

TIER	SETTLEMENT
	Doveridge Hulland Ward Matlock Bath Middleton Northwood Rowsley Sudbury Tansley
Tier Four : Accessible Settlements with Minimal Facilities	Bonsall Brassington Carsington Kniveton Kirk Ireton Marston Montgomery
Tier Five: Small Villages with a community facility	Bradley Ednaston Hognaston Hollington Longford Osmaston Roston Shirley Yeaveley Wyaston

- 2.5 In terms of the identification of Settlement Framework Boundaries, Draft Policy S3 sets out that all those settlement within Tiers 1-3 of the Settlement Hierarchy will have a Settlement Framework Boundary identified, and that new development within those settlements should be focussed within the defined Settlement Framework Boundary. Elsewhere development would be strictly limited to what can be accommodated through infill and consolidation of the existing built up area of the settlement.
- 2.6 By taking this approach it seeks to ensure that most new development is focussed on and within the larger settlements, and at the same time it enables new development of an appropriate scale and character to take place in the smaller settlements as a means of supporting existing services and facilities. This approach, particularly in respect of the smaller villages was one unequivocally endorsed by the responses received on the Key Issues consultation, which supported limited development in the smaller villages and settlements across the plan area.

Matlock to Darley Dale A6 Corridor

- 2.7 Members will be aware of the long held policy within the adopted Derbyshire Dales Local Plan that supports the protection of important green spaces along the A6 corridor between Matlock and Darley Dale as a means of safeguarding the coalescence of the two settlements. Draft Policy PD11 seeks to maintain the protection of the remaining significant open spaces along the A6 corridor where they

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.

POLICY S6 Strategic Housing Development

The District Council will accommodate at least 5,850 dwellings over the period 2013-2033.

In order to accommodate this requirement, sufficient land will be identified to accommodate at least 2895 dwellings on new sites allocated in Policy HC2.

POLICY S7 Strategic Employment Development

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

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

POLICY S8 Matlock / Wirksworth / Darley Dale Development Strategy

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

- a) Promoting and maintaining the distinct identity of the settlements which make up the central area by:
 - Protecting sites designated for environmental value, public open spaces, local and European wildlife sites, recreation areas and allotments.
 - Maintaining a strategic gap between Matlock and Darley Dale through the protection of important open spaces in order to avoid the coalescence of Matlock and Darley Dale.
 - Maintaining and where possible, enhancing the vitality and viability of Matlock and

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.

- 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 are 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.

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 has 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

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.

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 1000m² to be designed to achieve Building Research Establishment Environmental Assessment Method (BREEAM) good standard as a minimum. Pre-assessment (design stage) certificates will be required to be submitted accordingly.
- Promoting the use of appropriately located brownfield land.
- Supporting a pattern of development that facilitates the use of sustainable modes of transport.
- Minimising and mitigating against future flood risks, recycling water resources and protecting and enhancing the quality of the District's surface and groundwater resources.
- Promoting energy 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 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

- 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.

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

HC2(p)	Land at Cavendish Cottage, Doveridge		46
HC2(q)	Land at Derby Road / Hall Drive, Doveridge		85
HC2(r)	Land at Sand Lane, Doveridge		18
HC2(s)	Land off Wheeldon Way, Hulland Ward		48
HC2(t)	Land East of Ardennes, Hulland Ward		18
HC2(u)	Land off A517 and Dog Lane, Hulland Ward		30
HC2(v)	Land off Gritstone Road / Pinewood Road, Matlock		436
HC2(w)	Land off Gritstone Road (East), Matlock		64
HC2(x)	Land at Halldale Quarry / Matlock Spa Road, Matlock		220
HC2(y)	Land at Old Hackney Lane, Matlock		21
HC2(z)	Land at Matlock Transport, Northwood Road, Northwood		14
HC2(aa)	Land at Thorncliffe Avenue, Northwood		11
HC2(bb)	Land at Snitterton Fields, West of Cawdor Quarry, South Darley		50
HC2(cc)	Former Permanite works, West of Cawdor Quarry, South Darley		50
HC2(dd)	Land at Thatchers Croft, Tansley		18
HC2(ee)	Land off Middleton Road / Cromford Road, Wirksworth		126
	TOTAL PROVISION ON ALLOCATED SITES		2895

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

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.

POLICY HC4

Affordable Housing

**POLICY YET TO BE FINALISED DUE TO IMPENDING
CHANGES TO NATIONAL POLICY**

POLICY HC5

Meeting Local 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;

- g) The development will not have an adverse impact upon the character or appearance of the local area, the landscape or sites/areas of nature conservation value or heritage assets;
- h) The site is capable of providing adequate levels of privacy and residential amenity for site occupiers.

POLICY HC7 Replacement Dwellings

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

- a) the residential use has not been abandoned;
- b) the existing dwelling has a lawful use as a dwelling;
- c) the number of dwelling units on the site is not increased;
- d) the existing dwelling is of no architectural significance such that it is considered to be not worthy of retention;
- e) 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.

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 outbuildings.

POLICY HC9 Extensions to Dwellings

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.

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 dwellinghouse 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.

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;

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.

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 application;
- c) the use or facility has been offered to the local community for their acquisition/operation at a realistic price;

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.

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 X** 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.

POLICY HC18

Car Parking Standards

Vehicular parking standards for new development should be provided in accordance with adopted standards, as set out in **Appendix X** 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.

STRENGTHENING THE ECONOMY

POLICY EC1

New Employment Development

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

This will be achieved by:

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

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

- Be of a type and scale of activity that does not harm the character, appearance or environment of the site or its surroundings or to the amenity of occupiers of nearby properties.
- Be readily accessible by public transport, bicycle and foot or contribute towards provision of

new sustainable transport infrastructure to serve the area, in order to make the development accessible by 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 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 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.

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

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

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 Proposals 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 200m² (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 200m² (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 200m². 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).

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).

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 RE9 , 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.

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.

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 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.

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 then cycle network highlighted through the Local Transport Plan

2. POLICY CONTEXT

2.1 Decisions about a settlement hierarchy for Derbyshire Dales must take into account the national policy context as set out in the National Planning Policy Framework (NPPF) and interpreted in the National Planning Policy Guidance (NPPG). The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF identifies three dimensions to sustainable development as follows:

- **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.*

The methodology used in this Study for assessing the role and function of settlements has taken account of economic and social indicators – further information on this is provided in Section 3 of this report. The environmental context of each settlement has not been taken into account in formulating a hierarchy. The reason for this is that the Council considers that environmental issues are best assessed on a site by site basis where the feasibility and desirability of potential development can be more fully explored. This means that whilst settlements may be grouped into the same tier of the hierarchy as a result of their social and economic characteristics, it does not necessarily follow that all settlements within a tier will have a similar level of future growth and development. Environmental constraints and development opportunities are likely to vary considerably from settlement to settlement resulting in different capacities to accommodate future development. It will be important, therefore, that the settlement hierarchy policy proposed for inclusion in the new local plan reflects the need to take account of the need to maintain or enhance key environmental attributes.

2.2 The most relevant aspects of the NPPF on settlement strategy matters includes:

- The Core Principle that planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable (para.17);
- To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities (para. 55);
- Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances (examples given in NPPF) (para 55);

2.3 The NPPG states:

“Assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.” (Ref ID 50-001-20140306)

The intention of this Study is to identify and rank those settlements which are most appropriate from a social and economic standpoint to accommodate major development. It does not therefore propose restrictive blanket policies, but puts forward the evidence to support future allocations of development which are proportionate to the role and function of each settlement.

3 SCOPE AND METHODOLOGY

- 3.1 This section of the report sets out the scope of the Assessment (i.e. those settlements that have been the subject of detailed assessment) and the methodology used to carry out the Assessment.

Scope

- 3.2 The new Local Plan seeks to guide development to the most sustainable locations within the District. The most sustainable locations are those which have the greatest concentrations of shops, services, employment and leisure opportunities which are easily accessible to the greatest number of people. Consequently, the most sustainable locations will tend to be the largest settlements. Within the Derbyshire Dales, the largest settlements are easy to identify. The following tables show estimated population figures. The figures are based upon information provided by the 2011 census for the number of usual residents in specific parishes. These figures have been adjusted to reflect the geography of each settlement in relation to parish boundaries and rounded to the nearest 25.

SETTLEMENT / PARISH	USUAL RESIDENT POPULATION
Ashbourne	8,300
Darley Dale	5,125
Matlock	9,125
Wirksworth	4,750

- 3.3 The next largest settlements within the District are appreciably smaller being:

SETTLEMENT / PARISH	USUAL RESIDENT POPULATION
Doveridge	1,250
Cromford	1,300
Tansley	950
Brailsford	925

- 3.4 Clearly the four settlements of Ashbourne, Darley Dale, Matlock and Wirksworth are of a different order or rank to other settlements within the District. Since 2005 and the adoption of the Derbyshire Dales Local Plan, it has been an accepted principle of planning policy that the market towns of Ashbourne, Matlock and Wirksworth provide the most effective locations for

provision of services and for assimilating future development in a sustainable way. They have a much higher level of service provision – secondary schools for example - as well as retail and employment opportunities that greatly exceed other settlements in the District. Given the continued dominance of these three settlements within the District, it is not proposed to assess these three settlements in any greater detail in this report and to assign them to Tier 1 of the Settlement Hierarchy.

