

DERBYSHIRE DALES LOCAL PLAN

Pre Submission Draft

June 2013

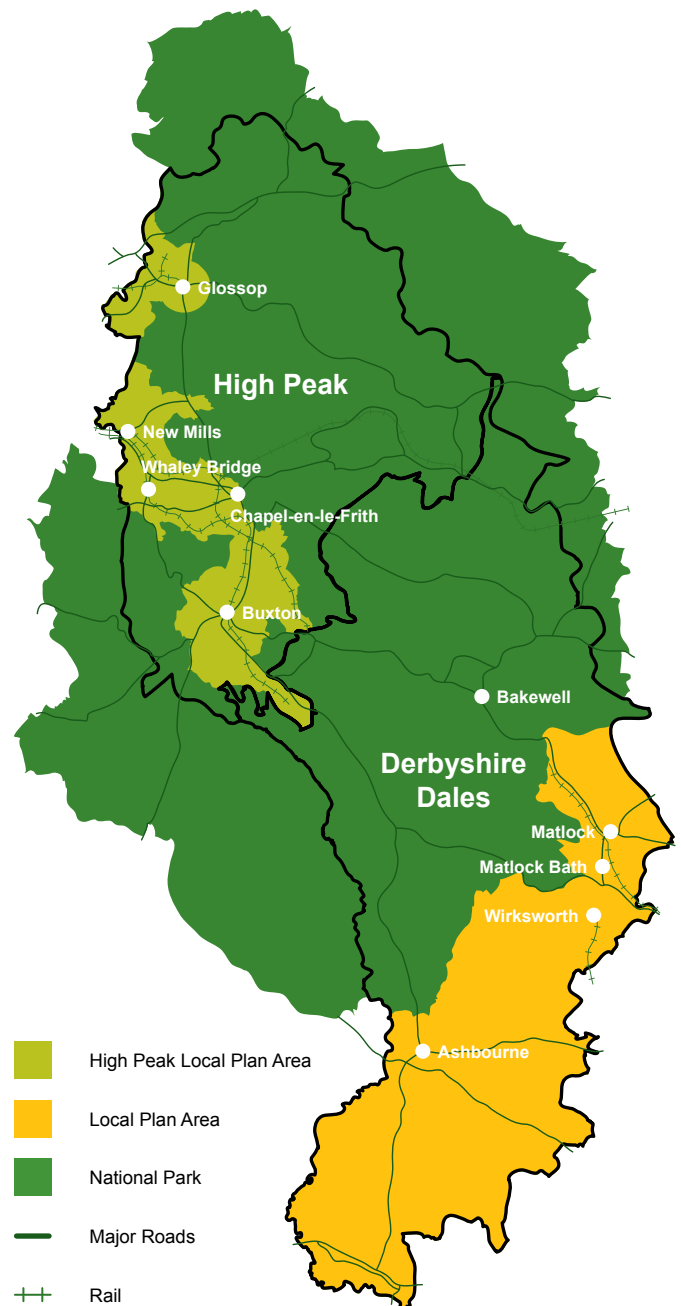
Introduction

The Derbyshire Dales Local Plan is a very important document, as it sets out the overall vision, objectives, and policies for the future development of the parts of the Derbyshire Dales that lie outside the Peak District National Park up to 2028.

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

We have already listened to what communities, local businesses and residents have said about the key issues and where new development should take place. We have prepared a plan which sets out how we think the area should develop in the future.

We would like to hear your views on the draft plan before we submit it to the Secretary of State for his scrutiny.



Consultation

This leaflet contains a summary of the vision, objectives, key policies and sub area strategies that are contained within the Draft Plan. You can view the full plan and its supporting documents and let us know what you think of the Draft Plan at: www.derbyshiredales.gov.uk/localplan

To enable residents understand the Draft Plan, and respond accordingly we are holding a series of exhibitions across the plan area where you will be able to discuss its contents with Planning Officers from the District Council.

Date / Time				Location
13th	June	Public Exhibition	2 - 6pm	Sudbury Parish Rooms
14th	June	Public Exhibition	2 - 8pm	Brailsford Institute
18th	June	Public Exhibition	2 - 8pm	Ashbourne Leisure Centre
19th	June	Public Exhibition	2 - 6pm	Rowsley Methodist Church
20th	June	Public Exhibition	2 - 8pm	Whitworth Centre, Darley Dale
20th	June	Public Exhibition	2 - 6pm	Brassington Village Hall
21st	June	Public Exhibition	2 - 6pm	Hulland Ward Millennium Village Hall
21st	June	Public Exhibition	2 - 6pm	Cromford Institute
25th	June	Public Exhibition	2 - 6pm	Kirk Ireton Village Hall
26th	June	Public Exhibition	2 - 8pm	Wirksworth Leisure Centre
27th	June	Public Exhibition	2 - 6pm	Matlock Bath Community Centre
27th	June	Public Exhibition	2 - 6pm	Middleton Village Hall
28th	June	Public Exhibition	2 - 8pm	Matlock Imperial Rooms
1st	July	Public Exhibition	2 - 6pm	Bonsall Village Hall
2nd	July	Public Exhibition	2 - 8pm	Tansley Village Hall
3rd	July	Public Exhibition	2 - 6pm	Red Lion PH Kniveton
5th	July	Public Exhibition	2 - 6pm	Marston Montgomery Village Hall
8th	July	Public Exhibition	2 - 8pm	Doveridge Village Hall
9th	July	Public Exhibition	2 - 6pm	Clifton Village Hall
10th	July	Public Exhibition	2 - 6pm	Hognaston Village Hall

