SUMMARY OF MATTERS AND ISSUES
FOR THE EXAMINATION
FEBRUARY 2017

Inspector: Mark Dakeyne BA(Hons) MRPI

Programme Officer: Carmel Edwards
Programme Office
Matlock Town Hall,
Bank Road
Matlock
DE4 3NN

Tel: 01629 761175
Mobile: 07969 631930
Email: programmeofficer@derbyshiredales.gov.uk
**Matter 1**  
**Procedural and Overarching Matters**

**Issues:**
1. Compliance with procedural requirements
2. Consultation/participation procedures
3. The Sustainability Appraisal (SA)
4. Compliance with the Duty to Cooperate (DTC), particularly in relation to its consideration of Housing Market Areas

**Main Evidence Base**
- SD09 – Statement of Community Involvement (SCI)
- SD04 – SA
- SD10 – Regulation 22 Statement
- CD02 – Statement of Consultation
- SD07 – DTC Statement

**Matter 2**  
**Spatial Strategy**

**Issues:**
1. The position of settlements in the hierarchy (Policy S3)
2. The Garden Village option
3. Effects on commuting patterns
4. The requirements of Policy S3 in terms of where development can take place including settlement boundaries in the 1st, 2nd and 3rd tiers
5. The generic strategic policies - positively prepared, effective and consistent with national policy?

**Main Evidence Base**
- CD37 & 38 Rural Accessibility Studies

**Matter 3**  
**The Housing Requirement**

**Issues**
1. The use of an Objectively Assessed Need (OAN) for the District v Housing Market Areas
2. The OAN and 2014-based household projections

3. Adjustments in the OAN to take into account economic growth, affordable housing needs and market signals

4. Implications for the OAN arising out of BREXIT

5. The needs of older people

6. Allowance for holiday and second homes

7. The effect of the National Park

Main Evidence Base

CD27 and CD28 – Housing and Economic Development Needs Assessment
EX/02 – Council response to preliminary questions
EX/03 – Implications of 2014-based Population and Household Projections

Matter 4
How Is The Housing Requirement To Be Met and a Five Year Housing Land Supply Maintained?

Issues
1. The extent of flexibility built into housing supply

2. The components that will meet the requirement

3. The housing trajectory

4. Delivery from commitments and allocations

5. Constraints to delivery

6. Housing implementation strategy

7. The wording of housing supply policies e.g. Policies S5 and HC1

Main Evidence Base

CD25 – Strategic Housing and Employment Land Availability Assessment (SHELAA)
SD11 – Monitoring Report
EX/02 – Council response to preliminary questions
# Matter 5
## Affordable Housing, Housing Mix and Standards

### Issues
1. The affordable housing requirement (30%) (Policy HC4)
2. Affordable Housing Exception Sites (Policy HC5)
3. The split between rented and intermediate housing (80/20%)
4. The housing mix (Policy HC11)
5. Space and Accessibility Standards (Policy HC11)

### Main Evidence Base
CD27 – Housing and Economic Development Needs Assessment
CD25 – SHELAA

# Matter 6
## Gypsy and Traveller Provision

### Issues
1. The pitch requirement
2. The allocation (Watery Lane, Ashbourne)
3. Allocations to meet the pitch requirement
4. The criteria within Policy HC6

### Main Evidence Base
CD53 – Gypsy and Traveller Accommodation Assessment (GTAA)

# Matter 7
## Employment Development

### Issues
1. Is sufficient employment land allocated?
2. The delivery of employment land
3. The effectiveness of Policies EC1, EC3 and EC4 and consistency with Policies S3 and S5
### Matter 8

**Town Centres**

**Issues**

1. The retail hierarchy
2. Retail capacity
3. The threshold for retail impact assessment
4. Town centre policies

### Main Evidence Base

CD27 – Housing and Economic Development Needs Assessment
CD25 – SHELAA

### Matter 9

**Infrastructure and Community Facilities**

**Issues**

1. The effect of infrastructure requirements/developer contributions on development viability
2. Open Space
3. Delivery of infrastructure in a timely fashion
4. Funding of infrastructure
5. The introduction of a Community Infrastructure Levy (CIL) Charging Schedule

### Main Evidence Base

CD20, 21 and 22 – Viability and Community Infrastructure Levy Reports
CD34 and 35 – Transport Evidence Base Reports
EX/04 – CIL Report to Council
### Matter 10
**Strategic Allocations**

**Issues**

1. Justification for allocations having regard to constraints
2. Delivery of sites
3. Specific policy requirements including infrastructure provision

**Note** – hearings will be organised on a settlement basis

**Main Evidence Base**

CD25 – SHELAA

### Matter 11
**Other Allocations and Settlement Boundaries**

**Issues**

1. Justification for allocations having regard to constraints
2. Delivery of sites
3. Specific policy requirements including infrastructure provision
4. Settlement Boundaries
5. The Matlock to Darley Dale corridor (Policy PD10)

**Note** – hearings will be organised on a settlement basis

**Main Evidence Base**

CD25 – SHELAA

### Matter 12
**Implementation and Monitoring**

**Issues**

1. Indicators and Targets – specific and measureable
2. Review mechanisms