an information-giving exercise.

Consultation and Learning

3.3 Ensuring that consultation is undertaken which benefits both parties. Consultation exercises will enable the community to learn more about planning and for the council to learn more about the needs of communities.

Involvement

3.4 At this level the community and stakeholders are actually involved in decision making and deciding together on the future of their neighbourhoods and other decisions that affect their lives. This gives the community the power to choose, without fully sharing the responsibility for action.

4.0 The Role of Community Involvement in Planning

4.1 Derbyshire Dales District Council is the Local Planning Authority for those parts of the Derbyshire Dales that lie outside the Peak District National Park. The NPPF requires Local Planning Authorities produce Local Plans as these are seen as “the key to delivering sustainable development that reflects the vision and aspirations of local communities”. The NPPF advises that additional development plan documents should only be used where clearly justified and supplementary planning documents should only be used where they can support applicants to make applications successfully or to assist in the delivery of infrastructure.

4.2 Local Plans should outline opportunities for development and include policies on what will and will not be permitted and where. They should give clear
guidance on how a decision maker should come to a decision on a development proposal.

4.3 Local Plans should reflect the collective vision and priorities of the community and therefore a wide selection of the community should be involved in the process. Community involvement and engagement will therefore be sought throughout the process of the development of the Derbyshire Dales Local Plan.

Consultation and the Local Plan Preparation Process

4.4 The following sections set out the various elements of the Local Plan preparation process. Details are given of the consultation arrangements for each of the various stages in the preparation of documents and policies and the consideration of planning applications. The range of local groups that the District Council will seek to involve at each stage and how this involvement will be facilitated are also highlighted.

4.5 The District Council will seek to involve people at an early stage in the Local Plan preparation process. This will aim to seek consensus on essential issues early in the plan preparation process. By enabling individuals, organisations and the District Council to share knowledge and views at this initial stage about which options and proposals are being considered, there will be a genuine opportunity for people to influence plan content.

4.6 Local Plan and Supplementary Planning Documents vary in scope and scale and in the degree to which they impact on people’s lives and the neighbourhoods in which they live. It is recognised that public interest in documents will vary according to the nature of their content, thus the style and scope of public consultation will be appropriate and relevant to the policy decision at issue.

4.7 There are numerous groups that the District Council already involves in the planning process. A long list of the groups the District Council proposes to involve in plan making is set out in Appendix 1. This is not a definitive list as many smaller groups are not included because they change more frequently. The District Council will maintain a database of organisations that make up this ‘long list’ and as part of the annual review of this SCI seek to ensure that the details of the organisations on the ‘long list’ as set out in Appendix 1 are kept up to date.

4.8 The District Council will employ a range of methods at each stage of the preparation and revision of the Local Plan. Further details of each method, along with the relevant merits of each of the methods are set out in Appendix 2.

4.9 The Local Development Scheme (LDS) sets out the Council’s key planning documents and the timetable for their preparation. A copy of the LDS can be downloaded from the Council’s website
5.0 LOCAL PLAN DOCUMENTS

5.1 Several distinct stages are involved in the preparation of a Local Plan as specified by the Town and Country Planning (Local Planning) (England) Regulations 2012. These are:

- Preparation of Local Plan (Regulation 18)
- Publication of Local Plan (Regulation 19 and 20)
- Submission of Local Plan to Secretary of State and Examination (Regulation 22)

Community involvement in the preparation of the Local Plan is a continuous process which is undertaken at each of the distinct stages.

Preparation of the Local Plan

5.2 Previous regulations specified that at this stage consultation on “Issues and Options” and “Preferred Options” had to be undertaken as a statutory requirement however the Town and Country Planning (Local Planning) (England) Regulations 2012 has removed this requirement. There is now therefore greater flexibility as to how the District Council undertakes consultation at this ‘preparatory’ stage.

5.3 The District Council is however required under Regulation 18 to notify consultation bodies whom they feel may have an interest in the subject of the Local Plan and other consultation bodies deemed appropriate. In addition residents or those carrying on business within the area will also be asked to make representations at this stage. The District Council will then take into account such comments prior to the next stage.

5.4 The District Council’s database of organisations will be used as a starting point for contacting those with an interest in the Local Plan. Additional members of the public will also be contacted and appropriate publicity undertaken.

5.5 At this stage a number of consultation methods will be utilised by the District Council in order to engage effectively with the public and consultation bodies:

- Documents made available for review at Council Offices and Libraries and on the website
- Newsletters and Leaflets published which detail and provide an opportunity to comment on the issues and options
- Public Meetings/Surgeries
- Workshops with representatives of range of issue or interest areas
Publication of Local Plan

5.6 Following the completion of the preparatory consultation the District Council will consider the contents of the comments made, and where appropriate seek to take them into account in the preparation of a Draft Derbyshire Dales Local Plan. At this stage the District Council will consider that the Draft Local Plan is sufficient to be able to be submitted to the Secretary of State for independent examination.

5.7 The Draft Local Plan will be subject to public consultation alongside a Statement of the Representations in accordance with Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. A statement of the fact that the Local Plan is available for inspection and the places and times at which it can be inspected will also be provided.

5.8 This provides a formal opportunity for the local community and other stakeholders to reflect upon the policies and proposals in the Draft Local Plan which the District Council considers suitable for submission to the Secretary of State.

Submission of Local Plan to Secretary of State and Examination in Public

5.9 Having considered the representations made on the Draft Local Plan the District Council will consider whether it is necessary to make any appropriate changes to the Local Plan to address comments raised.

5.10 The Local Plan along with a schedule of proposed changes and any other documents set out in the Regulations such as the Statement of Consultation and the Sustainability Appraisal will then be submitted to the Secretary of State to be subject to Examination in Public by a Planning Inspector.

5.11 As soon as is practically possible after submitting the Local Plan to the Secretary of State those general and specific consultation bodies who were invited to make representations will be notified that the Plan is available for inspection alongside the time and place at which they can be inspected. Those who requested notification of the submission of the Local Plan will also be given notified at this time.

5.12 At this stage a Programme Officer will be appointed to ensure the smooth running of the Examination in Public. This will include ensuring that all interested parties are kept informed of the timing and progress of the examination.
Report and Adoption

5.13 After the Examination in Public the Inspector will produce a report with recommendations for the District Council. This can include recommendations for ‘main modifications’ which should ensure that the Local Plan is sound and legally compliant. The District Council can also put forward ‘additional modifications’ of its own in order to deal with more minor matters. If major modifications are recommended the Inspector’s report will only be published after public consultation on such modifications has been undertaken and the Inspector has had the opportunity to consider the representations on these.

5.14 The District Council will make copies of the adopted documents available at the District Council’s Offices during normal office hours. They will also be made available on the Council’s website: www.derbyshiredales.gov.uk

Sustainability Appraisal and Habitat Regulations Assessment

5.15 Carrying out a Sustainability Appraisal (SA) is an essential and statutory part of the plan making process. The purpose of the SA is to appraise the social, economic and environmental effects of the emerging Local Plan and inform the plan preparation process. It is a continual process which is embedded throughout the preparation of the Local Plan.

5.16 Consultation will be undertaken on the initial Scoping report, which provides baseline information on the environmental, social and economic characteristics of the plan area, including the likely evolution of the baseline within the plan.

5.17 Regulations 12 and 13 of the Environmental Assessment of Plans and Programmes Regulations 2004 require the Council to make the SA report available alongside the Local Plan. A copy will be sent to each consultation body and appropriate steps taken to ensure the SA report is brought to the attention of those who are affected, likely to be affected or have an interest in the decisions involved in the assessment and adoption of the plan. Consultees will be advised of the location and website at which the document will be available and invited to make comment on the document. Consultees will be advised of the time period within which comments must be made. Comments from consultation bodies should be received within 5 weeks of receiving an invitation to engage in consultation.