- 3.5 Given the size of its population, it would also appear that Darley Dale is of a different order to other settlements in the District. It is an urban area or town rather than a rural village and contains facilities such as Whitworth Hospital, Whitworth Institute and Whitworth Park which attract users from outside the settlement. However, unlike Ashbourne, Matlock and Wirksworth it does not possess a town centre or secondary school. Bus services to Matlock and Bakewell pass through Darley Dale, but bus routes do not radiate from it in the same way as they do from Ashbourne or Matlock. Accordingly Darley Dale has been included in this Assessment even though the main focus of this report is on the smaller settlements in the District, assessing their existing attributes and seeking to identify their potential to play a supporting role in accommodating the District's future needs.
- 3.6 The main purpose of this Assessment is to assess those settlements which could best accommodate major development (i.e. sites of at least 10 dwellings or over) and could therefore be the subject of site specific allocations for residential development in the emerging local plan. (Local plan allocations are not normally made for small sites providing less than 10 dwellings). Analysis of service provision in smaller settlements in the District shows, with the exception of Sudbury, that settlements of under 400 residents do not support more than two or three of the following services: community hall, convenience store, GP surgery, pharmacy, Primary school, post office or public house. With the exception of villages with a primary school, such a level of provision is not considered to provide an appropriate service base for further major development. Accordingly, it has been decided that only those settlements with a population of over 400 residents or at least a primary school, should be included in the Assessment.
- 3.7 Furthermore, there are some settlements namely, Bradley, Osmaston and Roston which have a primary school, but which nevertheless are very small and lack a clustered grouping of more than 40 dwellings. Such settlements would not be appropriate places for major development unless other special circumstances were to apply, as development sites of over 10 dwellings would result in housing growth of well over 25% which would not be justifiable in such small and relatively isolated settlements. Consequently, the list of settlements assessed in this report is as follows:

SETTLEMENTS INCLUDED IN ASSESSMENT OF SUITABILITY TO ACCOMMODATE MAJOR DEVELOPMENT*	
*(i.e. sites of 10 or more dwellings)	
Villages/Settlements with over 400 residents	Villages with less than 400 residents but with a primary school and a core cluster of more than 40 dwellings
Bonsall Brailsford Brassington Cromford Darley Dale Doveridge Hulland Ward Kirk Ireton Matlock Bath Middleton Northwood Rowsley Tansley	Carsington Clifton Darley Bridge Kniveton Longford Marston Montgomery Sudbury

Methodology

- 3.8 Local Planning Authorities have been advised¹ not to assume that rural communities are inherently unsustainable but to draw up local plans and strategies based on an understanding of local rural economies and society. This understanding should be based upon an assessment of the social, economic and environmental criteria which determine sustainable development. The Settlement Hierarchy Study methodology is based solely on an assessment of the social and economic characteristics of each settlement. However, before formulating development proposals the new local plan will take account of a range of other work which will examine environmental characteristics e.g. Landscape Sensitivity Study, Strategic Flood Risk Assessment, Strategic Housing Land Availability Assessment, etc.
- 3.9 This section of the study describes how each settlement has been assessed. Each attribute has been given a score against a set of criteria. The Table at Appendix B provides details of how each attribute has been scored. The approach to scoring seeks as far as possible, to avoid subjective weighting assumptions and applies a system of scoring which applies equal weight to

¹ <http://www.rtpi.org.uk/media/6331/The-Rural-Challenge-achieving-sustainable-rural-communities-for-the-21st-century-Rural-Coalition-2010.pdf>

economic or social considerations. The total score achieved for each settlement is indicative of its level of socio-economic sustainability and provides the general basis for the grouping of settlements under the different tiers of the Settlement Hierarchy set out in Section 4 of this report.

Economic Attributes

- 3.10 Two attributes or indicators have been used to assess the potential of a settlement to derive economic benefits from additional growth:
- The number of businesses with premises providing employment within each settlement; and
 - The relationship of the settlement to nearby employment centres or large employment sites.
- 3.11 The number of businesses providing employment within each village has been assessed primarily on the basis on site surveys. Businesses which are essentially residents operating from home are not included, and small bed and breakfast establishments are also not included. Premises which have purpose built offices, shops, buildings or yards to which employees or customers travel on daily basis, are included. The resulting figure for the number of businesses/organisations is an indicator of the diversity of the settlement's economy.
- 3.12 One of the key aims of planning for sustainable development is to bring homes and jobs closer together to facilitate walking and cycling to work as well as shorter journeys to work by motorised vehicles. Consequently, the proximity of settlements to key employment sites should be an influential factor in guiding the location of future development. The Assessment considers the relationship of settlements to nearby employment centres and to large employment sites.
- 3.13 The score given in the Assessment reflects the accessibility of nearby employment centres and large employment sites to each settlement. The following employment centres have been used in the assessment:

Employment Centres

Ashbourne Town Centre

Bakewell Town Centre

Matlock Town Centre

Uttoxeter Town Centre

Wirksworth Town Centre

3.14 Large employment sites have been categorised as either ‘Strategically Important Employment Sites’ where they support over 400 employees; or ‘Major Employment Sites’ where they support between 100 to 400 employees. Details are provided in the table below.

A: STRATEGICALLY IMPORTANT EMPLOYMENT SITES Sites located outside district shown in grey		
Settlement / Nearest Settlement	Name / Location	Description
Ashbourne	Ashbourne Airfield	Large scale industrial estate, with a range of quality and type of premises, occupied by mix of B2 and B8 businesses.
Matlock	County Hall, Smedley Street, DE4 3AG, UK	Main administrative offices for County Council staff
Foston	Dove Valley Business Park, Foston, DE65 5BY.	80 hectare business park off the A50.
Marchington	Marchington Industrial Estate	Large industrial park, mainly used for logistics.
Marchington	Dovegate Prison, ST14 8XR	Accommodates over 1,000 male prisoners and employs over 400 staff.
Rocester	JCB World Headquarters ST14 5JP	Various sites operated by JCB including World Headquarters
Uttoxeter	Dovefields Retail and Industrial Park	Large park with mix of retail, industry and warehousing .

B. MAJOR EMPLOYMENT SITES Sites located outside district shown in grey		
Ashbourne	Waterside Retail and Business Park	Mixed development of retail, offices, and light industry.
Brassington	Longcliffe Works, DE4 4HN	Site occupied by Robinsons Longcliffe Limited employing around 150 employees.
Darley Bridge	Oldfield Lane, near Darley Bridge	Site occupied by H. J. Enthoven for recycling lead, employing around 200 employees.

B. MAJOR EMPLOYMENT SITES Sites located outside district shown in grey		
Darley Dale	Molyneux Business Park, Whitworth Road, DE4 2HJ	1.2 hectare business park which includes offices in Stancliffe House
Foston	Foston Hall DE65 5DN	Accommodates over 300 female prisoners.
Hulland Ward	Smith-Hall Lane, near Hulland Ward DE6 3ET	Site occupied by Aggregate Industries (UK) Limited for production and supply of a range of construction materials made from aggregates, employing around 300 employees.
Tansley	Brookfield Industrial Estate	Industrial estate with several medium size employers.
Matlock	Derbyshire Dales District Council, Bank Road Matlock, DE4 3NN	Main administrative offices. (Please note this site forms part of Matlock Town Centre so is not mentioned separately in the settlement audits).
Matlock Bath	North and South Parade	In view of the large number of businesses (around 80) operating in Matlock Bath, the proximity of the settlement (centred on North and South Parade) to other nearby settlements has been factored into the assessment as if it were a major employment site.
Northwood	Alcoa (formerly Firth Rixson), Dale Road North	Forgings for the aerospace, civilian nuclear and power generation industries. Employs around 100 employees
Sudbury	Sudbury Prison Ashbourne Road, Sudbury DE6 5HW	Accommodates over 500 male prisoners.
Wirksworth	Water Lane	Breasley Foam employs over 125 staff and there are other significant employers nearby including Hannage Brook Medical Centre.
Wirksworth	Ravenstor Road	Purpose built light industrial units and some offices. Includes headquarters of Technolog Limited,

B. MAJOR EMPLOYMENT SITES

Sites located outside district shown in grey

as well as Harrington Generators.

Social Attributes

3.15 Nine facilities or services have been used to assess the level of social infrastructure provision in each rural settlement:

- Community Hall - a hall which provides space for local groups and societies to meet and engage in recreation or pursue common interests is a key component in promoting local quality of life;
- Convenience Store - a shop selling a range of everyday items (e.g. food, newspapers, drink) such shops are especially important for those who are reliant on public transport and for reducing journeys by car;
- Drive time to nearest town – rural settlements can only provide a few of the facilities and services that people need from week to week, so the accessibility of a village to a town with a wider range of shops, facilities and services is an important locational factor in addition to the opportunities for employment that are also likely to be present;
- GP Surgery – access to a doctor's surgery is important to most people particularly the young, elderly and those with disabilities;
- Pharmacy – another important local service especially for the ill or elderly;
- Primary School – the local school is often at the heart of the village life and a key factor influencing decisions by young families over where to live. In addition to education, schools often provide a valuable facility for community leisure activities. Information about the current capacity of each school has been taken into account in allocating a score to this topic (see Appendix B);
- Post Office – in addition to its role in providing postal services, the post office is often the only means of getting access to cash in some villages;
- Public House – a public house is often a key facility in rural communities;
- Public Transport – including both bus and train services, is a key indicator of how sustainable a settlement is, and is of particular importance to the young and elderly. The score given to public transport provision in each settlement reflects the frequency of services and the days of operation (see Appendix B).

4. SUMMARY TABLES AND RANKING

4.1 This section of the report summarises the finding of the Assessment. The Assessment is based on the results of audits against the criteria described in Section 3 of this report and scored using the system described in Appendix B to this report. Each Settlement Audit and the scores allocated against each criterion are provided in Appendix A.

4.2 The Scores for the assessed settlements against the economic factors are as follows:

SETTLEMENT	ECONOMY SCORE
Darley Dale	18
Matlock Bath	14
Northwood	12
Cromford	12
Rowsley	11
Tansley	10
Sudbury	9
Darley Bridge	6
Clifton	6
Doveridge	4
Brailsford	4
Middleton	4
Brassington	3
Kniveton	2
Hulland Ward	2
Bonsall	2
Marston Montgomery	1
Carsington	1
Longford	0

SETTLEMENT	ECONOMY SCORE
Kirk Ireton	0

4.3 The above table reflects the number of businesses providing employment within each settlement and the relationship the settlement has to nearby employment centres and large employment sites. Darley Dale and Matlock Bath score well having strong local economies and both benefiting from their proximity to Matlock Town. Northwood, Rowsley, Cromford and Tansley display similar characteristics but to a lesser extent. The remaining settlements have relatively weak economy scores, reflecting low business numbers and in villages like Marston Montgomery, Carsington, Longford and Kirk Ireton reflecting poor accessibility to employment centres and large employment sites.

