



Gladman Developments Ltd

Derbyshire Dales Local Plan Examination

Matters 10 and 11

Session 14

Allocations and Settlement Boundaries Rural Parishes

1. The Development Strategy

Are the allocations in the Villages (3rd Tier) consistent with the development strategy (Policy S10)?

1. The 'Rural Parishes Development Strategy' set out in Policy S10 includes a series of ambitions which together: *"seek to promote the sustainable growth of the rural parishes whilst promoting and maintaining the distinct identity and historic character of individual settlements, improving accessibility to services and facilities wherever possible and meeting the housing needs of local communities."*
2. The policy sets a range of environmental, social and economic considerations that the Derbyshire Dales Local Plan is seeking to enable. Critically, this includes measures relating to settlement identity, meeting housing needs, encouraging rural economic development and supporting enhancements to rural services. It is therefore crucial that a suitably balanced view is taken in the allocation of land for development in the rural areas which takes full consideration of the Policy S10 'Rural Parishes Development Strategy' within the context of the Framework's presumption in favour of sustainable development. This will necessitate a balancing exercise to be undertaken which weighs the benefits of a proposed allocation (or future development proposal) against any harm.

3. In order to achieve the ambitions of Policy S10, it is vital that opportunities to secure the goals that have been set are carefully considered through the allocation of sites for development within the Local Plan. Gladman believe that it is currently unclear as to how some of the key challenges set by Policy S10 will be delivered through the Local Plan and that the need to address such challenges could have been better reflected through the way in which growth has been attributed to rural settlements and the associated site selection process.
4. In order to achieve the ambitions of the rural development strategy, the allocation of land for new development should have reflected the need to enable the promotion or maintenance of key rural services and facilities (Policy S10 a – bullet 3). It is unclear from the approach that has been taken as to whether this will be achieved, particularly when considered against the Plan’s strategy which seeks to ensure that settlements within this tier are sustained and promoted as service centres¹.
5. It is also unclear whether the level of allocations in rural areas fully reflects the need to deliver affordable housing. The development strategy requires the allocation of a sufficient range of suitable, deliverable housing sites to meet the requirements of the plan area including the delivery of appropriate levels of affordable housing to meet local needs (Policy s10 b – bullet 1).

Is the extent of growth proposed in the villages of Brailsford, Doveridge, Hulland Ward and Tansley sustainable having particular regard to the availability of services and employment?

6. Gladman welcome the Council’s acknowledgement that rural settlements are not inherently unsustainable². In fact, they can be extremely sustainable as people are able to access everyday services and facilities within a short walk whereas within a larger urban area this may not be possible due to the distances involved.

¹ Paragraph 4.19, Derbyshire Dales Local Plan - Pre Submission Draft Plan - August 2016

² Paragraph 3.8, Derbyshire Dales Local Plan Settlement Hierarchy, June 2016

7. Paragraph 55 of the Framework seeks to promote sustainable development in rural areas to maintain and enhance rural vitality and viability. It is essential therefore, that the needs of the sustainable rural settlements across the district are assessed and a meaningful level of growth apportioned to them to ensure their ongoing vitality and viability (and achieve the goals of the Development Strategy that is contained in Policy S10). This will help to preserve and enhance rural services and facilities and allow local rural communities to meet their own needs for housing whilst providing much needed affordable housing in the parts of the district that suffer with the greatest affordable housing need.

8. Further to this, The Housing White Paper: Fixing Our Broken Housing Market (2017) looks to *"encourage local planning authorities to identify opportunities for villages to thrive, especially where this would support services and help meet the need to provide homes for local people who currently find it hard to live where they grew up"*³. The White Paper provides a very recent indication of the Government's determination to support thriving rural settlements. It also sets an agenda for local planning authorities to provide the sites that are needed by small and medium sized builders (SMEs) to help them to grow following the recession and support them in re-establishing themselves as major contributors to the house-building market⁴. The White Paper indicates that: *"There are opportunities to go further to support a good mix of sites and meet rural housing needs, especially where scope exists to expand settlements in a way which is sustainable and helps provide homes for local people"*⁵.

³ Housing White Paper, Paragraph A.54

⁴ Housing White Paper, Pages 47 and 48

⁵ Housing White Paper, Paragraph A54

9. Several settlements within this tier of the settlement hierarchy offer a 'wide range' of services and facilities rather than 'limited' number that the wording of Policy S3 suggests. Our earlier representations set out our view that the reference to 'limited' services needs to be reconsidered to better reflect the Council's evidence base. For example, Brailsford benefits from all 8 of the services that have been assessed as part of the wider evidence gathering exercise undertaken by the Council. Doveridge also performs well in the assessment of sustainability contained in the evidence base and has a good range of services and facilities (6 of the 8 assessed). It is also considered that any lack of services (or capacity within them) can be mitigated through effective infrastructure planning and associated S106 or CIL payments. For example, the lack of GP Surgery in Doveridge is something that can be addressed through a requirement linked to housing land allocations within the Local Plan. Such an approach would be wholly consistent with the development strategy set out in Policy S10 and would constitute a positive and sustainable growth strategy for the rural areas.

2. Housing Allocations and 3. Settlement Boundaries

Are the sites deliverable in the timescales envisaged by the SHELAA having regard to constraints, infrastructure and viability?

Are the settlement boundaries of the 3rd tier villages justified?

10. As set out in our representations to the pre-submission version of the Local Plan⁶ and our Matter 1 Hearing Statement⁷, the opportunity exists to extend the Brailsford settlement boundary to reflect the wider site at Land off Main Road, Brailsford (SHLAA 233)⁸. The eastern end of this site is proposed for allocation (Policy HC2(e) Land to North of A52,

⁶ Gladman Representations - paragraphs 6.4.4 to 6.4.5 and Appendix 1

⁷ Gladman Matter 1 Hearing Statement – Paragraph 13

⁸ See Appendix 1 below

Brailsford). Gladman supports the allocation of this portion of the site and confirm that this is deliverable within 0 to 5 years based on current market conditions.

11. Gladman are however also of the view that a wider site is capable of being delivered than that considered through the sustainability appraisal and that suitable mitigation can be put in place to ensure that any moderate adverse effect on landscape would be reduced to minor through appropriate planting. The wider site is capable of accommodating 75 dwellings. We consider that such an approach would be consistent with the emerging development strategy for rural areas.

12. Gladman would also wish to highlight that further sustainable extensions to settlements within this tier can be accommodated in a manner consistent with the rural development strategy. In this regard, Gladman would highlight the sites that we have identified in our representations to the Pre-submission version of the Local Plan and in our Matter 1 Hearing Statement.

Appendix 1 – Land to the North of A52 Main Road Brailsford (SHLAA 233)



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- KEY**
- Site Boundary (4.65Ha)
 - BUILT DEVELOPMENT**
 - Proposed Residential Area (up to 75 dwellings) (2.94Ha)
 - ACCESS**
 - Proposed Indicative Primary Road
 - Proposed Site Access off Main Road
 - Potential Footpath Link
 - Proposed Footpaths
 - Existing Public Rights of Way
 - GREEN INFRASTRUCTURE** (1.71Ha)
 - Existing Trees and Hedgerows
 - Natural/Semi Natural Greenspace/ Amenity Greenspace
 - Proposed Trees/Woodland
 - Potential Drainage Solution (To be confirmed)

1:2500 @A3
 0 50 100 150
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Gladman Developments Ltd
 Main Road
 Brailsford

DEVELOPMENT FRAMEWORK PLAN

1:2500@A3 / 1:1250@A1
 27th May 2016 LEB / KMN
7062-L-04 - K