5.18 The Derbyshire Dales Local Plan, as a plan or project which may have a significant effect on a European site (Special Protection Areas (SPAs) and Special Areas of Conservation (SACs)), will be subject to a Habitats Regulations Assessment (HRA) as required under the EU Habitats Directive (92/43/EEC). Its purpose being to determine whether or not any significant effects are likely to be generated and to identify ways in which they can be avoided. This will be published alongside the SA report and consultation with
the appropriate natural conservation body will be consulted under requirement from Regulation 102 of the Conservation of Habitats and Species Regulations 2010

**Duty to Cooperate**

5.19 Local planning authorities have a statutory requirement to cooperate with other planning authorities, County Councils and prescribed bodies on development plan documents including Local Plans under section 110 of the Localism Act 2011. This is to ensure that strategic planning matters are adequately achieved, and in doing so local planning authorities are required to engage with one another “constructively, actively and on an ongoing basis” and have regard to activities of people of specified bodies or of a prescribed description so far as they are relevant.

5.20 The NPPF provides further information on the specific requirements for Local Plans and Local Planning Authorities. It states that Local Plans should set out the strategic priorities for the area, “including the homes and jobs needed in the area, the provisions of retail, leisure and other commercial development, provision of infrastructure for transport telecommunications, waste management, water supply, wastewater, flood risk and coastal change management and the provision of minerals and energy (including heat), provision of health, security, community and cultural infrastructure and other local facilities, climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment including landscape”.

5.21 The NPPG also states that the duty to cooperate is a legal test which if not passed will prevent a Local Plan from proceeding to further stages of examination therefore meaning the Local Plan will not be found sound nor adopted

5.22 The District Council will work together with other neighbouring authorities on areas of common interest in order to achieve mutual benefits. The District Council will also cooperate with Derbyshire County Council on relevant issues and work in consultation with Local Enterprise Partnerships, Sheffield City Region and D2N2 and both the Peak District Local Nature Partnership and the Lowland Derbyshire and Nottinghamshire Local Nature Partnership Local Nature Partnership. In addition the District Council will work collaboratively with private sector bodies, utility and infrastructure providers

5.23 The District Council will seek to ensure that strategic priorities across local authority boundaries are properly co-ordinated and clearly reflected in the Local Plan.

5.24 The District Council will also seek to utilise the Duty to Cooperate to address any matters relating to the extent of the strategic Housing Market Area and the overall development needs of the area. ...

5.25 As part of the submission of the Derbyshire Dales Local Plan the District Council will produce evidence of the extent to which there has been effective
cooperation on issues with cross-boundary significance. This must demonstrate that a continuous process of engagement, from initial thinking through to implementation, has been undertaken.

6.0 SUPPLEMENTARY PLANNING DOCUMENTS

6.1 Paragraph 153 of the NPPF sets out that Supplementary Planning Documents (SPDs) should be prepared only when necessary. However once prepared they should provide more detailed advice or guidance on the policies in the Local Plan.

6.2 The stages in the process are described in more detail below. At all times the District Council will seek to provide e-mail updates to consultees on the progress of each Supplementary Planning Document.

Commencement of Preparation Process

6.3 At this stage the Council is primarily concerned with gathering evidence that it can use to prepare the SPD. Although much work at this stage will involve gathering technical data and information from a variety of sources, it will also involve liaison with the community and key stakeholders about the issues the document should contain.

Public Participation on Draft SPD

6.4 The Town and Country Planning (Local Planning) (England) Regulations 2012 allow for a period of formal consultation of at least four weeks on draft SPDs. In order to maximise community involvement in the process, the Council will undertake a four-week period of consultation on any SPD, longer periods may be provided as the District Council see fit for example in periods of summer holidays. This timescale for consultation will allow the community and other stakeholders to formally express their views and preferences on the contents of a draft SPD. The Council will consider the comments made and take them into account in deciding how to take the SPD forward.

Consideration of Responses, Modification & Adoption

6.5 The District Council will consider each representation received during the formal public participation stage on the draft SPD, and decide whether any changes are necessary prior to adoption.

6.6 Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations (2012) requires a consultation statement to be produced alongside the adoption of any SPD. This should outline the persons consulted on the document, a summary of the main issues raised and how those issues have been addressed in the SPD.
6.7 Copies of the draft SPD and consultation statement will be made available at the District Council’s offices and at Matlock, Ashbourne and Wirksworth library during normal office hours. They will also be available on the District Council’s website at: www.derbyshiredales.gov.uk

6.8 The main concern at this stage is to ensure that interested parties are kept informed of the Council’s views on any representations they may have made and of the progress towards adoption.

6.9 Once the SPD is adopted the Council will make available copies of it at the Council’s Offices, and at Matlock, Ashbourne and Wirksworth libraries during normal office hours.

6.10 Regulation 14 of the Act above also requires an adoption statement to be produced upon adoption of a SPD. This is required to set out when the document was adopted, if applicable any modifications made in accordance with section 23(1) on the Act. The adoption statement will be sent to anyone who has requested notification of adoption of the SPD and made available at the District Council’s Offices, and at Matlock, Ashbourne and Wirksworth libraries during normal office hours.

6.11 All draft and adopted SPD’s will also be available on the Council’s website:


6.12 Appendix 3 sets out which consultation methods the District Council will use at the various stages of the preparation of the Derbyshire Dales Local Plan and any Supplementary Planning Documents.

7.0 PLANNING APPLICATIONS

7.1 This SCI must also outline how the community will be involved in the process of submitting and determining individual planning applications. The Council encourages the community to be involved in all the different types, and scale of applications for planning permission for which it is the local planning authority. Any comments and representations received on an individual planning application are taken into account in its determination. This does not, however, extend to applications for planning permission within the Peak District National Park, as these are the responsibility of the Peak District National Park Authority. Similarly the Council does not deal with minerals and waste applications, as these are the responsibility of Derbyshire County Council.

7.2 The Planning Services Section seeks to exercise planning control in the public interest, and is committed to publicising and consulting widely on planning proposals. Applicants are entitled to know their applications will be publicised, and neighbours and other interested parties should know that they will be given adequate opportunity to comment on any proposals.
7.3 The Council has to consider any application it receives, and can only consider the application on the basis of information that is submitted. Whilst we encourage applicants to discuss proposals in advance of making a formal submission, many applications are submitted without any prior discussion. Once an application is submitted, we adopt a neutral position until all relevant consultations have been taken into account and the merits of the case have been fully evaluated against national and local planning policies and other material considerations. We adopt exactly the same position for the Council’s own applications as those of private applicants.

7.4 The Development Management Service is responsible for the assessment of planning applications; its Mission Statement being:

“Through the provision of an efficient, professional, and responsive service, we aim to protect and enhance the quality of the District’s built and natural environment whilst balancing the needs of current and future generations”.

7.5 In this regard, the District Council has published a Development Control Customer Charter which assists customers in understanding the development control process. It also establishes the framework for the delivery of the service and outlines the District Council’s service commitments in accordance with the Mission Statement.

7.6 The Development Control Customer Charter is attached at Appendix 4.

7.7 The District Council publishes a list of the planning applications which it receives each week and includes applications under the Planning (Listed Buildings and Conservation Areas) Act 1990. These are published on the Council’s website, along with the plans and other details.

Consultation and Pre-decision Matters

7.8 When the District Council receives a planning application, it will undertake a period of consultation where views on the proposed development can be expressed. The formal consultation period will normally last for 21 days, and the local planning authority will identify and consult a number of different groups.

7.9 The main types of consultation are:

- Public consultation- including with neighbouring residents and community groups;
- Statutory Consultees- those which there is a legal requirement to consult a specific body who are then under a duty to respond;
- Consultation required by a direction where further, locally specific statutory consultation is required;
- Non-statutory Consultees- those where although there are no legal requirements planning policy warrants the engagement of other consultees who are likely to have an interest in a proposed development.
7.10 Where, following the initial period of consultation an application has been amended it is up to the District Council to decide whether further publicity and consultation is necessary. In deciding whether this is necessary the following considerations will apply where relevant:

- were objections or reservations raised in the original consultation stage substantial and, in the view of the District Council, enough to justify further publicity?
- are the proposed changes significant?
- did earlier views cover the issues raised by the proposed changes?
- are the issues raised by the proposed changes likely to be of concern to parties not previously notified?

7.11 Where the District Council decides that re-consultation is necessary, such consultation may be for a period of less than 21 days. In all cases, we will balance the need for consultees to be given sufficient time to consider the issue that is being re-consulted upon and respond, against the need for efficient and timely decision making. When consultation has been concluded the Council will consider any representation made by consultees and proceed to decide on the application.