4.4 The scores for assessed settlements against social/community facilities and services are as follows:

SETTLEMENT	SOCIAL SCORE
Darley Dale	19
Sudbury	18
Cromford	16
Rowsley	15
Brailsford	14
Doveridge	13
Matlock Bath	13
Hulland Ward	12
Middleton	12
Bonsall	10
Darley Bridge	10
Tansley	10
Clifton	9
Marston Montgomery	8

SETTLEMENT	SOCIAL SCORE
Brassington	8
Carsington	7
Kirk Ireton	7
Kniveton	7
Northwood	4
Longford	2

4.5 This table reflects the extent of social and community infrastructure in each settlement, as well as accessibility to services in larger centres. The table is topped by Darley Dale and Sudbury closely followed by Cromford, Brailsford and Rowsley. Doveridge has a low score considering the size of the settlement, mainly resulting from the lack of a GP's surgery within the village. Down at the bottom of this table, Northwood's score relies solely on its bus services which are relatively good, whilst in Longford which lacks scheduled bus services the only community facility is the primary school.

4.6 Putting together the above scores, the overall scores for the assessed settlements are as follows:

SETTLEMENT	OVERALL SCORE
Darley Dale	37
Cromford	28
Matlock Bath	27
Sudbury	27
Rowsley	26
Tansley	20
Brailsford	18
Doveridge	17
Darley Bridge	16
Middleton	16

SETTLEMENT	OVERALL SCORE
Northwood	16
Clifton	15
Hulland Ward	14
Bonsall	12
Brassington	11
Kniveton	9
Marston Montgomery	9
Carsington	8
Kirk Ireton	7
Longford	2

- 4.7 The composite scores reflect the relative appropriateness of each settlement as a location for major development on the basis on the factors involved in the assessment. It should be noted, however, that the aim of the Assessment is not to claim, for example, that Bonsall is definitely a better location for development than Brassington merely because it scored 12 points rather than 11 points scored by Marston. The purpose of the scoring is to enable settlements of broadly similar scores to be assigned into ranks or tiers.
- 4.8 It has already been established in Section 3 of this report that Tier 1 of the Settlement Hierarchy is occupied by Ashbourne, Matlock Town and Wirksworth. Whilst Darley Dale does not function in the same way as these towns, the table above clearly shows that it does not sit comfortably with the other settlements assessed in this report. It is therefore suggested that Darley Dale occupies Tier 2 of the Hierarchy on its own, reflecting the fact that it is the only urban area in the district outside of the towns.
- 4.9 It is proposed that a further two tiers be identified, with Tier 3 including all settlements with a score between 14 and 28. With the exception of Middleton, the common factor shared by these villages is that they are located on, or relatively close to 'A' roads (e.g. A6, A50, A52, A517, A615) facilitating easy access by car to higher order settlements and supporting basic or reasonable levels of public transport. Middleton is not located off the strategic highway network, but on the B5023, however, it enjoys better public transport services

than any of the settlements with lower scores in the above table. Accordingly Tier 3 villages could be described as ‘Accessible Villages’.

- 4.10 It is suggested that Tier 4 should include all settlements with a score between 7 and 12. This would exclude Longford which only scored 2 points in the assessment. Although it has a primary school Longford did not attract any points from any other criteria. Consequently, the table above shows that a significant gap of 5 points exists between Longford and the remaining villages in the assessment. There is insufficient justification therefore for identifying Longford as a Tier 4 village. A common factor shared by Tier 4 villages is that none of them are located on the strategic highway network. Accordingly they could be described as ‘Less Accessible Villages’.
- 4.11 Finally it is suggested that all other remaining villages with a community facility are included within Tier 5. These villages and the relevant facilities are as follows:

VILLAGE	COMMUNITY FACILITIES
Bradley	Bradley CE Controlled Primary School
Ednaston	Yew Tree Inn
Hognaston	Red Lion Inn St. Bartholemew’s Church Village Hall
Hollington	Red Lion Public House
Longford	Longford Primary School
Osmaston	Osmaston CE Primary School Post Office St. Martin’s Church Shoulder of Mutton Public House and Shop Village Hall
Roston	Norbury CE Primary School
Shirley	Saracen’s Head Public House St. Michael’s Church
Yeaveley	Holy Trinity Church Yeaveley Arms Public House
Wyaston	Shire Horse Public House Village Hall

These villages would merit inclusion within the hierarchy to distinguish them from the wider countryside. This will enable consideration of small scale forms of development which whilst not appropriate in small hamlets and the countryside, could help to sustain local facilities without compromising the character of the settlements.

4.12 The Settlement Hierarchy proposed for the District is therefore as shown below:

TIER	SETTLEMENT
Tier One : Market Towns	Ashbourne Matlock Wirksworth
Tier Two : Local Service Centre	Darley Dale
Tier Three : Accessible Settlements with Limited Facilities	Brailsford Cromford Clifton Darley Bridge Doveridge Hulland Ward Matlock Bath Middleton Northwood Rowsley Sudbury Tansley
Tier Four : Accessible Settlements with Minimal Facilities	Bonsall Brassington Carsington Kirk Ireton Kniveton Marston Montgomery
Tier Five: Small Villages with a community facility	Bradley Ednaston Hognaston Hollington Longford Osmaston Roston Shirley Yeaveley Wyaston

- 4.13 It is not the role of this assessment to propose specific amounts of development for the different settlements in the district – that is for the Local Plan itself to determine. However, in line with the overall aim of planning to contribute to sustainable development, the spatial strategy in the new local plan should seek to guide the majority of new development to the higher tiered settlements, where consistent with maintaining or enhancing key environmental attributes This may be achieved by trying to facilitate higher growth rates in each successive tier, so that the lowest growth rates occur in Tier 5 and the highest growth rates in Tier 1.
- 4.14 Given the same opportunities for development, it should be expected that each settlement in a higher tier will be allocated more development in the new local plan than settlements in lower tiers.
- 4.15 It should be noted that the settlement assessment has not sought to take into account the availability, suitability or deliverability of land throughout the plan area since this is not the primary purpose of the assessment. As such, it may not be possible or desirable, to seek to accommodate all of the district's future land requirements in higher tier settlements alone, particularly where sites may not be available or where they are severely constrained when compared with opportunities elsewhere.

APPENDIX A: SETTLEMENT AUDITS

BONSALL		
Estimated Resident Population in 2011: 750		Score
ECONOMIC INDICATORS		
Businesses within / adjacent to settlement	It is estimated that there are between 6 and 10 employment generating premises operating within the village. There are no strategically important or major employment sites within or adjacent to the village.	1
Relationship to Employment Centres / Sites outside settlement	There are no employment centres, strategically important employment sites or major employment sites within a five minute drive. Bonsall is within 10 minutes drive of Wirksworth town centre.	1
Total Score Economy		2
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Bonsall Village Hall, The Dale, Bonsall DE4 2AA	1
Convenience Store	The Fountain Store and Deli, 1 Yeoman Street, Bonsall, DE4 2AA	2
Drive time to nearest town	Ten minutes to Wirksworth	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	Bonsall Church of England Primary School, Church Street, Bonsall DE4 2AE. The school had limited spare capacity in 2015.	3
Post Office	None	0
Public House	The King's Head 62 Yeoman Street, Bonsall DE4 2AA Barley Mow in The Dale, Bonsall DE4 2AY	1
Public Transport	Services operate 6 days a week and provide 8 services to Matlock between 8 am and 6 pm on weekdays.	2
Total Score Social		10
TOTAL SCORE		12

BRASSINGTON		
Estimated Resident Population in 2011: 525		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 6 and 10 employment generating premises operating in the village. There are no strategically important or major employment sites within or adjacent to the village.	1
Relationship to Employment Centres/Sites outside settlement	The major employment site at Robinsons Longcliffe is within a 5 minute drive of Brassington. Wirksworth town centre is within a 10 minute drive.	2
Total Score Economy		3
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Brassington Village Hall, Dale End, Brassington, DE4 4HA	1
Convenience Store	No shop but there is a vending machine selling some convenience goods	1
Drive time to nearest town	Eleven minutes to Wirksworth	0
GP Surgery	None	0
Pharmacy	None	0
Primary School	Brassington Primary School, School Hill, Brassington DE4 4HB. The school had spare capacity in 2015.	3
Post Office	None	0
Public House	The Miners Arms, Miners Hill , Brassington,DE4 4HA Ye Olde Gate Inn, Well St, Matlock, Derbyshire DE4 4HJ	1
Public Transport	Services operate 6 days a week providing 5 services to Matlock, Wirksworth and Ashbourne	2
Total Score Social		8
TOTAL SCORE		11

CARSINGTON		
Estimated Resident Population: 125		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating in the village. There are no strategically important or major employment sites within the village.	0
Relationship to Employment Centres/Sites outside settlement	There are no employment centres, strategically important employment sites or major employment sites within a five minute drive. Wirksworth town centre is within a 10 minute drive.	1
Total Score Economy		1
SOCIAL / COMMUNITY FACILITIES		
Community Hall	None	0
Convenience Store	None	0
Drive time to nearest town	Six minutes to Wirksworth	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	Carsington and Hopton Church of England Primary School, Carsington DE4 4DE. The school had limited spare capacity in 2015.	3
Post Office	None	0
Public House	The Miners Arms, Carsington DE4 4DE	1
Public Transport	Bus Service 7 days a week with 8 services between 8 am and 6pm to Wirksworth and Matlock	2
Total Score Social		7
TOTAL SCORE		8

CLIFTON		
Estimated Resident Population: 300		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating in the village. There are no strategically important or major employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	Ashbourne Town Centre and the major employment site of Waterside Retail/Business Park are within a 5 minute drive. The strategically important employment site of Ashbourne Airfield Industrial Estate is within a 10 minute drive.	6
Total Score Economy		6
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Clifton Smith Hall, Cock Hill, Clifton, DE6 2GJ.	1
Convenience Store	No shop although there is a vending machine selling some convenience goods adjacent to Cock Inn	1
Drive time to nearest town	Five minutes to Ashbourne.	2
GP Surgery	None	0
Pharmacy	None	0
Primary School	Clifton C of E Primary School, Cross Side, Clifton, Ashbourne DE6 2GJ. The school had limited capacity in 2015.	3
Post Office	None	0
Public House	Cock Inn, Clifton, DE6 2GJ	1
Public Transport	Services operate 5 days a week providing 3 services to Ashbourne between 8 am and 6 pm	1
Total Score Social		9
TOTAL SCORE		15