The Derbyshire Dales Draft Local Plan will also be available to view at the following locations but will be unmanned:

Date	Location
1st July - 8th July	Ashbourne Library
9th July - 16th July	Wirksworth Library
17th July - 25th July	Matlock Town Hall

Vision, Aims and Objectives

The Draft Plan includes a vision for the future development of the Derbyshire Dales based upon an understanding of the main issues facing the area, which fall into three main themes:

- Protecting Peak District Character
- Supporting the Rural Economy & Enhancing Prosperity
- Promoting Healthy and Sustainable Communities



The vision describes what the area will be like in the future. It emphasises the need to ensure that the rural distinctiveness of the plan area is maintained and that in doing so development addresses the challenge of climate change, as well as meeting the housing and employment needs of the area in a sustainable way. It also places an emphasis on ensuring that the special qualities of the Peak District National Park are protected from inappropriate development. The vision envisages a level of growth that will facilitate new services and facilities to help sustain the villages and communities across the rural parts of the plan area, and that residents living in the area will be happier, and healthier.

For each of the three themes a number of strategic objectives have been set.

These are shown in the diagram opposite:

The plan contains a number of policies which have been prepared to deliver these objectives.



Spatial Strategy

The Spatial Strategy sets out the overall approach to growth across the plan area and has four main elements:

- Safeguard the sensitive boundaries of the National Park.
- Concentrate Development on the Market Towns – focus primarily on previously developed sites.
- Provide modest development within the larger villages, of an appropriate scale, where opportunities exist to contribute towards the overall requirements.
- Encourage rural affordable housing in the smaller villages where there is limited access to services and facilities.

The policies aimed at delivering the spatial strategy seek to concentrate new development within the Settlement Framework Boundaries of the Market Towns, Larger and Smaller Villages, and only allow development that is essential in the countryside such as agricultural workers dwellings.

Protecting Peak District Character

Protecting the character and appearance of the plan area is one of the key themes to be addressed. The policies aimed at achieving this seek to:

- Ensure development does not have an adverse impact upon the purposes of the Peak District National Park
- Protect and enhance landscape character
- Protect sites important for nature conservation from development likely to have an adverse impact upon their integrity
- Protect the heritage assets across the plan area
- Ensure the design and appearance of new development is appropriate to its location

The policies aimed at delivering the spatial strategy seek to concentrate new development within the Settlement Framework Boundaries of the Market Towns, Larger and Smaller Villages, and only allow development that is essential in the countryside such as agricultural workers dwellings.



Supporting the Rural Economy and Enhancing Prosperity

A diverse and growing local economy is an important element of achieving sustainable development across the plan area. The policies aimed at achieving this seek to:

- Allocate 16 ha of new employment land in Matlock, Wirksworth and Ashbourne
- Retain existing employment land and premises in employment generating uses
- Support the continued growth of the tourism sector and the provision of a range of tourist accommodation in appropriate locations to meet the needs of visitors to the area
- Strengthen the vitality and viability of town and local centres by allowing commercial development that will support their role and function
- Support the provision of new and protect existing local services and facilities especially in the rural villages

Promoting Healthy and Sustainable Communities

Whilst the Spatial Strategy sets out the broad approach to the distribution of development across the plan area this section of the plan sets out the housing needs of the area are to be met. At the same time the policies seek to address the challenges of climate change, and ensuring that communities have appropriate access to community infrastructure and are able to keep healthy and safe. This is achieved by:

- Setting a housing requirement of 4,400 dwellings for the period 2006-2028
- Allocating land for 433 dwellings in the Matlock/Wirksworth Sub Area,
- Allocating land for 450 dwellings in the Ashbourne Sub Area,
- Allocating land for 50 dwellings in the Southern Parishes Sub Area
- Ensuring that there is an adequate supply of affordable housing to meet local needs
- Making provision as required for Gypsies and Travellers
- Supporting the provision of renewable and low carbon technologies in appropriate circumstances, as well ensuring the design and construction of new developments meet the highest viably possible efficiency standards
- Protecting and enhancing open spaces and sport and recreation facilities
- Ensuring that all new developments are accessible and do not have an adverse impact upon the highways network