Current Practice- How the Council Publicises Planning Applications

7.12 Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 specifies the requirements for the publicity of applications for planning permission. A summary of how the District undertakes publicity for the differing type and scale of planning applications is set out in Appendix 5.

7.13 Within the Derbyshire Dales, all planning applications are publicised either by means of press advertisement, site notices or individual neighbour notification with the following exceptions:

- applications where the determining authority is not Derbyshire Dales District Council will not be subject to any of the three methods of publicity referred to above;
- Applications for power lines and applications for certificates of existing or lawful use or development will not be subject to neighbour notification or site notice procedure but will be subject to press advertisements;
- Householder developments\(^1\) outside conservation areas and not affecting a listed building will not be subject to press advertisement but will be subject to site notice notification and neighbour notification;
- Discharge of conditions applications

\(^1\) Householder developments definition: “Development within the curtilage of residential property which requires an application for planning permission and one not involving a change of use.”
**Neighbour Notification**

7.14 Neighbour notification will take the form of a standard letter generated from the District Council’s Computerised Planning system and will be delivered by hand or via post within 10 working days of the valid date of the application to occupiers of properties affected by the development.

7.15 The minimum requirement is to notify any neighbouring occupiers whose property lies within 10 metres of the application site boundary (red edge). Where no site boundary or area is defined i.e. where the application relates to a specific location for development such as a vehicular access, occupiers of all properties within 10 metres of the actual development will be notified.

7.16 Where the proposed development falls within the following categories, the minimum requirement is to notify occupiers whose property lies within 20 metres of the application site boundary (red edge):
- the erection of 10 or more dwellings;
- an outline application with a site area of 0.5 ha or more;
- non-residential development where the floor space to be created is 1,000 square metres or more;
- development which is likely to cause nuisance through noise, smell, dust etc;
- development which would significantly increase the number of people or the amount of traffic coming into a residential area;
- development involving significant activity during unsociable hours;
- development introducing significant visual changes to a neighbourhood;
- buildings of over three storeys;
- development affecting the character of an ancient monument, archaeological site or historic building;
- proposals having a significant effect on trees that are the subject of a Tree Preservation Order.

7.17 Neighbouring non-residential properties will not be notified unless the proposed development would have a significant effect upon the operation of the non-residential use.

7.18 A clear written record of the addresses to which neighbour notification letters have been delivered and the date of delivery will be kept on the application file in the form of a schedule or exceptionally an Ordnance Survey plan identifying the properties.

**Site Notices**

7.19 All applications except those submitted under the advertisement regulations (other than advertisement applications which affect a listed building or a Conservation Area) and those listed above in Paragraph 6.13 will be subject to the erection of a site notice. Where there is a statutory reason for its display this will be specified on the site notice. Site notices will be posted within 10
working days of the receipt of a valid application. If a site notice is removed or defaced, they will not be replaced.

7.20 The notice will be displayed where it is visible from a public highway that forms the frontage to the application site. Where there is another frontage to a public highway or footpath, discretion will be used as to whether further site notices will be erected.

7.21 The site notice will be erected where possible on a gate, door, post, wall or fence which forms the boundary of the site. If this is not possible, then a lamp post or telegraph pole on the frontage of the site will be used, providing it is within 10 metres of the site boundary. Where it is impossible to comply with the above requirements, the site notice will be displayed as near to the site as is practically possible.

7.22 A clear record in the form of an annotated Ordnance Survey plan will be kept on the application file to identify the position where the site notice was erected and the date upon which it was erected.

**Press Advertisements**

7.23 All applications where the determining authority is Derbyshire Dales District Council will be subject to advertisement in the local press. Applications received will normally be advertised in the appropriate local newspaper on a fortnightly basis. Applications in the Central area will be advertised in the Peak Advertiser and applications in the Southern area will be advertised in the Ashbourne News Telegraph.

7.24 If there is a statutory requirement for press publicity this will be specified in the advertisement details.

7.25 Applications in the Central area are advertised in the Peak Advertiser and applications in the Southern area are advertised in the Ashbourne News Telegraph.

7.26 The dates on site notices and press advertisements give the same minimum period of 21 days for representations to be made.

**Planning Website**

7.27 The Derbyshire Dales Planning Service website allows comprehensive access to forms, guidance notes, planning applications and decision notices. It also allows submission of representations online and for those making applications to be kept informed of the progress of applications via email.
**Representations Received**

7.28 All neighbour notification letters will give a minimum period of 21 days for representations to be submitted, although this period will not necessarily coincide with the site notices and press advertisement.

7.29 All representations will be acknowledged by a standard letter or via email. In all cases this acknowledgement will be forwarded within five working days of receipt.

7.30 All representations received will be brought to the attention of the determining Committee through the Officer’s report, an update sheet circulated at the meeting or verbally at the meeting itself.

7.31 The District Council’s practice is to negotiate, where appropriate, improvements to applications in order to improve the quality of the development. Where following the initial publicity, changes are made to a proposal that are deemed to be of significance, those people who have made representations will be re-notified. Where proposals are changed in such a way that they materially affect the character or description of the proposed development, the Development Manager may at his discretion, initiate further publicity of the application as appropriate. Changes which are deemed by the Development Manager to be significant will be dealt with by the invited withdrawal of the original application and the resubmission of a revised application.

7.32 Where those making representations are re-consulted a period of 10 working days will generally be allowed for the receipt of any further representations.

7.33 Only the applicant (or agent, if one has been appointed) will be notified of the final decision. Others wishing to be notified of the decision should use the tracking facility on our online application system.

7.34 Only the applicant can appeal against our decision. In the event of an appeal being made by the applicant, individuals who have previously made comments on the appeal application will be informed and will have the opportunity to make further representations to the Government Planning Inspector dealing with the appeal. Lists of decisions and appeals are published and a register of planning decisions can be inspected at the Town Hall, Matlock or via our online planning register.

**How the District Council Consults on Planning Applications**

7.35 In accordance with the above practice, every two weeks a list of significant planning applications (excluding minor domestic applications) received during the preceding two weeks is published in the local press for public information. A full list of planning applications received during this period is available to view on the District Council’s website.
7.36 During the 21 days following the registration of the planning application the views of other statutory consultees or interested organisations will also be sought. The only exceptions to these arrangements are applications where the determining authority is not Derbyshire Dales District Council, applications for power lines, applications for certificates of lawful use or development and prior notifications. Such bodies as Natural England will be allowed a longer period of time to comment on applications where this is prescribed by legislation.

7.37 The register of planning applications can be inspected via the Self-Serve PC at the Town Hall, Matlock from 9.00 am to 5.00 pm Monday to Friday (9.30 am to 5.00 pm on Wednesdays) and 9.00 a.m. to 5.00 p.m. Monday to Friday at the Leisure Centre, Ashbourne. Application case files can also be viewed via our online planning register.

7.38 A list of all new planning applications is forwarded to all relevant Town/Parish Councils and local Ward Members. Liaison is maintained between the Case Officer and Ward Member throughout the life of the application. Application documentation is also made available for public inspection via the self-serve PC at the Town Hall, Matlock and the Leisure Centre, Ashbourne during normal office hours. Copies of application documentation may be purchased (subject to copyright provisions) and will be provided either directly by the District Council or via the applicant/agent on payment of appropriate copying charges.

**How to Comment on Planning Applications**

7.39 A Planning Officer will be available at the Town Hall, Matlock, from 9am to 12 noon Mondays to Fridays to discuss any proposal and explain how to make representations. It is recommended that anyone wishing to discuss a proposal telephones in advance to help ensure that the correct officer is available and sufficient time is set aside.

7.40 Comments may be submitted by anyone, regardless of whether they were formally consulted by us. We welcome any comments, either in support of, or objection to proposals. Any representations of objection must however, be based upon valid planning considerations if they are to influence the decision making process. The level of public support or opposition is not, in itself a basis for decision making. Valid planning considerations include matters like the effect on traffic or parking, the appearance of the proposal, overlooking or disturbance, loss of light or privacy, impact on the local environment and whether the proposed use is appropriate. We cannot take into account matters like the loss of property value, disruption or loss of views, personal disputes between neighbours, matters covered by leases or covenants, or competition between different operators.

7.41 An advice note called Making Representations of Planning Applications has been produced by the Council in order to assist individuals in the formulation of Planning representations. This can be found on the Council’s website.
7.42 All representations are acknowledged by means of a standard letter or via email. In all cases this acknowledgement will be forwarded within five working days of receipt.

7.43 Comments should be submitted as soon as possible, although the District Council will take into account representations received up to the date it makes a decision. Comments should be made in writing, by individual letter or petition and forwarded to: Development Manager, Regulatory Services, Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, DE4 3NN.

7.44 Alternatively, representations may be submitted using our online planning system or by email to planning@derbyshiredales.gov.uk. Please note however, that any representations submitted by email will not receive a written individual acknowledgement unless details of your name and postal address are provided.

The Decision Making Process

7.45 The District Council normally has eight weeks from the date of registration in which to make a decision, unless an extension of time has been agreed with the applicant. Approximately 90% of planning applications are determined by the District Council's Development Manager in accordance with the Council's Constitution and the Delegation of Functions. Ward Members are contacted during this process and their views are taken into consideration. There is always the option for the Ward Member or Case Officer to refer the application to Committee.

7.46 The names and contact details of Ward Members can be found in the ‘Your Council’ section of the District Council’s website at www.derbyshiredales.gov.uk/your-council. Applications that are to be determined by the Planning Committee are the subject of committee reports. These reports are made available five working days before the meeting.

Public Participation at Planning Meetings

7.47 The meetings of the Planning Committees are held in public during the evening. Members of the public wishing to address the Planning Committee may do so by notifying the Committee Team by 12 noon on the working day prior to the meeting. At this time, you will be asked to indicate the item of business your representation relates to and whether you are supporting or opposing the proposal. The Committee Team may be contacted:

- Online via the District Council’s website - www.derbyshiredales.gov.uk/your-council/council-a-committee-meetings/attending-a-committee-meeting/speak-at-a-planning-meeting
- By email – committee@derbyshiredales.gov.uk
- By telephone – 01629 761133
Those persons who indicate that they wish to make representations must attend the venue by 5.45pm on the day of the meeting and inform the Committee Administrator.

Representations will only be allowed in respect of those applications which are scheduled for debate at that particular meeting. Those making representations will be invited to do so immediately before the relevant item of business is discussed and will be limited to 3 minutes.

A copy of the procedure for public participation at planning meetings is set out in Appendix 6

Notification of the Decision

Only the applicant (or agent if they have appointed one) will be notified and issued with a paper copy of the final decision. Anyone else wishing to be notified of the decision should use the tracking facility on our online application system.

Only the applicant can appeal against the District Council's decision. In the event of an appeal being made by the applicant, individuals who have previously made comments on the appeal application will be informed and you will have the opportunity to make further representations to the Government Planning Inspector dealing with the appeal.

Lists of decisions and appeals are published and a register of planning decisions can be inspected via the self-serve pc at the Town Hall, Matlock, the Leisure Centre, Ashbourne or via our Online Planning Register.

Appeals Against Decisions

Planning applicants can appeal to the Department for Communities and Local Government, against any refusal of planning permission or against the imposition of any conditions attached to an approval. There is no right of appeal for a third party under any circumstances.

An appeal is intended to be a last resort where submitting a fresh application is unlikely to be a satisfactory solution. Normally, a revised application made within 1 year of the decision does not attract a further fee.

Appeals, which are handled by The Planning Inspectorate, may be dealt with by:
• An exchange of written representations;
• At a local hearing (in which case no advocates are allowed);
• At a full Local Inquiry (a quasi-legal situation).

7.57 An appeal can be made against any of the conditions attached to an approval. There is, however, a risk to the applicant because it is possible for the whole permission to be withdrawn if the appeal is dismissed.

7.58 If an appeal is to be determined at a Local Inquiry or a local hearing there is a risk of costs being awarded to either party, but costs can only be awarded where there has been unreasonable behaviour. Examples of unreasonable behaviour at the decision making stage could include an application that has been refused for reasons which cannot be substantiated in planning terms or if the Authority fails to provide reasonable evidence to substantiate the harm cited in the reasons for refusal (this particularly applies to subjective opinions given as part of a refusal).

Towards Good Practice in Community Involvement and Development Management

7.59 The District Council continually monitors and reviews its performance, policies and procedures in order to ensure that they operate in the best interests of the community. The Council recognises that current practice in relation to community involvement in the consideration and determination of planning applications can be improved. To ensure greater and earlier public involvement in the process the following initiatives have been introduced by the Council:

Pre-application Consultation & Discussion

7.60 Good practice suggests that local planning authorities should actively encourage developers of major schemes to inform and involve the community in shaping their proposals. The Council will therefore encourage developers to undertake this type of engagement prior to the submission of planning applications.

7.61 Similarly for smaller applications, such as residential extensions, the District Council will actively encourage applicants to discuss their plans with neighbours prior to submitting their application.

8.0 MANAGING THE PROCESS

8.1 The information obtained through community involvement will be collated and used to inform the decision-making process and/or shape the contents of any documents produced. A summary report will be produced outlining the responses received, along with information on how the responses were used to inform the decision-making or the content of documents. The link between responses received and the District Council’s decision or action will be made transparent. This will also involve an explanation of the reasons why specific
actions may not have been pursued. This report will be available upon request from the District Council and will also be made available on the District Council’s website.

8.2 The Local Plan and any Supplementary Planning Documents will be accompanied by a ‘consultation statement’. This will outline how the SCI has been followed and how community engagement has benefited the preparation of the relevant documents. Copies of all formal representations made in accordance with provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012 will be made available for public inspection at the Council’s Offices and at Matlock, Ashbourne and Wirksworth libraries during normal office hours. They will also be available on the District Council’s website www.derbyshiredales.gov.uk A summary of the outcomes and details of specific decisions will be provided directly to all those who have been involved in the process and its specific activities. Further feedback will also be made available on the District Council’s website or from the District Council Offices on request.

8.3 Increased community involvement may require additional time and resources, particularly where capacity may need to be developed within the community itself. The District Council is committed to enhanced community engagement and in this regard, budgetary provision has been made to ensure that sufficient resources are available to meet our obligations. At all times the District Council will seek to ensure that resources are utilised as efficiently and effectively as possible.

8.4 This will be achieved by:

- Clearly defining the roles of the different individuals and groups involved;
- Learning from and, where possible, utilising the skills of other organisations e.g. LSP, Health Trusts and Planning Aid; and
- Wherever appropriate, combining and integrating involvement activities to ensure that the community is not subject to “consultation fatigue”.

Council Officers - Officers will be responsible for the delivery of the majority of the activities set out in this SCI. Where necessary, support will be drawn from across the Council. Capabilities will be kept under review and gaps filled as appropriate through the existing programme of training and development.

Consultants - Where a process would benefit from additional support or expertise, for example in facilitating more interactive sessions, the use of consultants will be considered. Any such decision will have regard to a comprehensive cost and benefit analysis.

Equipment and Material - The District Council is already well equipped to undertake the activities outlined in this SCI.

Venues and Other Costs – District Council facilities will be used wherever possible having regard to accessibility and practical considerations. Where possible, activities will be combined with other initiatives to ensure that processes are efficient and costs are minimised.
8.5 There are a number of different individuals and groups who have a role to play in achieving effective community involvement in planning.

Planning Officers - provide professional advice on planning matters and formulate draft policies and plans for Council approval. Officers will also be responsible for delivering community involvement activities.

Members - make formal decisions regarding planning matters in accordance with the Council's rules and procedures.

Parish/Town Councils and Other Community Networks - provide comment on individual planning applications and development proposals that have implications for their area. These organisations will also be invited to represent community interests in involvement activities.

Developers - promote specific sites for development and, where appropriate, undertake extensive community involvement requirements to the highest standard.

The Community - raise concerns and/or state support for proposals in order to ensure that development takes place in an acceptable manner. The Council actively encourage all members of the community, including the business community, to get involved in policy development as it directly affects the area in which they live and/or work.