CROMFORD		
Estimated Resident Population: 1,300		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 41 and 45 employment generating premises operating within the village. There are no strategically important or major employment sites within or adjacent to the village.	8
Relationship to Employment Centres/Sites outside settlement	Cromford is within 5 minutes drive of Wirksworth town centre, and the major employment site at Ravenstor Road in Wirksworth. Matlock Bath is also within a 5 minute drive.	4
Total Score Economy		12
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Cromford Community Centre, Market Place, Cromford Cromford Institute, The Hill, Cromford Millpond Community Hall, Methodist Church, Water Lane, Cromford	1
Convenience Store	Arkwright General Stores and Off Licence, 39 Market Place, Cromford, DE4 3RE Newsagents, 41 Market Place, Cromford DE4 3RE	2
Drive time to nearest town	Five minutes to Wirksworth	2
GP Surgery	None – GP surgery closed in 2004.	0
Pharmacy	None	0
Primary School	Cromford Primary School, North Street, Cromford. The school had spare capacity in 2015.	5
Post Office	Scarthin, Cromford DE4 3QF	1
Public House	Bell Inn, 47 The Hill Cromford DE4 3RF The Boat Inn, Scarthin, Cromford DE4 3QF The Greyhound Hotel, 38 Market Place, Cromford, DE4 3QE	1
Public Transport	Both bus and train services operate seven days a week providing an average of at least 2 buses or trains an hour to Bakewell, Matlock and Derby between 8 am and 6 pm	4
Total Score Social		16
TOTAL SCORE		28

DARLEY BRIDGE		
Estimated Resident Population: 350		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating within the village. There are no strategically important or major employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	The major employment sites of H.J. Enthoven and Sons at Darley Dale Smelter, Molyneux Business Park and Alcoa at Dale Road North are all within 5 minutes drive. Matlock Town Centre and the strategically important employment site at County Hall are both within 10 minutes drive	6
Total Score Economy		6
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Village Hall, Cross Green, Darley Bridge, DE4 2JT	1
Convenience Store	None	0
Drive time to nearest town	Nine minutes to Matlock	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	South Darley Church of England Primary School, Cross Green, Darley Bridge, DE4 2JT. The school had a spare capacity in 2015.	5
Post Office	None	0
Public House	Three Stags, Main Road, Darley Bridge DE4 2JY	1
Public Transport	Services operate 6 days a week providing 8 services a day to Matlock and Bakewell	2
Total Score Social		10
TOTAL SCORE		16

DARLEY DALE		
Estimated Resident Population: 5,125		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 46 to 50 employment generating premises operating within Darley Dale. There is one major employment site within Darley Dale at Molyneux Business Park off Whitworth Road.	13
Relationship to Employment Centres/Sites outside settlement	The major employment sites of H.J Enthoven works at Oldfield Lane near Darley Bridge, and Alcoa (formerly Firth Rixson) at Dale Road North are within 5 minutes drive.. Matlock Town Centre and the strategically important employment site at County Hall, Matlock are within a ten minute drive	5
Total Score Economy		18
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Dale Road Methodist Church Hall, Dale Road North, Darley Dale, Matlock, DE4 2FT Whitworth Centre, Station Road, Darley Dale, DE4 2EQ	1
Convenience Store	Go Local Extra, Crowstones Road, DE4 2GU Wright's Farm Shop, 11 Dale Road North, Darley Dale, Matlock DE4 2FS Spar, Warney Road, DE4 2EW	2
Drive time to nearest town	Eight minutes to Matlock	1
GP Surgery	Darley Dale Medical Centre, Columbello Way, Two Dales, DE4 2SA	3
Pharmacy	Jayne A. Hibberd Pharmacy, Two Dales, DE4 2EY	1
Primary School	Darley Dale Primary School Greenaway Lane Hackney DE4 2QB. The school had a spare capacity in 2015 . Darley Churchtown Church of England Primary School, Church Rd, Darley Dale, DE4 2GL. The school had a spare capacity in 2015.	5
Post Office	Two Dales Post Office, Chesterfield Rd, Two Dales, Matlock DE4 2EY	1
Public House	Barringtons, Station Road, Darley Dale, DE4 2EQ Church Inn, Church Rd, Darley Dale, DE4 2GG Grouse Inn, Dale Rd North Darley Dale DE4 2FT	1
Public Transport	Bus services 7 days a week, with weekday services providing an average of at least 2 buses an hour to Matlock and Bakewell between 8 am and 6 pm	4

Total Score Social	19
TOTAL SCORE	37

DOVERIDGE		
Estimated Resident Population: 1,250		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises providing employment within the village. There are no strategically important or major employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	There are no employment centres, strategically important employment sites or major employment sites within a five minute drive. Uttoxeter Town Centre, and the strategically important employment sites at Dovefields Retail and Industrial Park and JCB Rocester are within a 10 minute drive.	4
Total Score Economy		4
SOCIAL/COMMUNITY FACILITIES		
Community Hall	Village Hall, Sand Lane, Doveridge, DE6 5QJ	1
Convenience Store	Doveridge Village Store and Post Office, 26 High St, Doveridge, DE6 5NA	1
Drive time to nearest town	Seven minutes to Uttoxeter	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	Doveridge Primary School, Chapel Green, Doveridge, Derbyshire, DE6 5JY. The school had a spare capacity in 2015.	5
Post Office	Doveridge Village Store and Post Office, 26 High St, Doveridge, DE6 5NA	1
Public House	The Cavendish Arms, Derby Road, Doveridge, Ashbourne, DE6 5JR	1
Public Transport	Services operate 7 days a week, with weekday services providing an average of at least 1 bus per hour to a town between 8 am and 6 pm	3
Total Score Social		13
TOTAL SCORE		17

HULLAND WARD		
Estimated Resident Population: 750		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 6 to 10 employment generating premises providing employment within the village. There are no strategically important or major employment sites within or adjacent to the village.	1
Relationship to Employment Centres/Sites outside settlement	The major employment site at Aggregate Industries off Smith Hall Lane, Hulland Ward is within a 5 minute drive.	1
Total Score Economy		2
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Hulland Ward and District Millennium Village Hall, Dog Lane, Hulland Ward DE6 3EG	1
Convenience Store	Hulland Ward General Stores, Main Road, Hulland Ward, DE6 3EA	2
Drive time to nearest town	Eleven minutes to Ashbourne	0
GP Surgery	Hulland Ward Medical Centre, Main Road, Hulland Ward, DE6 3EA	3
Pharmacy	None – although GP surgery can supply some medications relating to repeat prescriptions for some patients	0
Primary School	Hulland Church of England Primary School, Firs Avenue, Hulland Ward, DE6 3FS. The school had no spare capacity in 2015.	2
Post Office	Hulland Ward General Stores, Main Road, Hulland Ward, DE6 3EA	1
Public House	The Black Horse Inn, Main Road, Hulland Ward, DE6 3EE Nag's Head, Main Road, Hulland Ward, DE6 3EF	1
Public Transport	Services 6 days a week and less than hourly between 8 am and 6 pm on weekdays.	2
Total Score Social		12
TOTAL SCORE OVERALL		14

KIRK IRETON		
Estimated Resident Population: 450		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating within the village. There are no strategically important employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	There are no major employment sites within a 5 minute drive of Kirk Ireton. There are no employment centres or strategically important employment sites within either a 5 minute or 10 minute drive.	0
Total Score Economy		0
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Kirk Ireton Village Hall, Church Level, Kirk Ireton, DE6 3LE	1
Convenience Store	The Stable Shop, Main St, Kirk Ireton DE6 3JP – run by local community.	2
Drive time to nearest town	Twelve minutes to Wirksworth	0
GP Surgery	None	0
Pharmacy	None	0
Primary School	Kirk Ireton Church of England Primary School, Main St, Kirk Ireton, DE6 3LD. The school had no spare capacity in 2015.	2
Post Office	None	0
Public House	Barley Mow, Main St, Kirk Ireton DE6 3JP	1
Public Transport	Services operate 6 days a week less than average of every two hours between 8 am and 6 pm on weekdays.	1
Total Score Social		7
TOTAL SCORE		7

KNIVETON		
Estimated Resident Population: 250		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating within the village. There are no strategically important employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	There are no employment centres, strategically important employment sites or major employment sites within a five minute drive of Kniveton. Ashbourne Town Centre is within a 10 minute drive.	2
Total Score Economy		2
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Kniveton Village Hall, Longrose Lane	1
Convenience Store	None	0
Drive time to nearest town	Seven minutes to Ashbourne	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	Kniveton Primary School, Longrose Lane, Kniveton, DE6 1JL. The school had no spare capacity in 2015.	2
Post Office	None	0
Public House	Red Lion, Main St, Kniveton, DE6 1JH	1
Public Transport	Services 6 days a week and 9 services to Matlock, Wirksworth and Ashbourne between 8 am and 6 pm on weekdays	2
Total Score Social		7
TOTAL SCORE OVERALL		9

LONGFORD		
Estimated Resident Population: 100		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating within the village. There are no strategically important employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	There are no major employment sites within a 5 minute drive of Longford. There are no employment centres or strategically important employment sites within either a 5 minute or 10 minute drive.	0
Total Score Economy		0
SOCIAL / COMMUNITY FACILITIES		
Community Hall	The Longford Parish Council holds its meetings in the Pump House Room on the corner of Long Lane and Main Street; however, the village does not have a community hall.	0
Convenience Store	None	0
Drive time to nearest town	Nineteen minutes to Ashbourne	0
GP Surgery	None	0
Pharmacy	None	0
Primary School	Longford Primary School, Main Street, Longford DE6 3DR. The school was at capacity in 2015.	2
Post Office	None	0
Public House	None (The Ostrich in Long Lane is not located within the village)	0
Public Transport	No scheduled services	0
Total Score Social		2
TOTAL SCORE		2

MARSTON MONTGOMERY		
Estimated Resident Population: 200		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating within the village. There are no strategically important employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	There are no employment centres, strategically important or major employment sites within 5 minutes drive. The strategically important employment site at JCB Rocester is within a 10 minute drive of Marston Montgomery.	1
Total Score Economy		1
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Coronation Hall, Weston Bank, Marston Montgomery	1
Convenience Store	None	0
Drive time to nearest town	Twelve minutes to Uttoxeter	0
GP Surgery	None	0
Pharmacy	None	0
Primary School	Marston Montgomery Primary School, Thurvaston Road, DE6 2FF. The school had spare capacity in 2015.	5
Post Office	None	0
Public House	The Crown Inn, Riggs Lane, Marston Montgomery, DE6 2FF.	1
Public Transport	Service operates 5 days a week and provides 3 services to Ashbourne between 8 am and 6 pm on weekdays.	1
Total Score Social		8
TOTAL SCORE OVERALL		9

MATLOCK BATH		
Estimated Resident Population: 675		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are over 50 employment generating premises operating within the village. There are no strategically important or major employment sites within or adjacent to the village.	10
Relationship to Employment Centres/Sites outside settlement	There are no employment centres, strategically important employment sites or major employment sites within a five minute drive. Matlock Town Centre, Wirksworth Town Centre and County Hall are all within a 10 minute drive of Matlock Bath.	4
Total Score Economy		14
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Rooms for community use in Grand Pavilion, South Parade, Matlock Bath Holy Trinity Church, Matlock Bath, DE4 3PU	1
Convenience Store	Matlock General Stores, 40-42 North Parade, Matlock Bath DE4 3NS	2
Drive time to nearest town	Six minutes to Matlock	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	Matlock Bath Holy Trinity CE (Controlled) Primary.14 Clifton Rd, Matlock Bath, DE4 3PW. The school had spare capacity in 2015.	4
Post Office	None	0
Public House	Fishpond, 204 South Parade, Matlock Bath. DE4 3NR Princess Victoria, 174-176 South Parade, Matlock Bath. DE4 3NR	1
Public Transport	Both bus and train services operate seven days a week providing an average of at least 2 buses or trains an hour to Bakewell, Matlock and Derby between 8 am and 6 pm	4
Total Score Social		13
TOTAL SCORE		27

MIDDLETON		
Estimated Resident Population: 750		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 6 and 10 employment generating premises operating within the village. There are no strategically important or major employment sites within the village.	1
Relationship to Employment Centres/Sites outside settlement	Wirksworth Town Centre and the major employment site at Ravenstor Road Industrial Estate in Wirksworth are both within 5 minutes drive of Middleton.	3
Total Score Economy		4
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Middleton Village Hall, Main Street, Middleton DE4 2LU	1
Convenience Store	None	0
Drive time to nearest town	Five minutes to Wirksworth	2
GP Surgery	None	0
Pharmacy	None	0
Primary School	Middleton Primary School, Main Street, Middleton, DE4 4LQ. The school had spare capacity in 2015.	4
Post Office	Office open three days a week in The Nelson Arms, Main Street, Middleton, DE4 4LU.	1
Public House	Rising Sun, Rise End, Middleton, Matlock, Derbyshire DE4 4LS The Nelson Arms, Main Street, Middleton, DE4 4LU	1
Public Transport	Services 7 days a week, with weekday services providing over 10 services to Matlock and Wirksworth between 8 am and 6 pm	3
Total Score Social		12
TOTAL SCORE		16

NORTHWOOD		
Estimated Resident Population: 625		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 16 and 20 employment generating premises operating in the village. The strategically important Alcoa site (formerly Firth Rixson) at Dale Road North is within/adjacent to the village.	7
Relationship to Employment Centres/Sites outside settlement	The major employment site at Molyneux Business Park at Darley Dale is within a five minute drive. Matlock Town Centre and the strategically important employment site at County Hall, Matlock are within a ten minute drive, as is Bakewell Town Centre.	5
Total Score Economy		12
SOCIAL / COMMUNITY FACILITIES		
Community Hall	None	0
Convenience Store	None	0
Drive time to nearest town	Eleven minutes to Matlock	0
GP Surgery	None	0
Pharmacy	None	0
Primary School	None	0
Post Office	None	0
Public House	None	0
Public Transport	Services 7 days a week, with weekday services providing an average of at least 2 buses an hour to Matlock and Bakewell between 8 am and 6 pm	4
Total Score Social		4
TOTAL SCORE OVERALL		16

ROWSLEY		
Estimated Resident Population: 475 (includes part of village within National Park)		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 41 and 45 employment generating premises operating within the village. There are no strategically important or major employment sites within or adjacent to the village.	8
Relationship to Employment Centres/Sites outside settlement	The major employment sites at Alcoa (formerly Firth Rixson) Dale Road North and the Molyneux Business Park in Darley Dale are within a 5 minute drive of the village. Bakewell Town Centre is within a 10 minute drive.	3
Total Score Economy		11
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Rowsley Village Hall, School Lane, DE4 2EE.* Rowsley Methodist School Room, Chatsworth Road, DE4 2EJ	1
Convenience Store	Country Store, Chatsworth Road DE4 2EH Rowsley Post Office, Church Lane, Rowsley, DE4 2EA * (n.b. Although mostly given over to plants, flowers and gifts, the Old Station Country Store in the Peak Shopping Village, also sells some convenience goods)	2
Drive time to nearest town	Seven minutes to Bakewell	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	Rowlsey Church of England Primary School, Woodhouse Rd, Rowsley, DE4 2ED *. The school had spare capacity in 2015.	5
Post Office	Rowsley Post Office, Church Lane, DE4 2EA*	1
Public House	Grouse & Claret, Old Station Close, Rowsley DE4 2EB	1
Public Transport	Bus services 7 days a week, with weekday services providing an average of at least 2 buses an hour to Matlock between 8 am and 6 pm	4
Total Score Social		15
TOTAL SCORE		26

* Facility is located within the Peak District National Park outside of Derbyshire Dales Local Plan Area.

SUDBURY		
Estimated Resident Population: 125		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 6 and 10 employment generating premises operating within the village. There are no major employment sites within the village.	1
Relationship to Employment Centres/Sites outside settlement	The strategically important employment site at Dove Valley Park and the major employment site at Sudbury Prison are both within a 5 minute drive. Uttoxeter Town Centre, and the strategically important employment sites of Dovefields Retail and Business Park, Dovegate Prison and Marchington Industrial Estate are all within a 10 minute drive.	8
Total Score Economy		9
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Parish Rooms, Gib Lane, Sudbury	1
Convenience Store	Sudbury Stores, Main Rd, Sudbury DE6 5HS	2
Drive time to nearest town	Nine minutes to Uttoxeter	1
GP Surgery	The Dove River Practice, Gib Lane, Sudbury, DE6 5HY	3
Pharmacy	There is a dispensing pharmacy service within the GP surgery for village residents.	1
Primary School	Sudbury Primary School, School Lane, Sudbury DE6 5HZ. The school had spare capacity in 2015.	5
Post Office	Sudbury Stores, Main Rd, Sudbury DE6 5HS	1
Public House	Vernon Arms, Main Rd, Sudbury DE6 5HG	1
Public Transport	Services 7 days a week providing 11 services to Uttoxeter and Burton between 8 am and 6 pm on weekdays	3
Total Score Social		18
TOTAL SCORE OVERALL		27

TANSLEY		
Estimated Resident Population: 950		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that Tansley has between 6 and 10 employment generating premises operating within the village. The major employment site at Brookfield Industrial Estate is within/adjacent to the village.	5
Relationship to Employment Centres/Sites outside settlement	Tansley is within 5 minutes drive of Matlock Town Centre and 10 minutes of the strategically important employment site at County Hall, Matlock.	5
Total Score Economy		10
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Tansley Community Hall, Church Street, Tansley, DE4 5FE Tansley Village Hall, Church Street, Tansley, DE4 5FH	1
Convenience Store	None	0
Drive time to nearest town	Five minutes to Matlock	2
GP Surgery	None	0
Pharmacy	None	0
Primary School	Tansley Primary School, Gold Hill, Matlock DE4 5FG. The school had spare capacity in 2015.	4
Post Office	Post Office is open for three hours every Friday at Tansley Methodist Church, Church Street Tansley DE4 5FE	0
Public House	The Gate Inn, The Knoll, Tansley DE4 5FN Royal Oak Inn, The Cliff, Tansley DE4 5FY The Tavern, Nottingham Road, Tansley DE4 5FR	1
Public Transport	Bus service operates 6 days a week and provides 5 services to Matlock and Alfreton between 8 am and 6 pm on weekdays.	2
Total Score Social		10
TOTAL SCORE		20

APPENDIX B: TABLE OF INDICATORS, SCORING METHODOLOGY AND SOURCES OF INFORMATION

INDICATORS	SCORING METHODOLOGY	SOURCE OF INFORMATION
ECONOMIC INDICATORS		
Businesses within adjacent to settlement	<p>Score 0 to 10: to reflect number of businesses generating employment within the settlement not on large employment sites.</p> <p>0 = 0 to 5 businesses 1 = 6 to 10 2 = 11 to 15 3 = 16 to 20 4 = 21 to 25 5 = 26 to 30 6 = 31 to 35 7 = 36 to 40 8 = 41 to 45 9 = 46 to 50 10 = over 50</p> <p>Score 4 for major employment site located within or adjacent to the settlement.</p>	Businesses identified primarily by site survey.
Relationship to Employment Centres/Sites outside settlement	<p><u>Employment centres/sites within 5 minute drive:</u> Score 4 for Ashbourne town centre Score 4 for Matlock town centre Score 2 for Wirksworth town centre Score 2 for each strategically important employment site Score 1 for each major employment site Score 1 for Matlock Bath</p> <p><u>Within 6 to 10 minute drive:</u> Score 2 for Ashbourne town centre Score 2 for Matlock town centre Score 2 for Uttoxeter town centre Score 1 for Wirksworth town centre Score 1 for Bakewell town centre Score 1 for each strategically important employment site</p>	Drive times calculated using Google Maps
SOCIAL INDICATORS		
Community Hall	Score 1 if present, 0 if not (A Community Hall provides space for local groups and societies to meet and engage in recreation or pursue common interests, rooms which are used solely for the purpose of holding Parish Council meetings are not included within this term)	Site survey
Convenience Store	Score 2 if present, 0 if not. (A Convenience Store is normally defined as a shop selling a	Site Survey

INDICATORS	SCORING METHODOLOGY	SOURCE OF INFORMATION
	range of everyday items e.g. food, newspapers, drink. In two villages, there is no convenience store, but there is a vending machine selling convenience goods, in these two cases a score of 1 has been assigned instead of 2 normally assigned to a convenience store.)	
Drive time to nearest town	Score 2 if within 5 minute drive time, score 1 if within 6 to 10 minutes, score 0 if over 10 minutes. (The times shown are drive times estimated by Google Maps with traffic on mid-morning journeys. A central point within each settlement has been used for calculating drive time.)	Google Maps
GP Surgery	Score 3 if present, 0 if not	Site Survey and internet search
Pharmacy	Score 1 if present, 0 if not	Site Survey and internet search
Primary School	Score 5 if spare capacity of over 20 pupils, 4 if spare capacity over 10 pupils, 3 if between 1 and 10 pupils, 2 if school in settlement but no spare capacity at present, 0 if no school.	Derbyshire County Council
Post Office	Score 1 if present, 0 if not (Some Post Offices in small villages are not open everyday Monday to Saturday. If a Post Office is open at least three days a week, it has been given a score of 1, if it is only open on 2 days or less, it has not been given a score, although the facility has been noted in the audits)	Site survey and internet search
Public House	Score 1 if present, 0 if not	Site survey and internet search
Public Transport	Score 4 for settlements with services 7 days a week, with weekday services providing an average of at least 2 buses or trains an hour to a town between 8 am and 6 pm Score 3 for settlements with services 7 days a week, with weekday services providing between 10 to 19 services between 8 am and 6 pm Score 2 for settlements with services 6 days a week or services providing between 5 to 9 services between 8 am and 6 pm on weekdays. Score 1 for settlements with services 5 days a week or services providing less than 5 services between 8 am and 6 pm on weekdays. Score 0 for settlements with no scheduled services.	Public Transport in Derbyshire & the Peak District

APPENDIX C: BUSINESSES PROVIDING EMPLOYMENT IN ASSESSED SETTLEMENTS

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN BONSCALL			
No	Name	Address	Business
1	Auto Engineering,	18 Yeoman Street	Garage
2	Barley Mow	The Dale	Public House
3	Fountain Tea Rooms	1 Yeoman Street	Café
4	Fountain Shop	Rear 1 Yeoman Street	Convenience Shop
5	Hollies Farm and Plant Centre, Uppertown, Bonsall	Abel Lane, Uppertown	Garden Centre
6	Kings Head	62 Yeoman Street	Public House
7	Bonsall Primary School	Church Street	Education
8	R.C. Taylor and Son	Penmaric, Town Head	Road Haulage
9	H.Strange and Son	The Fountain, The Dale	Electrical Contractors
OTHER SIGNIFICANT EMPLOYERS/EMPLOYMENT PREMISES NEARBY			
	Via Gellia Mills	Via Gellia Rd, Bonsall, DE4 2AJ	Various

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN BRAILSFORD			
No	Name	Address	Business
1	Brailsford Golf Club/Four Seasons Golf Centre	Pools Head Lane, off Hall Lane	Golf Club, driving range, and club house
2	W Jones & Sons Family Funeral Service	Main Road	Funeral Services/Directors
3	Rose and Crown Public House	Main Road	Public House
4	The Garage Brailsford 'Watson and Cook'	Main Road	Garage, sales and repairs
5	Pine and Interiors	Bullock Lane, off Main Road	Pine Furniture – manufacture and sales
6	Brailsford Ironcraft	Saracens Head Workshops, Main Road	Irongates, railings, homewares
7	The Deli Café at Brailsford	Saracens Head Workshops, Main Road	Deli, café
8	Radar Finance	Saracens Head Workshops, Main Road	Finance and leasing company
9	Meynell Saddlery	Saracens Head Workshops, Main Road	Saddlery, clothing, home, garden accessories
10	Henrys Pine and Oak Furniture	Saracens Coaching House, Main Road	Pine and Oak furniture

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN BRAILSFORD			
No	Name	Address	Business
			manufacture and sales
11	Brailsford C of E Primary School	Main Road	Education
12	Brailsford Stores and Post office	Main Road	Convenience Store and Post Office
13	Blueberry Tea Rooms	13 Main Road	Tea Rooms/ cafe
14	Clarke Interiors	Main Road	Furnishings and Upholstery business
15	Brailsford Medical Centre	The Green	GP's and prescription dispensary (dispensary only 8.30-10.30)
16	Stone works	Express Court Yard, Luke Lane	Stone works, floor and wall tiles and paving sales and manufacture

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN BRASSINGTON			
No	Name	Address	Business
1	Brassington Primary School	School Hill	Education
2	Brockweld Aluminium Services	Unit 4, Miners Hill	Metal Products
3	Miners Arms	Miners Hills	Public House
4	Ye Olde Gate Inn	Well Street	Public House
5	Miners Hill Garage	Unit 5, Miners Hill	Motor Repairs
6	Old Farmhouse Furniture	Unit 8, Miners Hill	Furniture

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN CARSINGTON			
No	Name	Address	Business
1	Miners Arms Public House	Main Street	Public House
2	Carsington and Hopton C of E Primary School	Back Lane	Education
3	Aristocats Cattery	Bank House, Main Street	Cattery

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING			
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EMPLOYMENT IN CLIFTON			
No	Name	Address	Business
1	Cock Inn	Cross Side	Public House
2	Clifton Primary School	Cross Side	Education
3	Peak Fuels	Old Coal Yard, Watery Lane	Fuel supplies
OTHER SIGNIFICANT EMPLOYERS/EMPLOYMENT PREMISES NEARBY			
	Fairways Garden Centre	Off A515, Clifton, DE6 2GN	Retail
	Aldi	Carnation Way, Ashbourne DE6 1AY	Retail
	Travelodge	Carnation Way, Ashbourne DE6 1AY	Hotel

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN CROMFORD			
No	Name	Address	Business
1	Cromford Garage	24 Water Lane	Garage
2	Scissors and Co	24 Water Lane	Hairdressers
3	Walker's Garage	27 Water Lane	Garage
4	Scarthin Books	Scarthin	Retail
5	Post Office	Scarthin	Post Office
6	Boat Inn	Scarthin	Public House
7	The Market Place Restaurant/Tapas Terrace Bar	16/18 The Market Place	Restaurant
8	Huntley and Green Delicatessen	14 Market Place	Retail-food
9	Robinsons of Cromford fish and chips	22 Market Place	Take Away
10	This That and T'Other	Market Place	Retail
11	Mystical Crystals	36 Market Place	Retail
12	The Market Place Howards	Cromford Hill	Retail
13	Biddy's Vintage Tea Room	The Old Bakery 11-13 Market Place	Café
14	Elements Beauty	17-19 Market Place	Beautician
15	Wellingtons chip shop and cafe	27 Market Place	Restaurant and take away
16	Taylor Wilde Chocolatier	Unit 3 11-13 Market Place	Retail-food
17	Cromford Studio and Gallery	Unit 4 Market Place	Art Gallery
18	Q Eye	24 Market Place	Retail
19	Malcolm David Smith Contemporary Furniture	Studio & Attic Gallery, 29 Market Place	Retail and workshop
20	Arkwright General Store	39 Market Place	Retail
21	Antiques and Hardware	Market Place	Retail

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN CROMFORD			
No	Name	Address	Business
22	Cromford News Agent	41 Market Place	Retail
23	Anthony Andrews Traditional Butcher	7 The Hill	Retail-food
24	Bell Inn	47 The Hill	Public House
25	Cromford C of E Primary School	North Street	School
26	Cromford Hill Hand Car Wash	The Hill	Car Wash
27	Slinter Mining Company	Chestnut House, 183 The Hill	Quarrying
28	La Farge Tarmac	Dene Quarry, The Hill	Quarrying
29	Rachel and Co	Water Lane	Hairdresser
30	Tor Cafe	A6	Cafe
31	Millpond Community Hall	Water Lane	Community
32	Home Products	16-18 Water Lane	Retail
33	Interiors and Antiques	12 New St	Retail
34	Siddals Plants and Crafts	Cromford Mill	Retail
35	Heritage Antiques	Cromford Mill	Retail
36	The Gallery	Cromford Mill	Gallery
37	Quilt Essential	Cromford Mill	Retail
38	Mill Takeaway	Cromford Mill	Take away
39	Christian Guild	Cromford Mill	Christian holidays
40	Peak District Rural Housing Association	Cromford Mill	Housing Association
41	Traditional Cheese Shop	Cromford Mill	Retail-food
42	Canal Shop	Cromford Mill	Retail
43	Wheatcroft's Wharf Cafe	Cromford Mill	Café
44	Mill Yard Restaurant	Cromford Mill	Restaurant
OTHER SIGNIFICANT EMPLOYERS/EMPLOYMENT PREMISES NEARBY			
	Porter Lane East Industrial Estate	Porter Lane, Cromford, DE4 3QL	Light industry, garage
	Willersley Castle	Off Lea Road, Cromford DE4 5JH	Hotel

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN DARLEY BRIDGE			
No	Name	Address	Business
1	Square and Compass	Main Road	Public House
2	Three Stage Head	33 Main Road	Public House
3	B.J. Waters	Bridge Garage, Main Road	Garage/Haulage
4	South Darley Primary School	Darley Bridge	Education
5	Ivonbrook Nursing	Eversleigh Rise	Nursing Home

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN DARLEY DALE			
No	Name	Address	Business
1	Grouse Inn	Dale Road North	Public House
2	Go Local	Crowstones Road	Convenience Store
3	Darley Dale Fish Bar	15 Dale Road North	Hot Food
4	Wrights Farm Shop	11 Dale Road North	Retail
5	The Cob Shop	9 Dale Road North	Retail
6	Cornucopia	7 Dale Road North	Retail
7	Espresso	5 Dale Road North	Café
8	Canton Cuisine	Dale Road North	Hot Food
9	Darley Discounts	Dale Road North	Retail
10	The Whitworth Centre	Dale Road North	Community use
11	Barringtons	Station Road	Public House/Restaurant
12	Emma Kates Hair Design Studio	Station Road	Shop
13	Two Dales News Agency	Station Road	Shop
14	Derbyshire County Council Depot	Station Road	Offices and Store
15	Station Road Motors	Station Road	Motor repairs
16	Markovitz Limited	Old Road	Plumbers and Builders merchants
17	Milner Off Road	Old Road	Motor parts
18	Peak UK Kayaking Limited	Old Road	Office
19	Slaters Plastikard	Old Road	Offices and storage
20	John Gregory and Sons Limited	Victoria Saw Mill, Old Road	Retail and Trade
21	DFS Distribution Centre	Old Road	Retail and Warehouse
22	Young Explorers Day Nursery	Old Road	Nursery
23	Ashmere Nursing Home	Bakewell Road	Nursing
24	Longmeadow Care Home	Bakewell Road	Residential Care
25	Phoenix IT Services	Off Bakewell Road	IT
26	Post Office Two Dales	Chesterfield Road	Retail and PO
27	Darley Dale Medical Centre	Columbell Way	Health care
28	The Barbers Shop	Chesterfield Road	Shop
29	Old Corner Stone	3 Chesterfield Road	Retail
30	Pharmacy	Chesterfield Road	Retail
31	Underhall	Dale Road South	Residential Care
32	Two Dales Garage	Ladygrove Mill	Motor Repairs
33	White Peak Saddlery Shop	Ladygrove Mill	Retail
34	First Taste	Ladygrove Mill	Arts Charity
35	Forest Garden Centre	Oddford Lane	Garden Centre
36	Spar Filling Station	Dale Road South	Petrol Station
37	Darley Dale Primary School	Greenaway Lane	Education

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN DARLEY DALE			
No	Name	Address	Business
38	Mencap Centre	Greenaway Lane	Health
39	St. Elphin's House	St.Elphin's Park	Retirement Village
40	Shand House (Derbyshire County Council)	Normanhurst Park	Offices
41	Orangery Restaurant	St. Elphin's Park	Restaurant
42	Whitworth Hospital	Bakewell Road	Health
43	Churchtown Primary School	Church Road, Churchtown	Education
44	Church Inn	Church Road	Public House
45	Peak Antiques	Dale Road North	Retail
46	AIP Financial Planners	Denham House Dale Road North	Office
47	Paul Plumbing Services Limited	Dale Road North	Plumbing Merchants
48	Cutting it	Dale Road North	Barbers
49	Club Vini	Warney Road	Wine Retailer

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN DOVERIDGE			
No	Name	Address	Business
1	Cavendish Arms	Derby Road	Public House
2	Doveridge Primary School	Chapel Green	Education
3	Steve Foster	Cavendish Lodge, Derby Road	Crane Hire
4	Voyage Care	Dove House, Derby Road	Specialist Residential
5	Doveridge Village Store and Post Office	26 High St	Convenience Store and Post Office

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN HULLAND WARD			
No	Name	Address	Business
1	The Nags Head Public House	Main Road	Public House
2	Tineke Floral Designs	The Old Bakehouse, Main Road	Florist
3	Hulland Ward Garage	Main Road	MOTs, services, repairs, sales
4	Hulland Ward Medical Centre	Main Road	GP Practice
5	The Flower House	Main Road	Florists and gift sales
6	Richard Traves Motor Repairs	Main Road	Vehicle repairs
7	Hulland C of E Primary School	Firs Avenue	Education

8	Black Horse Public House	Main Road	Public House and accommodation
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BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN KIRK IRETON			
No	Name	Address	Business
1	The Stable Shop – Kirk Ireton	Main Street	Village shop/convenience store
2	Barley Mow Inn	Main Street	Public House
3	Kirk Ireton C of E Primary School	Main Street	Education

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN KNIVETON			
No	Name	Address	Business
1	Kniveton C of E Primary School	Main Street	Education
2	Red Lion Public House	Main Street	Public House
OTHER SIGNIFICANT EMPLOYERS/EMPLOYMENT PREMISES NEARBY			
	Peak Waste Recycling	Wood Lane, Kniveton De6 1 JF	Recycling Centre

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN LONGFORD			
No	Name	Address	Business
1	Longford Primary School	Main Street	Education
2	Robert J. Wakefield	Longford Lane	Haulage

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN MARSTON MONTGOMERY			
No	Name	Address	Business
1	The Crown Inn	Riggs Lane	Public House
2	Marston Montgomery Primary School	Thurvaston Road	Education

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN MATLOCK BATH			
No	Name	Address	Business
1	Peacocks	Masson Mills	Retail
2	Pavers	Masson Mills	Retail
3	Edinburgh Woolen Mill	Masson Mills	Retail

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN MATLOCK BATH			
No	Name	Address	Business
4	The Tea Room	Masson Mills	Café
5	Ponden Home	Masson Mills	Retail
6	Tree Top Tumble	Masson Mills	Leisure
7	Working Textile Museum	Masson Mills	Museum
8	Masson House	86 Derby Road	Care Home
9	High Tor	170 Dale Road	Hotel
10	Matlock Bath Youth centre	224 Dale Road	Community
11	Ardean Garage	246 Dale Road	Garage
12	The Midland	1 North Parade	Pub
13	The Balti	256 Dale Road	Restaurant
14	County and Station	258-260 Dale Rd	Pub
15	Heights of Abraham	Dale Road	Tourist attraction
16	Train Station	Dale Road	Train station
17	Whistlestop Countryside Centre	Dale Road	Leisure
18	Canvas Hairdressing Unisex	Holme Road	Hairdresser
19	Heart Jewel Buddists Centre	Holme Road	Religious centre
20	Hodgkinsons Hotel	150 South Parade	Hotel
21	Matlock Bath Holy Trinity Primary School	14 Clifton Road	School
22	Holy Trinity church	8 Derby Road	Church
23	Gulliver's Kingdom	Temple Walk	Lesiure
24	Quiller	Byron House, Holme Road	Sports Clothing Distributor
25	Peak District Lead Mining Museum	Grand Pavilion, South Parade	Museum
26	Fishpond Freehouse	South Parade	Pub
27	Raft Restaurant	South Parade	restaurant
28	Halls Derbyshire	South Parade	Café
29	Riverside Kiosk	195 South Parade	Kiosk
30	Art Shop	South Parade	Retail
31	Real Fudge Company	South Parade	Retail
32	Haunted company	South Parade	Leisure
33	China Rose	190 South Parade	Restaurant and takeaway
34	Noodle Inn	South Parade	Restaurant and Takeaway
35	Cherry's Cafe	190 South Parade	Café
36	Hereditary Breast cancer hospice	South Parade	Retail
37	EQ Travel	South Parade	Travel agents/fair trade
38	Airmax Piercing	South Parade	Piercing
39	Ritas Fish Bar	South Parade	Restaurant and takeaway
40	Georgia Mae Bridal	The Riverside South	Retail

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN MATLOCK BATH			
No	Name	Address	Business
		Parade	
41	Arella	The Riverside South Parade	Retail
42	Caffe Maurizo	Unit 1 South Parade	Café
43	Harry Hall's amusements	South Parade	Amusements
44	Princess Victoria	174-176 South Parade	Pub
45	Charles	170 South Parade	B and B/ Restaurant
46	Riverside fish and Chips	196 South Parade	Restaurant and takeaway
47	Bikers Gearbox	South Parade	Retail
48	OGK	South Parade	Retail
49	Tallisman	148 North Parade	Retail
50	Kostas	138 North Parade	Restaurant and Takeaway
51	Matlock Bath halls and Derbyshire	North Parade	Café
52	Lillybanks Café	North Parade	Café
53	The Promenade Fish bar and restaurant	North Parade	Restaurant and takeaway
54	Riva	124-126 North Parade	Restaurant and Pub
55	Hall Traditional Fish and Chips	124 The Promenade	Restaurant and takeaway
56	Aquarium Amusements	110 North Parade	amusements
57	Victorian Tea Shop	114 North Parade	Café
58	Original Victorian thermal baths	North Parade	Leisure
59	Puddin' on the Ritz	62 North Parade	cafe
60	Green Bottles Coffee lounge	North Parade	Café
61	The chocolate shop	52 North Parade	Retail-food
62	Matlock Bath Indoor Markets	North Parade	Markets
63	The Bank Note	44/48 North Parade	Cafe
64	Riverside Tea Rooms	44 North Parade	Café
65	Matlock Bath General Store	40 North Parade	Retail
66	Eaton Crown China Ltd	North Parade	Retail
67	Biker Clearance	North Parade	Retail
68	Vintage Daisys	North Parade	Retail
69	Electronic cigarettes	North Parade	Retail
70	Matlock Bath Tattoo	Unit 7 George Centre 30 North Parade	Tattooist
71	La Caverna Ristoronte	30 North Parade	Restaurant
72	Rosies Dad Brett	North Parade	Retail
73	Truly Scrumptious	North Parade	Café
74	Taste of the Waves	22-24 North Parade	Restaurant and Takeaway
75	Hot tub Ware house	North Parade	Retail
76	Tukers Fish and Chips	18 North Parade	Restaurant and

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN MATLOCK BATH			
No	Name	Address	Business
			Takeaway
77	Collectors shop	North Parade	Retail
78	When the clock strikes three	North Parade	Café
79	Fabric Design	North Parade	Retail
80	The Temple Hotel	Temple Walk	Hotel
81	New Bath Hotel	New Bath Road	Hotel

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN MIDDLETON			
No	Name	Address	Business
1	Nelson's Arms	The Green, Main Street	Public house
2	Duke Street Garage	16 Chapel Lane	Garage
3	Rising Sun	Rise End	Public house
4	Petts Stonemasons	The Workshop, Chapel Lane	Stonemasons
5	Middleton Community Primary School	Main St	School
6	Derbyshire Wildlife Trust	Main Street	Nature Conservation Charity

