

Agenda
Session 2 – 11.00 Tuesday 9 May 2017
Matter 2
The Spatial Strategy

The matter considers whether the strategy for the distribution of development is justified and whether strategic policies are positively prepared, effective and consistent with national policy.

The LP proposes a hierarchy of settlements through Policy S3 (Market Towns, a Local Service Centre and villages defined as 3rd, 4th and 5th tier) with different levels of development directed to settlements depending on the position in the hierarchy. 4th and 5th tier settlements do not have settlement boundaries. Not all settlements within the 3rd tier have allocations – the Council indicates that allocations depend on the availability and suitability of sites.

The Council has not taken forward the Garden Village option as it states that no sites of sufficient size were put forward, some sites were beyond the District and there was insufficient evidence that such an option would be commercially viable.

Policies S2, S4 and S5 are generic policies that cover sustainable development principles and development within settlement boundaries and the countryside.

Specific sites and settlement boundaries will be discussed at the Stage 2 hearings.

Main Modifications MM16 to MM23 are relevant to this matter.

Issues:

1. The position of settlements in the hierarchy

The Council contends that the hierarchy is supported by the evidence base including CD43 and its settlement audits. A greater number of settlements are identified as being suitable for some development (32) compared to the previous LP (8) due to the significant housing requirement. It is stated that population is not the prime determinant of the classification of settlements, rather the range and scale of services.

1.1 Is the proposal for 5 tiers of settlements justified?

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

1.3 Should Darley Dale be within its own tier or be included in the 1st or 3rd tier?

1.4 Does the range of villages within the 3rd tier, in terms of size and

services, justify the tier being split?

1.5 Is the 3rd tier title 'Accessible Settlements with Limited Facilities' accurate or should it be amended to refer to a 'good' or 'reasonable range of services'?

1.6 Should the terms of the policy in relation to the 3rd tier be more permissive and refer to the enhancement of services as well as their safeguarding?

1.7 Should Bonsall be included in the 3rd tier rather than 4th based on its population, accessibility and services?

2. Levels of growth within the settlement hierarchy

The LP does not propose specific levels of growth in each category, rather that deliverable sites were identified in the SHELAA as suitable for allocation and windfall sites will come forward.

2.1 Should similar proportionate levels of growth be identified for each settlement within a particular tier of the hierarchy?

3. The requirements of Policy S3 in terms of where development can take place

The Council only proposes settlement boundaries for the 1st, 2nd and 3rd tier settlements as these are the main focus for growth. Defining boundaries for the 4th and 5th tiers would lead to development in less sustainable locations.

3.1 Is the approach of only having settlement boundaries for the 1st, 2nd and 3rd tier settlements appropriate?

3.2 Does Policy S3 provide a sufficiently clear and positive framework for dealing with proposals for development related to the 4th and 5th tier settlements and other rural areas (see MM19 and MM20)?

3.3 Is Policy S3 too permissive in relation to development in the 4th and 5th tier settlements?

4. The Garden Village Option

Although the Council indicates that no available sites have been put forward, the option was appraised as part of the SA process. DCLG are of the view that the LP process should not be delayed to pursue such an option to which no firm proposals are attached.

4.1 Are the reasons for rejecting the Garden Village option justified?

5. The generic strategic policies S2, S4 and S5

Policy S1 is proposed for deletion (MM16). Modifications are proposed to Policies S2 and S4 to avoid repetition and to make them more positively worded (MM17 and MM22). Amendments are also proposed for Policy S5 (MM23) to ensure consistency with other policies such as Policy S3. However, the latter policy would still seek protection and, where possible, enhancement of the landscape.

5.1 Should Policy S2 be modified to refer to a balanced approach to the achievement of sustainable development rather than a positive contribution to all three dimensions of sustainable development?

5.2 Are the 15 criteria within Policy S2 overly-prescriptive?

5.2 Is the use of settlement limits within Policy S4 consistent with the presumption in favour of sustainable development within the Framework?

5.4 Are the criteria within Policy S4 too restrictive, particularly those relating to heritage assets and highways?

5.5 Is Policy S5 too restrictive in terms of seeking protection of the countryside landscape?

5.6 Do the proposed modifications to Policy S5, particularly those relating to housing development beyond settlements, highways and agricultural land, ensure consistency with national policy?

Main Evidence Base

SD03 - Schedule of Modifications

CD37 & 38 Rural Accessibility Studies

CD43 – Derbyshire Dales Local Plan Settlement Hierarchy

EX/02 - Council response to Inspector's Preliminary questions of 7 February

Participants

DDDC

Rodney Howlett (415)

Wolds Action Group (993)

Brailsford Parish Council (1336)

Roger Yarwood for Mr Clements and Mr Nutting (2164)

Tansley Parish Council (3358)

Gladman Developments Ltd (3752)

Home Builders Federation (4794)

John Youatt (5588)

CPRE (5628)

Acres Land and Planning for Goodall Family (5924)

Arcus for Longcliffe Quarries Limited (5975)

P Fox (6070)

PDP for Wildgoose Homes (6212)

Statements

DDDC

Roger Yarwood on behalf of himself, A Clements and M Nutting

Gladman Developments Ltd

John Youatt

Acres Land and Planning for Goodall Family

PDP for Wildgoose Homes

Brian R Powell
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