Planning Aid

8.6 Council Officers are not always best placed to work with community groups, particularly where individuals seek independent advice. The District Council therefore support and promote the Planning Aid England service. This service provides free, independent and professional advice to communities and individuals who cannot afford to pay fees to a planning consultant. It complements the work of local planning authorities, but is wholly independent of them.

8.7 A new Planning Aid service in England was launched on the 13 June 2011. Planning Aid is more than giving advice, it engages communities positively in the planning process to help them manage changes to their neighbourhood areas.

8.8 Two main services are provided:

- **A single national Planning Advice Line** on 0330 123 9244 where all callers will receive 15 minutes of free, independent and professional advice. In addition, some callers may be eligible for further assistance from a professional volunteer. Other callers will be guided to the website and sign-posted to other organisations.

- **A neighbourhood planning service** will also be provided to support people and communities in gaining knowledge about the planning system and how they can be involved. A team of community outreach co-ordinators
have been recruited to support volunteers to work within target communities to build their own plans for the neighbourhoods in which they live.

8.9 Planning Aid England can help people to:

- Understand and take part in the planning system
- Take part in the preparation of plans
- Comment on planning applications
- Apply for planning permission or appeal against refusal of permission (however Planning Aid do not draw plans)
- Represent themselves at appeals or public inquires

8.10 Planning Aid helps to meet one of the key aims of the government's planning reform agenda, which is to place community engagement at the heart of the planning system. Planning Aid is part of the Royal Town Planning Institute.

8.11 The Community Outreach Co-ordinator for the East Midlands and the East of England area is Rebecca Elson;

Email: rebecca.elson@planningaid.rtpi.org.uk  Tel: 07816 406 282.

Rebecca can help local authorities, community groups, and new/existing volunteers who might be interested in finding out more about how to engage with Planning Aid and the services it offers.

9.0 MONITORING AND REVIEW

9.1 To ensure the success of the SCI, the District Council must monitor its value both in informing and shaping the Local Plan and providing people in the Derbyshire Dales with the opportunity to be more effectively involved in the planning process. It is therefore essential that the content of the SCI is continually monitored and reviewed.

9.2 Progress on the development of the Local Plan will be reviewed and set out in an Authority Monitoring Report (AMR). This will make reference to all aspects of community involvement undertaken on the preparation of the Local Plan and will be made available on the District Council’s website.

9.3 The Town and Country Planning (Local Planning) (England) Regulations (2012) set out the specific requirements for Authority Monitoring Reports. Details of any local plan or supplementary documents should be included within the LDS setting out the stage the document has reached in the statutory process and if it is behind the timetable specified in the LDS any reason for this. Any documents specified within the LDS which have been adopted will also need be specified within the AMR.
9.4 This SCI will be reviewed within the AMR. This will allow the District Council an opportunity to build on the commitments made and learn from our ongoing experience. Where necessary, the SCI will be updated to reflect changing priorities. Any modifications to this SCI will be undertaken in accordance with the Town and Country Planning (Local Planning) (England) Regulations (2012).

9.5 In evaluating consultation initiatives, both the outcomes and process will be reviewed. Key questions that will be addressed as part of the annual review will be:

- Was consultation carried out according to the policies set out in this statement?
- Did all members of the target audience have an opportunity for involvement in the preparation of Local Plan Documents?
- Were there groups of the target audience who made no responses to the consultation – if so why?
- Was the overall response rate high enough to give reliable results?
- Were the results disseminated to consultees, the wider public and partner organisations?
- Did community involvement directly shape the preparation of the Local Plan and inform decisions on planning applications?

9.6 The Statement of Community Involvement will be revised appropriately, according to the findings of the review.
APPENDIX 1

LIST OF CONSULTEES
Statutory Stakeholders

Derbyshire County Council
Adjoining Councils
Town and Parish Councils (With and adjoining Derbyshire Dales)
The Environment Agency
The Historic Buildings and Monument Commission for England (Known as Historic England)
Natural England
The Civil Aviation Authority
The Homes and Communities Agency
NHS-North Derbyshire Clinical Commissioning Group
NHS-Southern Derbyshire Clinical Commissioning Group
The National Health Service Commissioning Board
The Office of Rail Regulation
Integrated Transport Authority
Highways England
D2N2 Local Enterprise Partnership
Sheffield City Region Local Enterprise Partnership

Government Departments

Department for Communities and Local Government
Department for Culture Media and Sport
Department for Education
Department for Environment, Food and Rural Affairs
Department for Transport
Department for Transport
Department of Work and Pensions
Ministry of Defence

Other Stakeholders

Derbyshire Chamber of Commerce and Industry
Derbyshire Dales District Council (Internal Consultation)
Association of Parish Councils
Rural Action Derbyshire
Campaign to Protect Rural England (CPRE)
Sports Council
Health & Safety Executive
Coal Authority
Passenger Transport Authorities and Executives
Areas of Outstanding Natural Beauty (AONB) Units
Environmental, Heritage and Wildlife Organisations e.g. Derbyshire Wildlife Trust, Garden History Society, Woodland Trust
Commission for Architecture and the Built Environment
Skills Funding Agency
Young People’s Learning Agency
National Playing Fields Association
Age Concern
Help the Aged
Sure Start
Equality & Human Rights Commission
Voluntary Organisations and Council for Voluntary Services
Severn Trent (water and sewerage undertaker)
Sport England
Mobile Operators Association
Network Rail Infrastructure Ltd
National Grid
Local Nature Partnership
Yorkshire Water (water and sewerage undertaker)
Western Power Distribution
Additional relevant gas, electricity and electronic communications network infrastructure providers
Other bodies which represent the interests of different groups within the community (e.g. racial, ethnic, religious, disability).

Service Providers
Health Trusts
Health Services
Derbyshire Fire & Rescue Service
Derbyshire Ambulance Service NHS Trust
Derbyshire Constabulary
Transport providers (air, road, rail, water as appropriate)
Education Establishments
Sports Organisations

Business Sector
Small and medium sized businesses
Larger and multi-national businesses
Retail outlets
Town & Shopping Centre Management
Business, Trade and Industry Associations/Federations
Chambers of Trade and Commerce
Economic Development Organisations
Employment Organisations
Tourism Organisations

Local Communities
Individual residents and Tenants
Residents Associations
Community Groups (interest, activity and belief)
Community Forums (Area Meetings)
Peak District Partnership
Community Development Organisations
NFU
Wardens Service
Other organisations for specific community groups (e.g. youth, women)
Local Civic Associations

**Developers and Landowners**
Crown Estates
Defence Estates
The Housebuilders Federation
The Housing Corporation
National Trust
Post Office Property Holdings
Individual Developers
Development and Building Companies
Regeneration Companies/ Organisations

*It should be noted that the lists at Appendix 1 are not exhaustive and also relate to successor bodies when reorganisations occur*
APPENDIX 2

METHODS OF COMMUNITY INVOLVEMENT
<table>
<thead>
<tr>
<th>Method</th>
<th>Issues</th>
<th>Information</th>
<th>Consultation</th>
<th>Involvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newsletters &amp; leaflets (including those produced by stakeholders)</td>
<td>Can provide up to date information, but can be costly. Can also reach large numbers but it is not possible to guarantee that it will be read</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Media (local press/TV/radio)</td>
<td>Can reach large numbers of people but adverts can be costly. It is not possible to guarantee how the information will be reported.</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Exhibitions &amp; displays</td>
<td>Can be more interesting and interactive but requires people to attend. It is possible to display information in places such as supermarkets but audience may not be representative.</td>
<td>Yes</td>
<td>Yes/No</td>
<td>No</td>
</tr>
<tr>
<td>Website</td>
<td>Can be very resource efficient and convenient, particularly for organisations, however not everyone has access to a computer</td>
<td>Yes</td>
<td>Yes/no</td>
<td>No</td>
</tr>
<tr>
<td>Questionnaires and Surveys</td>
<td>Can be effective in gaining a large number of responses but is often viewed as boring and many people do not reply. Not effective for complex issues which need to be explained.</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Citizens Panel</td>
<td>Already exists and is available for use in relation to planning documents. Would need to consider how representative the panel is.</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Public meetings &amp; surgeries</td>
<td>Can be relatively inexpensive and can be effective. But can suffer low attendance and attendees may not be representative. Could use existing meetings such as Area Forums</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Focus Groups</td>
<td>Can be used to actively involve hard to reach or specific interest groups but can be costly and time consuming. Expertise is required.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Workshops</td>
<td>Can be effective for complex issues and can involve a large number of people at one event. Expertise is required and significant planning is required</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Participative Planning Activities</td>
<td>Can be more tailored and interesting to those people who do not usually get involved but can be difficult to organise and facilitate</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Community forums or liaison groups</td>
<td>Allows ongoing/regular involvement at a more informal level. Groups gain in-depth understanding of issues and are able to contribute in more detail. Can help to overcome conflict but can be costly.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>
APPENDIX 3