Sub Area Strategies

The plan area is divided up into 3 Sub Areas, that each have their own characteristics and features –

This is the Key for each of the Sub Area maps:

	Sub Area Boundary		Railway Stations		Urban Trail
	Peak District National Park		Road		River
	Built Up Area		Rail		Sites of Biodiversity
	Countryside		Proposed Greenway		Major Parks and Gardens
	New Residential Allocations		Existing Greenway		

Matlock / Wirksworth Sub Area

The key aims of the strategy for the Matlock/Wirksworth Sub Area are:

- To safeguard the role of Matlock and Wirksworth as important market towns, and protect the other local centres in the sub area
- To safeguard the historic character of the settlements in the area
- To provide an increasing range of employment opportunities
- To promote the growth of the tourist economy
- To meet the housing needs of the area

These aims will be achieved by:

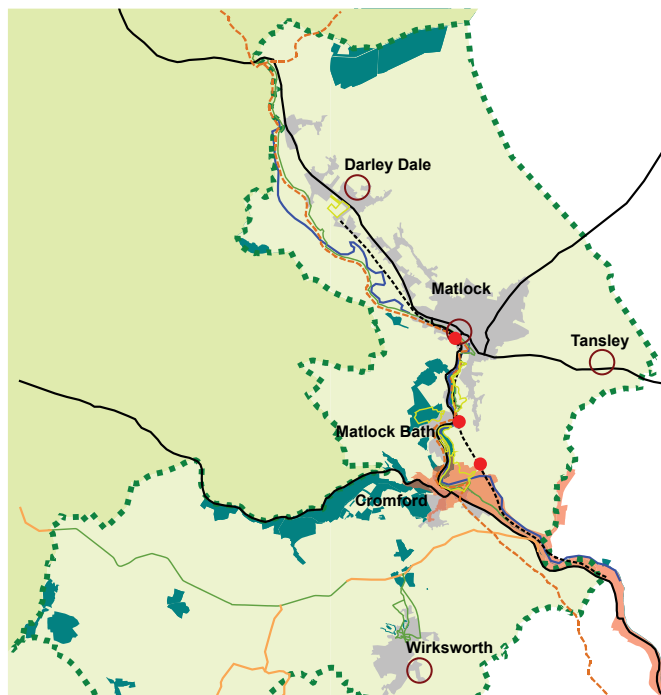
- Allocating the following sites to meet the housing requirements of the area:

• Land at Bentley Bridge, Matlock	65
• Land at Smedley Street, Matlock	6
• Land at Halldale Quarry, Matlock	100
• Land adjacent Coneygreave House, Wirksworth	27
• Land at Stancliffe Quarry, Darley Dale	60
• Land at Middleton Road, Wirksworth	150
• Land at Whiteleas Nursery, Tansley	25

- Encouraging new employment development on the following sites:

• Land at Halldale Quarry, Matlock	7 ha
• Middleton Road, Wirksworth	4 ha

- Protecting the Outstanding Universal Value, and realise the economic potential of the Derwent Valley Mills World Heritage Site
- Implementing the re-development of key sites identified within the Matlock Town Centre Supplementary Planning Document;
- Continuing to support the role of Matlock Bath as a tourist destination;
- Protecting and Enhancing sites important for their historic, nature conservation and landscape value;
- Protecting Open Spaces from development along A6 that are important for the character and appearance of the area in order to avoid the coalescence of Matlock and Darley Dale;
- Safeguarding the route of the Peak Rail extension to Rowsley from any form of prejudicial development;
- Implementing the delivery of the Derbyshire Greenway Strategy and the Derwent Valley Cycleway;
- Supporting the development of the National Stone Centre as a tourist destination, craft, education, and training and development centre



Ashbourne Sub Area

The key aims of the strategy for the Ashbourne Sub Area are:

- To safeguard the role of Ashbourne as an important market town serving its rural hinterland, as well services and facilities elsewhere in the sub area
- To safeguard the historic character of Ashbourne and the settlements in the are
- To improve accessibility to services and facilities across the sub area
- To provide an increasing range of employment opportunities
- To promote the growth of the tourist economy
- To meet the housing needs of the area

These aims will be achieved by:

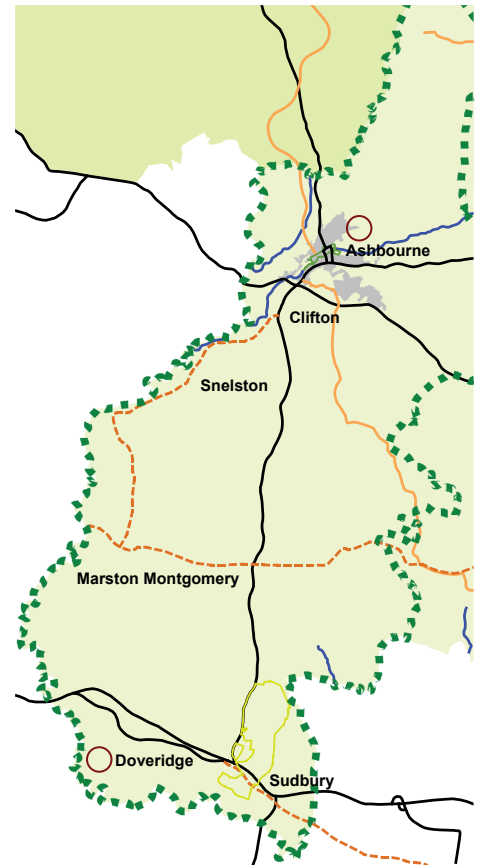
- Allocating the following sites to meet the housing requirements of the area:

• Land at Ashbourne Airfield, Ashbourne	367
• Land at Hillside Farm (North), Ashbourne	16
• Land at Hillside Farm (West), Ashbourne	40
• Land at Cavendish Cottage / Marston Lane, Doveridge	27

- Encouraging new employment development on the following sites:

• Land at Ashbourne Airfield	8 ha
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- Minimising the impact of traffic movements within Ashbourne town centre;
- Increasing capacity for school places at Queen Elizabeth Grammar School, Ashbourne



Southern Parishes Sub Area

The key aims of the strategy for the Southern Parishes Sub Area are:

- Identifying opportunities to deliver housing land to meet the needs of the community including appropriate levels of affordable housing;
- Protecting the Open Countryside and high quality environment;
- Protecting the character and local distinctiveness of the villages and hamlets;
- Protecting and Enhancing the shops and services in the small rural communities within the Southern Parishes Sub Area;

These aims will be achieved by:

- Allocating the following site to meet the housing requirements of the area:

• Land at Luke Lane, Brailsford	50
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- Supporting enhancements to key community services, and infrastructure including working in partnership with Derbyshire County Council as local education authority to deliver a suitable replacement for Brailsford Primary School

Have Your Say

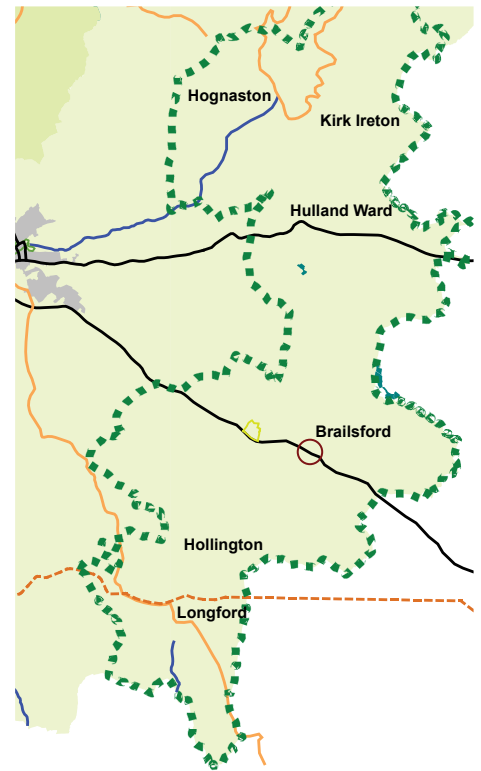
We would like to know your views on the draft plan by 25th July 2013.

If you would like submit your views on the draft plan, you may do so by using one of the following methods:

- Online at the Derbyshire Dales Local Plan webpage:

www.derbyshiredales.gov.uk/localplan

- Email to the email address given below or by post to the postal address given below.



Please note that all comments and the name of the individual or organisation responsible for them will be available in the public domain, and may be viewed at Council offices:

Derbyshire Dales District Council
Town Hall
Bank Road
Matlock
Derbyshire
DE4 3NN

Email: planning@derbyshiredales.gov.uk

Tel: 01629 761100

What Happens Next ?

Once the consultation on this document has been completed the District Council will analyse all the comments and prepare any revisions they consider are necessary and then submit the plan, along with the required documents to the Secretary of State for his consideration. A Planning Inspector will be appointed by the Secretary of State to undertake an Examination in Public to determine whether the plan is considered to be 'sound'.

It is anticipated that the plan will be submitted to the Secretary of State in October 2013, be subject to an Examination in Public early in 2014, and adopted in May 2014.

This document is available free of charge in electronic, audio, Braille and large print versions, and in other languages on request.

For assistance in understanding or reading this document please call 01629 761251

Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN