

**Derbyshire Dales District Council  
Local Plan Examination**

**Position Statement on Behalf of**

**Wheeldon Brother Ltd**

**(Tuesday 9<sup>th</sup> May 2017 – 11 a.m.)**

**Matter 2 - The Spatial Strategy**



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***Is the position of settlements in the hierarchy within Policy S3 justified having particular regard to accessibility to services and employment***

The Council's evidence base, notably the Derbyshire Dales Local Plan Settlement Hierarchy document (February 2016) provide robust justification for Policy S3 taking into account the needs of the residential and business communities, explaining how Middleton acts as an accessible settlement, which can accommodate growth of an appropriate type and scale, thus establishing the suitability of the settlement for residential development. The evidence base promotes the soundness of the Plan, in so far as it being positively prepared and justified.

The Settlement Hierarchy document provides for a logical and methodical approach to assessing the settlement hierarchy and provides the platform from which to take a sequential approach to the distribution of housing growth. The assessment provides the justification to direct growth to the most sustainable locations, subject to infrastructure and other constraints and to follow a logical, robust and measured approach for identify potential housing sites fully in accordance with the duty to plan for sustainable development and the requirements of the NPPF.

The scoring applied to Middleton represents a factually accurate assessment of the relevant accessibility criteria and fully justifies the identification of the settlement as a Tier 3 Accessible Settlement.

The Plan has been positively prepared such that it is based on a strategy which seeks to meet objectively assessed need. This strategy is the most appropriate when considered against reasonable alternatives, based on proportionate evidence. From the evidence base, the Strategic Objectives are justified.