PROPOSED CONSULTATION METHODS

DEVELOPMENT PLAN DOCUMENTS

&

SUPPLEMENTARY PLANNING DOCUMENTS
## LOCAL PLAN DOCUMENTS

<table>
<thead>
<tr>
<th>Stage</th>
<th>Document Type</th>
<th>Initial Preparatory Stage (Regulation 18)</th>
<th>Draft Local Plan (Regulations 19 and 35)</th>
<th>Submission to Sec of State (Regulation 22)</th>
<th>Examination (Regulation 24)</th>
<th>Report &amp; Adoption (Regulations 25 and 26)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Method</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Making documents available for review at Council offices and libraries</td>
<td>Local Plan</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Newsletter or leaflet available</td>
<td>Local Plan</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Information sent to existing network of organisations and their newsletters</td>
<td>Local Plan</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Press releases /articles in press</td>
<td>Local Plan</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Exhibition/display in local area(s)</td>
<td>Local Plan</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Information and documents on website</td>
<td>Local Plan</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Stage</td>
<td>Document Type</td>
<td>Initial Preparatory Stage (Regulation 18)</td>
<td>Draft Local Plan (Regulations 19 and 35)</td>
<td>Submission to Sec of State (Regulation 22)</td>
<td>Examination (Regulation 24)</td>
<td>Report &amp; Adoption (Regulations 25 and 26)</td>
</tr>
<tr>
<td>-------</td>
<td>---------------</td>
<td>------------------------------------------</td>
<td>------------------------------------------</td>
<td>------------------------------------------</td>
<td>---------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Method</td>
<td>Questionnaire survey</td>
<td>Local Plan</td>
<td>√</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Public meeting/ surgery</td>
<td>Local Plan</td>
<td>√</td>
<td>√</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Focus group with representatives of specific issue area</td>
<td>Local Plan</td>
<td>√</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Workshop with representatives of range of issue or interest areas</td>
<td>Local Plan</td>
<td>√</td>
<td>√</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Participative planning activities</td>
<td>Local Plan</td>
<td>√</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Community liaison group</td>
<td>Local Plan</td>
<td>√</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**KEY**

√ Consultation Method will be employed

? Consultation Method may be employed depending upon issue/topic
## SUPPLEMENTARY PLANNING DOCUMENTS

<table>
<thead>
<tr>
<th>Stage</th>
<th>Start</th>
<th>Draft SPD Consultation</th>
<th>Consideration of Responses</th>
<th>Adoption</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Method</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Making documents available for review at Council offices and libraries</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Newsletter or leaflet available</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Information sent to existing network of organisations and their newsletters</td>
<td>?</td>
<td>✓</td>
<td>?</td>
<td>?</td>
</tr>
<tr>
<td>Press releases/articles in press</td>
<td>?</td>
<td>✓</td>
<td>?</td>
<td>?</td>
</tr>
<tr>
<td>Exhibition/display in local area(s)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Information and documents on website</td>
<td>?</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Questionnaire survey</td>
<td>?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public meeting/surgery</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Focus group with representatives of specific issue area</td>
<td>?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Workshop with representatives of range of issue or interest areas</td>
<td>?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stage</td>
<td>Start</td>
<td>Draft SPD Consultation</td>
<td>Consideration of Responses</td>
<td>Adoption</td>
</tr>
<tr>
<td>---------------------</td>
<td>-------</td>
<td>------------------------</td>
<td>---------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Method</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Participative planning activities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community liaison group</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**KEY**  
✓ Consultation Method will be employed  
? Consultation Method may be employed depending upon issue/topic
Planning is the positive means of enhancing and protecting our environment whilst at the same time allowing the development necessary for our economic and social well-being to take place in an appropriate way. Most people become involved in planning through the development control process, either as an applicant for planning permission or as someone affected by a development which is proposed or has taken place. It is important
that customers of this service understand what they can expect from it if they are to appreciate its value to their local community.

Development control is essentially a process which regulates the development and use of land in the public interest. It involves:

- Consideration of planning applications;
- Monitoring of development as it takes place;
- Enforcement action where breaches of control have taken place;
- Provision of information and advice about the system generally and individual proposals specifically.

It is a process governed by law and can be complex.

The community at large benefits from development control. The objective of the service is to ensure that changes to our physical surroundings – buildings and land – are right for their purpose and location. A framework for development is set out in Government guidance and the adopted Derbyshire Dales Local Plan. These are supplemented by non-statutory policies and guidance approved by the Council.

Planning applications are considered against this framework, in particular the adopted Local Plan. Other material considerations must also be taken into account. Decisions on planning applications are, in most cases, made by the Council’s Planning Committee, or by officers with delegated responsibility.

The development management service strives to be efficient and to provide early decisions but it is also concerned with achieving quality decisions which secure high quality development. The Derbyshire Dales contains over 1000 listed buildings and over 30 conservation areas. This recognition of the high quality environment in which we live and work poses additional considerations which can result in applications taking a little longer to process.

Our aim is therefore to make the best decision about each application, which in some cases may not necessarily be the quickest. This means taking into account the impact of a proposal upon the environment and on the interests of the community. It may also mean balancing the needs of the applicant against the effect a development may have on neighbours and other people living nearby.

Applicants, neighbours and the public generally are all customers of the development control service. Many have little or no experience of how the system works. This Charter sets out what we do and details the standard of service which you can expect when dealing with us, whether as an applicant, a person seeking advice, a consultee on a proposal, or as an individual or community group wishing to object to or support a specific application.
We aim to provide a professional service which is courteous, efficient and consistent. We also aim to produce decisions that reflect both quality and speed.

**PRE-APPLICATION ADVICE**

The Council encourages applicants to seek advice about their proposals before an application is made. Through these discussions it is possible to resolve any obvious problems and to encourage high quality applications. This ensures that applications, once submitted, can be dealt with effectively and efficiently.

The advice needs to be accurate and objective. On request and where possible from the details provided, advice will be given about the policies likely to be used in the consideration of any future application. Confidentiality within the Council will be respected at this pre-application stage. However, such advice is given without prejudice to the formal consideration of an application since other information may arise from consultations, representations or more detailed proposals which may result in a different view being taken.

**Planning Services – Help and Advice**

General information and advice on planning applications is available during office hours from the Council’s main reception, Town Hall, Matlock. An Officer will be available during office hours (9.00 a.m. – 12.00 noon Monday - Friday) to provide general information and advice both on the telephone and in person. It will, however, be helpful, particularly in the case of a specific proposal, to make an appointment and to submit draft proposals to the Planning Services Section a few days before the meeting to ensure that enquiries can be dealt with more promptly and effectively.

**SERVICE STANDARDS**

**Dealing with general enquiries, we will..........**

- Have a planning officer available Monday to Friday from 9.00 am to 12.00 noon to deal with enquiries both in person or on the telephone.

- Respond to enquiries at Council’s Reception within 2 minutes where an appointment has been made and, otherwise, within 5 minutes.

- Respond to telephone calls within 30 seconds. If no-one is available to deal with your call immediately, we will return your call within one working day.

- Respond to written enquiries within 10 working days.
Complex Proposals

The Council particularly encourages applicants to seek advice on their major or more complicated proposals before an application is made. Such advice cannot be given by telephone. This advice helps applicants to take account of:-

- policies contained in the Local Plan;
- other relevant policies and guidance;
- the range and details of information which will be required;
- where other consents may be required, directly related to the planning process, e.g. listed building consent, conservation area consent.

Where a major proposal is being prepared, the potential applicant is encouraged to request advice in writing first enclosing draft plans where appropriate. The submission of sketch plans will allow for more focused consideration of the issues.