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN NORTHWOOD			
No	Name	Address	Business
1	Household Waste and Recycling Centre	Harrison Way	Waste Disposal
2	Gas Compound	Harrison Way	
3	Northwood Depot (District Council)	Harrison Way	Local government
4	Ashbrook Roofing and Supplies	Harrison Way	Warehouse
5	Shalimar	Dale Road North	Restaurant
6	Mole Country Store	Brooklands Dale Road North	Retail/Warehouse
7	Kems Auto	Brooklands Dale Road North	Garage
8	Matlock Transport	Cote Hilloc	Haulage
9	Strutt Engineering	Dale Road North	Engineering

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN NORTHWOOD			
10	White Peak Embroidery	Unit 1 Villas Dale Road North	Retail
11	Graces Tea Room	Units 2 and 3 Dale Road North	Café
12	Peak Rail (Office and Café)	Rowsley South Station Harrison Way	
13	Matt Savage 4x4 Parts and Servicing	Unit 3 Unity Complex, Dale Road North	Motor sales and repairs
14	T.D.I UK	Unit 2 Unity Complex Dale Road North	Polypipes
15	Darley Dale Garage	Unit 1 Unity Complex Dale Road North	Motor repairs
16	Unity Coach Works	Unit 8 Unity Complex Dale Road North	Commercial vehicle repair
17	Tollbar Racing	Dale Road North	Engineering
18	Matlock Electrical	Dale Road North	
19	Patchwork Direct (Heirs and Graces)	Dale Road North	Patchwork Supplies

N.B. Alloa site (formely Firth Rixson) accounted for separately

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN ROWSLEY			
No	Name	Address	Business
1	The Grouse & Claret	Bakewell Road	Public House
2	The Peacock	Bakewell Road	Public House
3	Rowsley CE Primary School	School Lane	School
4	Haddon Estate Building & Forestry Department	Bridge House Farm, School Lane	Offices/ Light Industry
5	TW Auto Engineers	Unit 2, the Old Dairy, Station Close	Industrial
6	Tyre Specialists	Unit 3 The Old Dairy, Station Close	Garage
7	Turners Ltd Art Supplies	Old Station Close	Offices/ Storage
8	Natural Stone Sales Ltd	Old Station Close	Storage & Distribution
9	First Movement, The Level Centre	Old Station Close	Storage & Distribution
10	Peak Tractors	Old Station Close	Storage & Distribution
11	TA Drilling	Old Station Close	Storage & Distribution
12	TC Harrison	Wye Bridge Garage, Old Station Close	Garage
13	East Lodge Hotel	Dale Road North	Hotel
14	Country Store	Chatsworth Road	Retail
15	Gallery Top	Chatsworth Road	Retail

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN ROWSLEY			
No	Name	Address	Business
16	Mandale Memorials	Chatsworth Road	Workshop
17	Rowsley Post Office and general Convenience store	Church Lane	
18	Caudells Craft Centre	Off A6	Retail and workshops
19	Baggage Factory	Unit 1 Peak Village	Retail
20	The Works	Unit 2 Peak Village	Retail
21	Yeomans	Unit 3 Peak Village	Retail
22	Autonomy	Unit 4 Peak Village	Retail
23	Pavers Shoes	Unit 5 Peak Village	Retail
23	Alexara	Unit 6 Peak Village	Retail
25	The Woolroom	Unit 7 Peak Village	Retail
26	Authentic Furniture	Unit 28 Peak Village	Retail
27	Leading Labels	Unit 9 Peak Village	Retail
28	Holland and Barrett	Unit 8 Peak Village	Retail
29	Dolly's Sweet Shop	Peak Village	Retail
30	Café Mosserellas	Unit 21 Peak Village	Retail
31	Ponden Mill	Unit 22 Peak Village	Retail
32	Edinburgh Woollen Mill	Peak Village	Retail
33	Field and Trek	Unit 23 Peak Village	Retail
34	Mountain Warehouse	Unit 20/20a Peak Village	Retail
35	Man's World	Unit 10 Peak Village	Retail
36	Cotton Traders	Unit 11 Peak Village	Retail
37	The Gift Company	Unit 12 Peak Village	Retail
38	Brand 3	Unit 13 Peak Village	Retail
39	Peak Garden and Pet Supplies	Unit 25 Peak Village	Retail
40	Bamfords Auctioneers and Valuers	Peak Village	Retail
41	Old Station Country Store	Peak Village	Retail

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN SUDBURY			
No	Name	Address	Business
1	Metwood Forge	School Lane	
2	Sudbury Hall (National Trust)	Main Road	Visitor Attraction
3	Sudbury Stores	School Lane	Convenience Shop & PO
4	Vernon Arms	Main Road	Public House
5	Wilds	School Lane	Butchers
6	HM Prison	DE6 5HW	Prison
7	Dove River Practice	Gibb Lane	Health
8	Growing Rural Enterprise	Main Road	Business Advice

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN TANSLEY			
No	Name	Address	Business
1	The Gate Inn	The Knoll	Public House
2	Tansley Primary School	Gold Hill	Education
3	Tansley House	Church Street	Residential home
4	Royal Oak	The Cliff	Pub
5	Charles Gregory and sons	Tansley Sawmills Nottingham Road	Timber merchants
6	The Tavern	Nottingham Road	Pub
7	Fosters	Holly Lane	Commercial Refrigerator
OTHER SIGNIFICANT EMPLOYERS/EMPLOYMENT PREMISES NEARBY			
	Matlock Garden Centre	Nottingham Rd Tansley DE4 5FR	Retail

APPENDIX D: PUBLIC TRANSPORT SERVICES IN ASSESSED SETTLEMENTS

PUBLIC TRANSPORT SERVING BONSCALL				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
216	TM Transport	Matlock – Sainsburys - Rail Station – Cromford - Bonsall	8	6
212	G & J Holmes	Bonsall - Derby	1	1

PUBLIC TRANSPORT SERVING BRAILSFORD				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
Swift	Trent Barton	Derby – Ashbourne - Uttoxeter	14	7

PUBLIC TRANSPORT SERVING BRASSINGTON				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
110	Yourbus	Matlock – Wirksworth - Ashbourne	5	6

PUBLIC TRANSPORT SERVING CARSINGTON				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
110/111	Yourbus	Matlock – Wirksworth - Ashbourne	8	7

PUBLIC TRANSPORT SERVING CROMFORD				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
6.1	Trent Barton	Bakewell – Matlock – Wirksworth - Derby	20	7
Transpeak	High Peak	Manchester –Buxton- Bakewell – Matlock – Belper - Derby	10	7
	East Midlands Trains	Matlock - Derby	10	7
216	TM Transport	Matlock – Sainsburys – Rail Station – Cromford - Bonsall	8	6
141	Yourbus	Ripley - Matlock	4	6
140	Yourbus and TM Travel	Alfreton - Matlock	4	7

PUBLIC TRANSPORT SERVING CLIFTON				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
Dales Connect	Ashbourne Community Transport	Ashbourne - Tutbury	3	5

PUBLIC TRANSPORT SERVING DARLEY BRIDGE				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
172	Hulleys of Baslow	Matlock - Bakewell	8	6

PUBLIC TRANSPORT SERVING DARLEY DALE				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
6.1	Trent Barton	Bakewell – Matlock – Wirksworth - Derby	10	7
Transpeak	High Peak	Manchester –Buxton- Bakewell – Matlock – Belper - Derby	10	7
217/218	TM Travel	Matlock - Chatsworth	5	7
172	Hulleys of Baslow	Matlock - Bakewell	8	6

PUBLIC TRANSPORT SERVING DOVERIDGE				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
1	Arriva	Uttoxeter - Burton	11	7

PUBLIC TRANSPORT SERVING HULLAND WARD				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
113	Yourbus	Ashbourne- Belper	5	6
114	Yourbus	Ashbourne - Derby	4	6

PUBLIC TRANSPORT SERVING KIRK IRETON				
Service Number	Service Provider	Route	Number of Services	Days a week of operation

			between 8 am and 6 pm	
103	High Peak	Ashbourne to Kirk Ireton	4	6

PUBLIC TRANSPORT SERVING KNIVETON				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
110	Yourbus	Matlock – Ashbourne - Wirksworth	9	7

PUBLIC TRANSPORT SERVING MARSTON MONTGOMERY				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
Dales Connect	Ashbourne Community Transport	Tutbury - Ashbourne	3	5

PUBLIC TRANSPORT SERVING MATLOCK BATH				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
6.1	Trent Barton	Derby – Wirksworth – Matlock - Bakewell	20	7
Transpeak	High Peak	Manchester –Buxton- Bakewell – Matlock – Belper - Derby	10	7
110/111	Yourbus	Matlock – Wirksworth - Ashbourne	7	7
	East Midlands Trains	Matlock - Derby	10	7
140	Yourbus and TM Travel	Alfreton - Matlock	4	7
141	Yourbus	Ripley - Matlock	4	6

PUBLIC TRANSPORT SERVING MIDDLETON				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
6.1	Trent Barton	Bakewell – Matlock – Wirksworth – Belper - Derby	10	7
110	Yourbus	Matlock – Wirksworth - Ashbourne	7	7

PUBLIC TRANSPORT SERVING NORTHWOOD				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
6.1	Trent Barton	Bakewell – Matlock – Wirksworth – Belper - Derby	10	7
Transpeak	High Peak	Manchester –Buxton- Bakewell – Matlock – Belper - Derby	10	7
217/218	TM Travel	Matlock- Chatsworth	5	7

PUBLIC TRANSPORT SERVING ROWSLEY				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
6.1	Trent Barton	Bakewell – Matlock – Wirksworth – Belper - Derby	10	7
Transpeak	High Peak	Manchester –Buxton- Bakewell – Matlock – Belper - Derby	10	7
217/218	TM Travel	Matlock- Chatsworth	5	7

PUBLIC TRANSPORT SERVING SUDBURY				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
1	Arriva	Uttixeter - Burton	11	7
Dales Connect	Ashbourne Community Transport	Tutbury - Ashbourne	3	5

PUBLIC TRANSPORT SERVING TANSLEY				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
150	DW Coaches	Clay Cross – Alfreton - Matlock	5	6