Depending on the complexity of the proposals a reply will be given in writing or a meeting arranged. Arrangements for a meeting will be made by the Development Manager. Reasons will be given for any refusal to hold a meeting.

It may be appropriate for Officers or consultees representing a variety of different specialisms to be approached at this stage for advice or participation in a pre-application advice meeting. It is our aim to provide, where possible a co-ordinated approach to development proposals within the Council and with key consultee organisations.

In the case of proposals which raise complex issues such as highways infrastructure, retail or environmental impact assessments or matters affecting large sites or listed buildings, it will nearly always be beneficial to have a meeting.

If a meeting is held, a note will be taken of the advice given and the recommendation for action. A copy will be sent to the potential applicant or their agent. In some cases, the applicant may wish to make their own note of the meeting. This will be recognised as a record of the meeting only if formally agreed by the Development Manager.

It is recognised that, at this stage, some proposals will need to be treated confidentially. Procedures have been introduced to respect this confidentiality, if requested.

SERVICE STANDARDS

Dealing with pre-application advice, we will...........

- Acknowledge written requests for pre-application advice within five working days of receipt.
- Convene a meeting as soon as possible after the receipt of relevant draft proposals.
- Arrange for a meeting of relevant specialists to be convened at the earliest possible opportunity to provide pre-application advice on complex proposals.
- Provide written confirmation of the advice provided at a pre-application meeting within 10 working days of the meeting.
Time-Bound Planning Advice

It is recognised that, in certain cases, pre-application advice will be needed more quickly, e.g. where sites are being marketed or are the subject of auction. Whilst the Planning Services Section will endeavour to ensure that advice is given in sufficient time wherever possible, it cannot guarantee that advice will be given at short notice.

Every opportunity should be taken to ensure that sufficient time is available for informed discussion and comments on any proposal during the pre-application stage.

SUBMITTING A PLANNING APPLICATION

It is the applicant’s responsibility to make sure that the application is submitted correctly. When filling in the application forms, the applicant should carefully follow the advice given in the advice note on making an application. It should be noted that simple errors such as the omission of a signature or date will prevent the registration of an application.

Some applicants may prefer to use their own professional adviser or agent. In these cases, the Council will deal with the agent rather than the applicant in all discussions and negotiations.

Help and advice in submitting an application will be available if needed from the Planning Service. We can advise you of the appropriate fee to be paid and any procedural details relating to the accurate submission of an application.

Each application will be checked to ensure that the procedural requirements have been satisfied. If valid, the application will be registered and a receipt will be forwarded within 7 working days. Where an application is invalid or deficient in any respect, the applicant/agent will be notified of the deficiencies either by telephone or in writing within 4 working days. Incomplete applications will not be registered. It is, therefore, in the interests of the applicant to respond quickly with the necessary information.

If an application is valid, the applicant/agent will be notified of the name and telephone number of the Case Officer dealing with the application.

If the application is for a proposal which is permitted development or for which planning permission is not otherwise required, it will be returned to the applicant/agent and the fee will be refunded.

SERVICE STANDARDS

Dealing with planning applications, we will............

- Register planning applications and acknowledge them within 7 working days of receipt or, where they are deficient in any respect, contact the applicant or agent to rectify the deficiency within 4 working days.

- Provide contact details of the case officer dealing with the application including direct dial telephone numbers.
PROCESSING A PLANNING APPLICATION

The Case Officer is responsible for the processing of the application and will within 21 days of registration, visit the application site. Where the site visit does not require access to property, the applicant will not normally be notified of the visit.

The Council is required to consult various organisations on certain types of planning applications, and others have a statutory right to be consulted. In other cases, the Council will seek the views of consultees who, in our opinion may assist in the determination of an application. Those people notified about a specific planning application will be advised how they can make comments upon it, and will be allowed 21 days from the date of the notification in which to do so.

Where, on detailed consideration, it is found that certain information is missing or the proposal needs further clarification, the applicant will be notified in writing of the requirements and the reasons for them within 21 days of the registration of the application. It is in the applicant's interest to provide additional information as quickly as possible because the Council will be unable to make a decision until this information is received. A time limit for the submission of necessary information will be given and the implications of non-receipt will be explained. If the need for further information arises, (e.g. as a result of consultations or third party comments), while the application is being dealt with the applicant will be notified immediately of that need. The Council will only request additional information necessary for the determination process.

The Council has a statutory period of 8 weeks (13 weeks for major applications) in which to determine an application. If the proposal is unacceptable as submitted but minor amendments could be made to overcome its deficiencies, suggestions will be made to the applicant. Negotiations will be pursued to seek improvements or amendments if these can be concluded (including the receipt of satisfactory amended plans or details) without the need to re-advertise the application, to enable a decision to be made within the 8 or 13 week statutory period.

The Council will not entertain a process of continuing amendments which delays decision making beyond an agreed time period. We will not automatically agree to requests from applicants for the continuation of applications.

Applicants will be informed, on request, about the progress of applications and we encourage regular contact with Case Officers. If the application cannot be dealt with within the 8 or 13 week period, the reason for seeking more time will be explained to the applicant.

SERVICE STANDARDS

In processing planning applications, we will............

• Ensure that sites are visited by the case officer within 21 working days of registration.

• Allow 21 days from the date of notification for consultees to respond to applications.

• Notify of the need for further information within 21 days of registration.
• Advise applicants/agents of the reasons for any delay in determination beyond the statutory 8 week period.

**KEEPING THE COMMUNITY INFORMED**

There are various ways in which the wider community is kept informed about planning applications which have been submitted. An electronic planning register is maintained which lists all current planning applications and past decisions. The register of planning applications can be inspected via the Self-Serve PC at the Town Hall, Matlock from 9.00 am to 5.00 pm Monday to Friday (9.30 am to 5.00 pm on Wednesdays) and 9.00 a.m. to 5.00 p.m. Monday to Friday at the Leisure Centre, Ashbourne. Application case files can also be viewed via our online planning register.

Within 10 working days of the registration of a valid application, the Council will notify in writing immediate neighbours and a notice will be placed near the application site. Every two weeks a list of significant planning applications (excluding minor domestic applications) received during the preceding two weeks is published in the local press for public information. A full list of planning applications received during this period is available to view on the District Council’s website.

During the 21 days following the registration of the planning application the views of other statutory consultees or interested organisations will also be sought. The only exceptions to these arrangements are applications where the determining authority is not Derbyshire Dales District Council, applications for power lines, applications for certificates of lawful use or development and prior notifications. Such bodies as Natural England will be allowed a longer period of time to comment on applications where this is prescribed by legislation.

A list of all new planning applications is forwarded to all relevant Town/Parish Councils and local Ward Members. Liaison is maintained between the Case Officer and Ward Member throughout the life of the application. Application documentation is also made available for public inspection via the self-serve PC at the Town Hall, Matlock and the Leisure Centre, Ashbourne during normal office hours. Copies of application documentation may be purchased (subject to copyright provisions) and will be provided either directly by the District Council or via the applicant/agent on payment of appropriate copying charges.

Planning application files, and any report to the Planning Committee, will be available for inspection by the public 5 clear working days before the meeting.

**SERVICE STANDARDS**

**In keeping the community informed, we will..........**

• Maintain a register of all planning applications and decisions which is available for public inspection during normal office hours.

• Notify immediate neighbours and post a notice on site within 10 working days of registration.

• Publish a notice in the local press describing the application within 10 working days of receipt.
• Have a copy of the application and any supporting documentation available for inspection at all times during normal office hours.

• Acknowledge all letters of representation within 5 working days of receipt.

DEALING WITH REPRESENTATIONS

Representations can be made by any individual or organisation on any planning application. For the representation to be “material” it must comprise legitimate planning considerations if they are to be influential in the decision making process. The level of public support or opposition is not, in itself a basis for decision making. Valid planning considerations include matters like the effect on traffic or parking, the appearance of the proposal, overlooking or disturbance, loss of light or privacy, impact on the local environment and whether the proposed use is appropriate. We cannot take into account matters like the loss of property value, disruption or loss of views, personal disputes between neighbours, matters covered by leases of covenants or competition between different operators. For further information on valid planning considerations, please contact the Development Management Team.

Representations must be made in writing, should be signed and dated, and should clearly state the grounds on which the representation is made. Representations cannot be treated as confidential, this is because they form part of the background papers on which the decision is based. Anonymous representations will not be considered. Pre-printed form letters of representation will be accepted for consideration provided they are individually signed and dated.

Representations may be submitted in the form of petitions and will be considered, however acknowledgement and notification will only be made to the first name on the petition or the organiser if this is known.

Racist Representations

In line with the Council’s adopted policies on equal opportunities and advice from the Royal Town Planning Institute, the Planning Services Section operates a specific procedure for handling representations which include racist comments. While these are a rare occurrence, they do raise issues of concern for the Council. As such, the procedure followed is:-

• letters containing racist representation will not be considered, and the writer will be advised of the Council’s concerns and asked to amend their representation, or it will be withdrawn.
**SERVICE STANDARDS**

In dealing with representations, we will..........  

- Provide advice and assistance to any person wishing to comment on a planning application.  
- Not consider letters containing racist representation.

**MAKING THE DECISION**

The Council will make a decision on a planning application by one of two different methods.

A significant proportion of applications which attract no objections from statutory consultees, and with the prior agreement of elected Ward Members are decided through the Council’s Scheme of Delegation. Under this Scheme, a Senior Officer will act on behalf of the Council in accordance with clearly stated and published guidelines. This brings efficiency and effectiveness to the decision making process. Details of the delegation scheme for planning applications can be made available on request.

Planning applications which are to be considered by the Planning Committee will include those involving complex proposals, which are potentially controversial, which have attracted objections from statutory consultees or which conflict with the adopted planning policies of the Council.

Dates for the meetings of the Planning Committee and items on the agenda can be obtained from the Committee Administrator within the Council’s Corporate Services Department. The Committee meetings are held during the evening and are public meetings. The Council operates a public participation scheme, whereby any person may address the Committee providing that they have notified the Committee Administrator in advance of the meeting. Details of this scheme are available on request.

Once a final decision has been made on a planning application, we will issue a decision notice within 2 working days. Any conditions attached to a permission, reasons for refusal and/or any additional information or advice will be set out clearly and the reasons for them explained. The notice will also explain the applicant’s right of appeal against a decision to refuse planning permission or against conditions attached to a permission.

Where a decision has been made to refuse an application, changes or alternatives will be suggested, on request, if it is felt that these could lead to a favourable decision on a revised application.

Some decisions may not be made until the applicant and other relevant parties have entered into a planning obligation, e.g. a legal agreement. If an obligation is believed to be required, an applicant will be told at the earliest opportunity so that negotiations over the form and content of the agreement can be conducted concurrently with the processing of the application.
SERVICE STANDARDS

In making a decision, we will...........

- Provide an opportunity for public participation on any application to be presented to a Planning Sub-Committee meeting.

- Issue a decision notice within 2 working days of the decision, except where the decision involves the completion of a legal agreement.

- Explain an applicant’s rights of appeal against a decision to refuse planning permission or against conditions attached to a planning permission.
APPENDIX 5

STATUTORY PUBLICITY REQUIREMENTS AND DERBYSHIRE DALES PRACTICE
<table>
<thead>
<tr>
<th>Nature of Development</th>
<th>Statutory Publicity Requirements</th>
<th>Derbyshire Dales Policy</th>
<th>Statutory Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development where application is accompanied by an Environmental Statement</td>
<td>Press advertisement and site notice</td>
<td>Press advertisement and site notice and neighbour notification and website advertisement.</td>
<td>Article 15 of the Town &amp; Country Planning (Development Management Procedure (England) Order 2015</td>
</tr>
<tr>
<td>Major development</td>
<td>Press advertisement and either site notice or neighbour notification</td>
<td>Press advertisement and site notice and neighbour notification and website advertisement.</td>
<td>Article 15 of the Town &amp; Country Planning (Development Management Procedure (England) Order 2015</td>
</tr>
<tr>
<td>Defined as the provision of dwelling houses where:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) the number of dwelling houses to be provided is 10 or more; or</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) the development is to be carried out on a site having an area of 0.5 hectare or more and it is not known whether the development falls within (i) above;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(iii) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(iv) development carried out on a site having an area of 1 hectare or more</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor development</td>
<td>Site notice or neighbour notification</td>
<td>Site notice and neighbour notification and website advertisement.</td>
<td>Article 15 of the Town &amp; Country Planning (Development Management Procedure (England) Order 2015</td>
</tr>
<tr>
<td>Development affecting the setting of a listed building</td>
<td>Press advertisement and site notice</td>
<td>Press advertisement and site notice and neighbour notification and website advertisement.</td>
<td>Section 67 Planning (Listed Buildings and Conservation Areas) Act 1990</td>
</tr>
<tr>
<td>Development affecting the character or</td>
<td>Press advertisement and site notice</td>
<td>Press advertisement and site notice and neighbour notification and website advertisement.</td>
<td>Section 73 Planning (Listed Buildings and Conservation Areas) Act 1990</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permit development requiring prior notification</td>
<td>Site notice</td>
<td>Site notice</td>
<td>Schedule 2 Town &amp; Country Planning (General Permitted Development (England) Order 2015)</td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>------------</td>
<td>------------</td>
<td>-----------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>

- appearance of a conservation area
- notice and neighbour notification and website advertisement.

Buildings and Conservation Areas Act 1990
APPENDIX 6

PUBLIC PARTICIPATION
AT
PLANNING MEETINGS & LOCAL PLAN ADVISORY COMMITTEE
At Planning Committees and meetings of the Local Plan Advisory

Members of the public may make a statement, petition or ask questions relating to planning applications or other agenda items in the non-exempt section of an agenda at meetings where those matters are to be considered, and where the Council is the Local Planning Authority.

Procedure

A member of the public may participate and ask a question or make a statement if notice has been given by electronic means, telephone or in writing to the Head of Democratic Services, no later than Midday on the working day prior to the meeting date. Each question or statement must give the name and address of the questioner, the subject matter to which it relates and the identity of the Councillor to whom it is to be put.

At any one meeting no person may submit more than 3 questions and no more than 1 such question may be asked on behalf of one organisation.

Petitions may be considered by an appropriate Committee in accordance with the Council’s Scheme set out in Article 3 of the Constitution.

At Planning Committees and meetings of the Local Plan Advisory Group

a) Where it has been decided by the Council that a planning application will be dealt with by the Planning Committee, the applicant (or agent) and anyone who has made representations will be notified of the time and date of the Committee meeting.

b) An agenda listing the items to be discussed at meetings of the Planning Committee and the Local Plan Advisory Group will be posted on the District Council’s web site and at the offices of the Town hall, Matlock, 5 clear days before the meeting.

c) Public Participation will be limited to one hour per meeting, with the discretion to extend exercised by the Committee Chairman (in consultation) in advance of the meeting. On line information points will make that clear in advance of registration to speak.

d) Anyone wishing to make representations at a meeting must notify the Committee Section before Midday on the working day prior to the relevant meeting. At this time they will be asked to indicate to which item of business their representation relates, whether they are supporting or opposing the proposal and whether they are representing a town or parish council, a local resident or interested party.

e) Those who indicate that they wish to make representations will be advised of the time that they need to arrive at the meeting venue so that the
Committee Clerk can organise the representations and explain the procedure.

f) Where more than 2 people are making similar representations, the Committee Administrator will seek to minimise duplication, for instance, by establishing if those present are willing to nominate a single spokesperson or otherwise co-operate in the presentation of their representations.

g) Representations will only be allowed in respect of applications or items which are scheduled for debate at the relevant Committee meeting.

h) Those making representations will be invited to do so in the following order, after the case officer has introduced any new information received following publication of the agenda and immediately before the relevant item of business is discussed. The following time limits will apply:

- Town and Parish Councils: 3 minutes
- Objectors: 3 minutes
- Ward Members: 5 minutes
- Supporters: 3 minutes
- Agent or Applicant: 5 minutes

i) After the presentation it will be for the Chairman to decide whether any points need further elaboration or whether any questions which have been raised need to be dealt with by Officers.

j) The relevant Committee Chairman shall exercise discretion during the meeting to rule out immediately any comments by participants that are not directed to genuine planning considerations.